

COON RAPIDS CITY COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2021

CALL TO ORDER

The first 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 7, 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. PROCLAIM OCTOBER DOMESTIC VIOLENCE AWARENESS MONTH

Mayor Koch read the proclamation proclaiming October 2021 as Domestic Violence Awareness Month in the City of Coon Rapids.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

2. AUGUST 17, 2021, COUNCIL MEETING

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER CARLSON, FOR APPROVAL OF THE MINUTES OF THE AUGUST 17, 2021, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

3. ACCEPT RESIGNATION OF CHARTER COMMISSION MEMBER MAURICE MCKEE AND SHALONDA GORDAN
 4. ACCEPT EASEMENT AGREEMENT WITH MINNESOTA CORP., INC.
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MOTION BY COUNCILMEMBER REHRAUER, SECONDED BY COUNCILMEMBER GEISLER, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

None.

BID OPENINGS AND CONTRACT AWARDS

None.

OLD BUSINESS

5. CONSIDER WATER EMERGENCY
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER REHRAUER, TO CONTINUE WATERING RESTRICTION MEASURES AND EXTEND THE ODD/EVEN SPRINKLING BAN AND THE 10:00 A.M. TO 6:00 P.M. WATERING BAN.

Councilmember Johnson asked if Public Works was able to see when the usage was highest. Public Work Director Himmer said yes, one trend that had really changes was overnight consumption was much higher than ever before.

Councilmember Rehrauer said she thought Anoka County was still in a moderate drought and northern Minnesota remained in an extreme drought. Mr. Himmer agreed. She said she had also read that one massive rainfall would not change the situation. Multiple rainfalls over a period of time were needed. She thought the mild restrictions were necessary so that the City would not need more aggressive restrictions later.

THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

6. PC 21-34: CONSIDER INTRODUCTION OF ORDINANCES TO AMEND THE SOLAR ORDINANCE AND THE DEFINITIONS ORDINANCE

The Staff report was shared with Council.

Councilmember Geisler asked a question about Section 11-1602.5(2) in the Solar Ordinance. She asked if both roof-mounted and ground-mounted should contain the shall not exceed portion. Sustainability Planner Hovland said staff did not feel it was necessary because carports were raised, but it could be added to erase any misunderstanding. Councilmember Geisler asked if she had a large parcel and put a large solar installation could the other structure become the accessory structure. Ms. Hovland said the size was regulated if the solar system was not a community system.

Councilmember Demmer said since it was a conditional use, from a planning standpoint it would be reviewed fairly strictly and only permitted if it was the highest and best use. Community Development Director Fernelius said the new category of community scale solar was to address requests for larger sites and create a process.

Councilmember Rehrauer said climate change was the biggest challenge to come and ordinances like this one would help. Other communities were already doing this and she could not find any drawbacks. She thought this would attract younger generations who were looking for policies like this and was supportive.

Councilmember Johnson also thought this was great. He wanted to be sure that staff was satisfied that it would not restrict other types of development. Some of the new projects contained solar in the shingles or windows. He added that some of the larger solar parks used mirrors to reflect light. He asked if there was anything included to protect neighbors. Ms. Hovland said solar shingles, etc. were encapsulated in the building integrated solar section and would be permitted as part of the building inspection. She said reflectivity and things like that for a large project would be looked at during the Conditional Use Permit process.

Councilmember Greskowiak asked if solar would be allowed on the primary structure for community use over 20 acres. Ms. Hovland said it was covered under the neighborhood scale system.

Councilmember Carlson asked about screening requirements. Ms. Hovland said a variety of screening materials were required in the ordinance.

Mayor Koch introduced the amended Solar Ordinance (Section 11-1602) and the amended Definitions Ordinance (Section 11-201).

7. PC 21-28: CONSIDER SITE PLAN APPROVAL FOR A 12,000 SF OFFICE BUILDING – HOLLY STREET AND SPRINGBROOK DRIVE – JHM COON RAPIDS PROPERTIES

The Staff report was shared with Council.

Mayor Koch asked if it would meet the glass requirement if the material that looked like glass was included. Planner Harlicker said yes, the material looked like glass, but did not meet the strict definition.

Councilmember Geisler said this parcel was part of the river rapids overlay district; however, it was not on or facing Coon Rapids Boulevard. Also, it was a medical office building which would not want transparent glass. These are some of the reasons the City had design flexibility within its code. She was supportive of the requests for flexibility, but asked staff to look at the site lines where there was a request for more trees. She was concerned about visibility for traffic. Mr. Harlicker said that would be taken into consideration with the final landscape plan.

Councilmember Johnson asked about the glass ratio for a clinic down the street. Mr. Harlicker was not sure, but remembered a similar situation with another medical office building that was also requested glass flexibility.

Councilmember Demmer asked about the Floor to Area Ration request. He asked if the math was based on the entire parcel or just on the subdivision. Mr. Harlicker answered the calculation was based on the lot for the proposed project. Councilmember Demmer asked about the purpose of the Floor to Area Ratio requirement. Mr. Harlicker said it was intended to create sites with more of an urban feel with taller buildings and underground parking.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE THE SITE PLAN WITH DESIGN FLEXIBILITY SUBJECT TO THE FOLLOWING CONDITIONS AND FINDINGS:

Conditions for site plan approval:

1. All engineering comments be addressed.
2. A site security agreement be executed.
3. Trash receptacles and a bike rack be provided near the front entrance.
4. An additional two evergreen trees be provided along the west property line towards Holly Street.
5. Screening must be provided around dumpster enclosure.
6. All signage will require separate sign permits.
7. All landscaped areas must be irrigated.

Findings for design flexibility:

1. Floor to Area Ratio (FAR) - the code requires a FAR of 0.6, the applicant is proposing 0.14. A .6 FAR would require a 49,546 square foot building which would require 165 parking spaces. The granting of design flexibility is warranted because the site cannot accommodate the density required to reach a 0.6 FAR. The 0.14 FAR will allow for development at an intensity suitable for the site.

2. 60% Glass Requirement - the code requires the Springbrook Drive street level facade between 3 and 8 feet above grade must be 60% glass. The applicant is proposing 33.4%. The applicant acknowledges the need for natural light and windows, but needs to balance that with patient privacy. The building is setback about 37 feet from the sidewalk along Springbrook Drive. The area between the building and the sidewalk is landscaped with overstory trees and a hedge. The granting of design flexibility is warranted because the interior layout of the building and exterior wall panels limits the placement of windows.

THE MOTION PASSED UNANIMOUSLY.

8. CONSIDER RESOLUTION 21-90 AMENDING BUDGET FOR GOLF COURSE RESTAURANT
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER CARLSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION 21-90 AMENDING THE 2021 GOLF BUDGET FOR THE PURCHASE OF AN ICE MACHINE. THE MOTION PASSED UNANIMOUSLY.

9. CONSIDER RESOLUTION 21-91 APPROVING THE 2021 POLICE SERGEANTS LABOR AGREEMENT
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The Staff report was shared with Council.

Councilmember Demmer said the overtime section was hard to understand. City Manager Stemwedel said the overtime section clarified who could bid on overtime.

Councilmember Rehrauer supported the wage increase. She said it was important to attract the best Police Officers to Coon Rapids and she was in strong support of a good Police Department.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION 21-91 APPROVING THE LABOR AGREEMENT BETWEEN THE CITY AND THE LAW ENFORCEMENT LABOR SERVICES – LOCAL #362 REPRESENTING THE POLICE SERGEANTS; AND THE MEMORANDUM OF UNDERSTANDING EXTENDING THE HEALTH CARE SAVINGS PLAN. THE MOTION PASSED UNANIMOUSLY.

10. CONSIDER RESOLUTION 21-89 ESTABLISHING 2021-2022 COON RAPIDS ICE CENTER RENTAL RATES AND APPROVE FEE STRUCTURE
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The Staff report was shared with Council.

Councilmember Demmer said it seemed like this went up by \$5 every year and asked if that was sustainable. City Manager Stemwedel said it was matching current market rates and he did think it was sustainable.

Councilmember Geisler asked about the different users. Community and Recreation Services Director Ring said it was a busy facility and talked about all the different users.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER CARLSON, TO ADOPT RESOLUTION 21-9 ESTABLISHING 2021-2022 ICE RENTAL RATES FOR THE COON RAPIDS ICE CENTER AND APPROVE THE 2021-2022 COON RAPIDS ICE CENTER FEE STRUCTURE. THE MOTION PASSED UNANIMOUSLY.

11. CONSIDER APPROVAL OF THE 2021-2022 ICE CENTER USER CONTRACTS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER REHRAUER, TO APPROVE THE PROPOSED 2021-2022 COON RAPIDS ICE CENTER ANNUAL USER CONTRACTS WITH ANOKA-HENNEPIN INDEPENDENT SCHOOL DISTRICT NO. 11, COON RAPIDS YOUTH HOCKEY ASSOCIATION, THE MINNESOTA BLUE OX, AND POWER EDGE; AND AUTHORIZE CITY OFFICIALS TO EXECUTE ACCORDINGLY. 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.

Wayne Schwartz, of 865 104th Avenue NW, said he served on the Planning Commission, but was speaking as a resident of Coon Rapids. He asked the Council to give serious thought to reconsidering the site plan for Riverdale Apartments phases 3 and 4. He believed Sherman Associates misled the City concerning the parking situation. Mr. Schwartz indicated he has been randomly checking the parking lot and there were always 50 plus cars parked in the park and ride lot that were obviously there for the apartments. There would not be any overflow for the new buildings. Also, if Metropolitan Transit said the cars could not park there after hours, the 50 – 100 cars would have nowhere to go. He was unsure if there was a procedure to revisit the plans, but thought the Council should look into it.

REPORTS ON PREVIOUS OPEN MIC

None.

OTHER BUSINESS

Mayor Koch noted the 7th Annual Military Softball Tournament on September 10-12, 2021.

Police Captain Stahnke shared details for the 9/11 Ceremony to commemorate the 20th anniversary at Coon Rapids High School Football Field from 12:00 – 3:00 p.m. Councilmember Johnson noted the keynote speaker was Mr. Eric Aamoth who lost his younger brother, Gordy on 9/11. He encouraged the community to come out and attend.

Mayor Koch mentioned the Coon Rapids Love My Pet Fair on Saturday, September 18th from 10:00 a.m. – 2:00 p.m. at Riverview Park.

Councilmember Geisler noted the public meeting regarding the Pleasure Creek South Filter Project on Thursday, September 9th at 6:00 p.m. The meeting would be virtual.

Councilmember Demmer said everyone was back in school for the first time in a while and reminded everyone to drive with caution and watch out for school buses.

ADJOURN

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER CARLSON, TO ADJOURN THE MEETING AT 8:11 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk