

COON RAPIDS CITY COUNCIL MEETING MINUTES OF JUNE 4, 2019

CALL TO ORDER

The first 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 4, 2019, 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, Bill Kiecker, Wade Demmer, Jennifer Geisler, Brad Johnson, and Steve Wells

Members Absent: None

ADOPT AGENDA

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER DEMMER, TO ADOPT THE AGENDA AS AMENDED MOVING ITEM 7 AFTER ITEM 13. THE MOTION PASSED UNANIMOUSLY.

PROCLAMATIONS/PRESENTATIONS

1. INTRODUCTION OF GRADUATING POLICE RESERVES

Police Officer Justin Hovorka explained he was the Police Reserve Advisor. He described the Coon Rapids Reserve Program and introduced the graduating Police Reserves to the City Council. He wished the graduates a safe and fulfilling future in their service to the City of Coon Rapids. A round of applause was offered by all in attendance.

2. MERCY HOSPITAL PRESENTATION/APPROVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COON RAPIDS AND ALLINA HEALTH SYSTEMS

Sarah Criger Allina Health Systems, discussed the new 340b program with the Council and described how it would assist the hospital in covering the expense of providing medical services to under-insured or non-insured patients. She explained this program required the City and Allina to enter into

a contract or Memorandum of Understanding. She discussed how Allina was providing a full continuum of care to patients in the region. She reported Allina had a population of more than 550,000 patients. She reviewed the number of admissions and emergency department visits from 2018. She noted Mercy Hospital was ranked the #2 hospital in the metro area by US News and World Report. She stated she was very proud of this ranking and explained this was an affirmation of the excellent care being provided at Mercy Hospital. She described the investment Allina had made into Mercy Hospital in the past three years. She commented further on the 340b program and thanked the City for their continued support of Mercy Hospital.

City Manager Stemwedel requested the Council approve a Memorandum of Understanding between the City and Allina Health Systems.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH MERCY HOSPITAL. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

3. MAY 21, 2019, COUNCIL MEETING

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KIECKER, FOR APPROVAL OF THE MINUTES OF THE MAY 21, 2019, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

4. ADOPT RESOLUTION 19-53 ACCEPTING COMMUNITY STRENGTH FOUNDATION DONATION IN THE AMOUNT OF \$4,000

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

PUBLIC HEARING

5. 2019(1) MISCELLANEOUS SPECIAL ASSESSMENT LEVY HEARING

The Staff report was shared with Council.

Mayor Koch opened and closed the public hearing at 7:26 p.m. since no one appeared to address the Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 19-54 ADOPTING 2019(1) MISCELLANEOUS SPECIAL ASSESSMENTS (UNOPPOSED ONE YEAR); RESOLUTION 19-55 ADOPTING 2019(1) MISCELLANEOUS SPECIAL ASSESSMENTS (UNOPPOSED THREE YEAR); AND RESOLUTION 19-56 ADOPTING 2019(1) MISCELLANEOUS SPECIAL ASSESSMENTS (UNOPPOSED FIVE YEAR). THE MOTION PASSED UNANIMOUSLY.

6. CONSIDER RESOLUTION 19-59, COMMON BOND COMMUNITIES HOUSING REVENUE BONDS

The Staff report was shared with Council.

Mayor Koch questioned what percentage of the bonds would be used for 36 affordable units. Community Development Director Fernelius estimated \$5.2 million would be used for the affordable units.

Common Bond Communities, reported 55-60% of the bonds would be allocated to Galway. She reported this property has not seen a substantial rehab since 1981.

Mayor Koch opened and closed the public hearing at 7:32 p.m. since no one appeared to address the Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KIECKER, ADOPT RESOLUTION NO. 19-59 AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF ITS CONDUIT MULTIFAMILY HOUSING REVENUE OBLIGATIONS RELATING TO THE GALWAY PLACE /COMMUNITY PLAZA PROJECTS; ADOPTING A HOUSING PROGRAM PURSUANT TO MINNESOTA STATUTES, CHAPTER 462C; APPROVING THE FORMS AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE OBLIGATIONS AND RELATED DOCUMENTS. THE MOTION PASSED UNANIMOUSLY.

BID OPENINGS AND CONTRACT AWARDS

8. CONSIDER AWARD OF CONTRACT FOR COON RAPIDS BOULEVARD IMPROVEMENTS; CITY PROJECT 18-13

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO REJECT ALL BIDS AND NOT AWARD A CONTRACT FOR PROJECT 18-13 AT THIS TIME. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

9. CONSIDER ADOPTION OF ORDINANCE 2221, 2222 AND 2223 RELATED TO MULTI-UNIT RECYCLING COLLECTION AND ADOPT MINIMUM RECYCLING STANDARDS POLICY

The Staff report was shared with Council.

Mayor Koch asked when this Ordinance would go into effect. City Attorney Brodie reported the Ordinance would go into effect on September 1st and it was the City's intent to begin enforcing the Ordinance after October 1st.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT ORDINANCES 2221, 2222, AND 2223 AMENDING CITY CODES 8-214(7), 8-215(2), 12-914(5) RELATED TO MULTI-UNIT RECYCLING COLLECTION AND ADOPT MINIMUM RECYCLING STANDARDS POLICY.

Councilmember Greskowiak stated he appreciated the process that was followed for this Ordinance amendment. He explained this Ordinance was a step in the right direction and noted he would be offering his support.

Councilmember Geisler thanked City staff for their efforts on this Ordinance.

THE MOTION PASSED UNANIMOUSLY.

10. CONSIDER ADOPTION OF ORDINANCE 2224 ADDING CHARTER 2-1200 REASONABLE ACCOMMODATION

The Staff report was shared with Council.

Councilmember Johnson stated he had an issue with the current draft of the Ordinance. He believed it was reasonably foreseeable that the Council would have to consider a reasonable accommodation, especially when it came to public safety such as a fire code issue or too many people in a building. He explained he discussed his concerns with City Attorney Brodie and noted he would be offering his support to the Ordinance.

Councilmember Demmer discussed Item 7 within the Ordinance. He requested further comment from the City Attorney on this item. City Attorney Brodie commented on Item 7 and noted it was his intent to put the City in the best position with a policy that was accurate.

MOTION BY COUNCILMEMBER KIECKER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT ORDINANCE 2224 ADDING CHAPTER 2-1200 REASONABLE ACCOMMODATION WHICH PROVIDES A PROCESS FOR REQUESTING A REASONABLE ACCOMMODATION UNDER THE FAIR HOUSING ACT. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

11. PC 19-10: CONSIDER REQUEST FOR DIMENSIONAL FLEXIBILITY – 3050 COON RAPIDS BOULEVARD – ALLINA HEALTH

The Staff report was shared with Council.

Councilmember Johnson asked what would be installed underground to manage the stormwater. Planner Harlicker stated a series of pipes would be installed to manage the stormwater runoff from the hospital. Nick Mannel, the Project Engineer explained perforated pipes would be installed under the parking lot and would manage 10 times the water that the current pond could manage.

Councilmember Johnson questioned if the watershed district had approved the plans. Mr. Mannel reported the watershed had not approved this specific plan, but had approved a previous plan. He further discussed the performance standards that would have to be met for the stormwater management project.

Councilmember Johnson inquired if this lot would be restricted employee parking. Mr. Mannel stated this parking lot could be used by employees or visitors.

Councilmember Greskowiak asked why the hospital needed a variance to the setback on 115th Avenue. Mr. Mannel explained this would allow the southern curb line to remain in place and would allow the parking lot to be a rectangle. He commented further on how the grade of the parking lot would change if the setback were not allowed.

Councilmember Geisler requested further information on the differences between the underground stormwater management system and the current stormwater pond. Mr. Mannel explained the new system would allow for greater infiltration, which were the goals of stormwater management today. He described the tests that would be completed to ensure water was properly infiltrating per the systems engineering.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO APPROVE THE REQUEST FOR DIMENSIONAL FLEXIBILITY FOR IMPERVIOUS

COVERAGE, PARKING STALL LENGTH AND PARKING SETBACK FROM 115TH AVENUE BASED ON THE FOLLOWING FINDINGS:

- THE MODIFICATION WILL RESULT IN BETTER INTEGRATION OF USES OR ADDITIONAL PUBLIC AMENITIES, OR ADDITIONAL PUBLIC AMENITIES THAT WILL FURTHER THE INTENT OF THIS SECTION.

IMPERVIOUS COVERAGE

THE PROPOSED INCREASE IN IMPERVIOUS COVERAGE IS A RESULT OF IMPROVING THE STORMWATER MANAGEMENT OF THE SITE AND BRINGING IT INTO COMPLIANCE WITH CURRENT STANDARDS. THE PROPOSED UNDERGROUND SYSTEM WILL NOT BE IMPACTED BY WINTER CONDITIONS AND WILL PROVIDE AN OPPORTUNITY FOR ADDITIONAL PARKING. THIS DUAL USE OF THE AREA, STORMWATER MANAGEMENT AND SURFACE PARKING, CREATES AN OPPORTUNITY FOR BETTER INTEGRATION OF USES FOR THE HOSPITAL.

PARKING STALL DIMENSIONS

THE PROPOSED PARKING STALL DIMENSIONS WILL MATCH THE EXISTING PARKING STALLS. BY ALLOWING PARKING STALLS THAT ARE 18 FEET DEEP INSTEAD OF THE REQUIRED 20 FEET, THE HOSPITAL CAN AVOID DANGEROUS CHANGES IN THE DRIVE AISLE WIDTH. THE DRIVE AISLES FOR THE NEW PARKING AREA WOULD BE 2 FEET NARROWER THAN THE EXISTING DRIVE AISLE. THE 18-FOOT-DEEP PARKING STALLS WILL MATCH THE EXISTING STALLS AND CAN BE BETTER INTEGRATED INTO THE EXISTING PARKING LOT.

PARKING SETBACK FROM 115TH AVENUE

THE PROPOSED PARKING ALONG 115TH AVENUE IS DESIGNED TO MATCH THE CURBLINE OF THE EXISTING PARKING. THERE IS A 33 FOOT STREET AND UTILITY EASEMENT THAT EXTENDS FROM APPROXIMATELY THE CENTER OF 115TH AVENUE NORTH INTO THE HOSPITAL PROPERTY. FOR SETBACK PURPOSES, STREET EASEMENTS ARE TREATED THE SAME AS STREET RIGHT-OF-WAY. THEREFORE, THE REQUIRED SETBACK IS 20 FEET FROM THE NORTH LINE OF THE EASEMENT. IN ADDITION TO NOT COMPLYING WITH THE 20 FOOT SETBACK, THE PARKING WILL ENCROACH 5 FEET INTO THE EASEMENT. THE PROPOSED 5 FOOT ENCROACHMENT INTO THE EASEMENT WILL ALLOW THE PROPOSED PARKING TO ALIGN WITH THE EXISTING PARKING, AVOID A DISRUPTIVE DESIGN AND BETTER INTEGRATE THE NEW PARKING WITH THE EXISTING PARKING LAYOUT. 115TH AVENUE IS A GRAVEL STREET; THE CITY ENGINEER HAS REVIEWED THE PROPOSED PLAN AND DOES NOT BELIEVE THE PARKING WILL INTERFERE WITH FUTURE IMPROVEMENTS TO 115TH AVENUE

CONDITION OF APPROVAL

ADDITIONAL LANDSCAPING BE INSTALLED ALONG DAKOTAH STREET AND 115TH AVENUE. THE LANDSCAPE PLAN MUST INCLUDE ADDITIONAL EVERGREEN TREES

ALONG THE STREET FRONTAGE AS WELL AS SHRUBS. THE SHRUBS SHOULD BE A LARGER SPECIES PLANTED FIVE FEET ON CENTER IN FRONT OF THE EVERGREENS. THE LOCATIONS OF THE TREES WILL BE DETERMINED FOLLOWING INSTALLATION OF THE PROJECT. THIS WILL ALLOW THE PLACEMENT OF LANDSCAPING WHERE IT WILL BE MOST APPROPRIATE.

THE MOTION PASSED UNANIMOUSLY.

12. PC-19-5: CONSIDER PRELIMINARY AND FINAL SITE PLAN FOR 168 UNIT APARTMENT - SPRINGBROOK DRIVE AND 94TH AVENUE – REAL ESTATE EQUITIES

The Staff report was shared with Council.

Patrick Ostrum, Real Estate Equities, thanked the Council for their consideration. He commented on the changes that were made to the plan since his request was previously before the Council. He explained there was a high need for affordable housing in Coon Rapids and throughout the metro area. He noted the Coon Rapids Comprehensive Plan identifies the need for 457 additional units by 2030. He reported he was proposing 168 units, which would assist the City in reaching this goal. He reported the City currently has a vacancy rate of 2.5% which meant there was a need for more rental units for hard working families. He discussed the amenities that would be provided to residents and reviewed site renderings in further detail with the Council.

Mayor Koch questioned if the developer would be able to regulate the number of parking stalls per unit. He noted the development was slated to have 1.7 parking stalls per unit. He stated he did not want to create a traffic concern for this neighborhood with overflow parking spilling out onto the street. He asked how the developer would address this concern. Mr. Ostrum explained he does not typically restrict the number of cars within the lease. He indicated he believes the site was properly parked. He stated some of the other properties he was developing had a 1.5 parking ratio.

Mayor Koch asked what was meant by nearby transit. Mr. Ostrum reported this was referring to the nearby bus stop, along with the park n ride on Foley Boulevard.

Councilmember Geisler stated this project has come before the Council on several different occasions. She reported this was a really nice project. She indicated she could support the density flexibility. She commented on instances where the City overparked developments and how driving was changing. She believed the proposed parking was reasonable and she indicated transit was near the proposed site. She reported the City needed more workforce housing. She stated she could support the proposed request with the design flexibility given the greenspace and outdoor amenities the developer would be bringing to the site.

Councilmember Johnson noted the City had reduced the parking requirements for the Dominion project near the ice arena. City Manager Stemwedel reported senior housing projects have different

parking requirements than multi-family tenant apartment buildings. Further discussion ensued regarding the City's parking standards.

Community Development Director Fernelius reported the River North project was completed at a rate of 1.2 parking spaces per unit. He noted he was unsure about the Autumn Glen development.

Mr. Ostrum clarified to the Council that his leases would be restricting the number of cars allowed per unit to two. He noted this was a management practice that would be in place. He reported if every two- and three-bedroom unit had two cars and every one-bedroom unit had one car, this would be 280 cars and he was proposing to have 284 parking spaces.

Councilmember Johnson stated this was a difficult call for him. He explained this was a wonderful project that would provide much needed housing in Coon Rapids and would be a \$38 million investment in the community. He indicated the adjacent residents were right to speak out against this project because it would be a big change in their neighborhood. He commented the overall plan had some thoughtfulness by sheltering the neighborhood from the impact of the development. He stated he feared that the developer would be requesting additional parking in the future. He reported this development was not well connected to public transportation. However, he explained he would be supporting the project given the greenspace and amenities the developer was proposing to provide through the project. He noted the developer was proposing to construct competitive workforce apartments that would up the game for the older apartments in Coon Rapids. He indicated he was very mindful to how the neighbors would be impacted by the proposed project and recommended local parking restrictions be considered if overflow parking were to spill out onto the local streets. It was his hope this project would be a positive one for the community and would be a great use for this site.

Councilmember Greskowiak requested further information regarding the parking setback from Springbrook Drive. He stated it was his understanding a 90-foot variance was being requested. Planner Harlicker reported the 20-foot setback requirement was intended to pull buildings closer to the street to make them pedestrian friendly. However, this building was within a residential neighborhood. He stated the building was initially 30 feet back from the property line, however this was changed after the building size was reduced.

Councilmember Greskowiak stated he had several concerns regarding this project. He commented he was concerned with the proposed density and the fact the City's parking requirements would not be met. He indicated he was also concerned with the lack of public infrastructure that surrounded this site. He noted the closest City park was over one mile away. He expressed concern with the affordability aspect of the project. He noted he had garnered resident feedback regarding the density of this project and reviewed the comments he received.

Councilmember Geisler reported this parcel was within Port Evergreen. She commented on the plans for this boulevard noting the intention was to have higher density within the Port. She explained whether or not this plan was approved, this parcel was guided for this type of development. She noted this apartment building would have a tot lot which would offset the need for a playground. She

reported the Council had already approved the use of TIF for this project in order to assist with the affordability aspect and stated she did not want to see the Council go back on this.

Councilmember Greskowiak stated he was not proposing to go back on the TIF, but rather was expressing concern with respect to the proposed density of the development. He reported City Code was put in place to set standard for density and the proposed project went against these standards.

Councilmember Geisler discussed the density standards within the Port and noted she did not have a concern with the proposed density. She noted this parcel was guided for High Density.

Councilmember Kiecker commented the direction of this Port was not to be so much residential, but rather was to be more commercial. He explained the density for the proposed site had been set at 30 units.

Councilmember Demmer indicated this was a difficult case for him and noted he was undecided at this time. He stated he understood how the character of the neighborhood would be changed. He reported the proposed property was adjacent to the highway and was guided for high use. He explained the Council had to respect the fact that the owner of the property had the right to develop the site. He reported the developer was proposing a four-story building and stated it would be nice if all traffic ran directly onto Springbrook Drive versus using 94th. He commented at this time, his biggest complaint was with the design of the building. He stated he wanted to support the use of the site at its best and highest use, which he understood this to mean a hotel or apartments.

Councilmember Geisler called the question.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO RECOMMEND APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN FOR THE APARTMENT BUILDING WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11.
2. ALL ENGINEERING COMMENTS BE ADDRESSED.
3. THE APPLICANT ENTER INTO A SITE SECURITY AGREEMENT WITH THE CITY.
4. ALL COMMENTS FROM MNDOT BE ADDRESSED.
5. THE PRELIMINARY AND FINAL PLAT ARE APPROVED.
6. PARK DEDICATION IN THE AMOUNT OF \$1,360 PER UNIT BE PAID PRIOR TO RELEASE OF THE PLAT FOR RECORDING AND ISSUANCE OF A THE BUILDING PERMIT.
7. USE FLEXIBILITY FOR DENSITY AND DESIGN FLEXIBILITY FOR PARKING AND SETBACK FROM FLINTWOOD STREET ARE APPROVED.

RECOMMENDING APPROVAL OF USE AND DESIGN FLEXIBILITY BASED ON THE FOLLOWING:

FINDINGS FOR USE AND DESIGN FLEXIBILITY

THE FOLLOWING FINDINGS ARE OFFERED FOR USE FLEXIBILITY:

- THE MODIFICATION SIGNIFICANTLY ADVANCES THE INTENT OF THIS SECTION;
- THE MODIFICATION IS NECESSARY TO DEVELOP THE PROPERTY IN AN EFFICIENT WELL-ORGANIZED WAY; AND
- THE PLAN PROVIDES SIGNIFICANT SITE AMENITIES, BUFFERS, AND OTHER ELEMENTS TO OFFSET ANY POTENTIAL HARMFUL EFFECTS THAT COULD BE CAUSED BY THE USE.

DENSITY

ADVANCES THE INTENT OF THE SECTION: THE DENSITY OF 39.9 UNITS PER ACRE PROMOTES A COMPACT AND VIGOROUS DEVELOPMENT THAT TAKES ADVANTAGE OF THE NEARBY TRANSIT AND COMMERCIAL OPPORTUNITIES ALONG COON RAPIDS BOULEVARD. IT INCLUDES A WELL ORGANIZED VEHICULAR AND PEDESTRIAN CIRCULATION PATTERN. THE APPLICANT WILL CONSTRUCT THE INITIAL LINK IN THE SIDEWALK ALONG SPRINGBROOK DRIVE THAT WILL CONNECT WITH COON RAPIDS BOULEVARD. THE BUILDING IS CONSTRUCTED OF HIGH-QUALITY MATERIALS AND REFLECTS A UNIQUE DESIGN. IT IS CONSTRUCTED WITH THE GOAL OF LOCATING HIGH DENSITY RESIDENTIAL IN THE PORT DISTRICT.

THE MODIFICATION IS NECESSARY TO DEVELOP THE PROPERTY IN AN EFFICIENT WELL-ORGANIZED WAY: THE PROJECT WILL SHRINK THE GAP BETWEEN AFFORDABLE HOUSING AND THE HIGH DEMAND WITHIN THE CITY. THE PROPOSED DENSITY WILL ALLOW THE APPLICANT INCLUDE UPGRADED FINISHES AND AMENITIES. THE PROJECT WILL ALSO ACT A CATALYST FOR ADDITIONAL DEVELOPMENT IN THE PORT.

THE PLAN PROVIDES SIGNIFICANT SITE AMENITIES, BUFFERS, AND OTHER ELEMENTS TO OFFSET ANY POTENTIAL HARMFUL EFFECTS THAT COULD BE CAUSED BY THE USE: THE PLAN PROVIDES SITE AMENITIES SUCH AS WALKING PATHS, PRESERVATION OF EXISTING TREES AND NEW LANDSCAPING AND CONSTRUCTION OF A PRIVACY FENCE. THE PARKING IS DESIGNED SO THAT A MAJORITY OF IT IS LOCATED IN THE CENTER OF THE SITE SURROUNDED BY THE BUILDING. ON SITE RECREATION IS PROVIDED AND OPEN SPACE WITH A GAZEBO AND OUTDOOR SEATING IS PROVIDED OVERLOOKING PLEASURE CREEK.

IN ADDITION, THE BUILDING PROVIDES TENANT AMENITIES INCLUDING A CLUB ROOM, FITNESS CENTER AND UNDERGROUND PARKING.

THE FOLLOWING FINDINGS ARE OFFERED FOR DESIGN FLEXIBILITY:

- THE MODIFICATION IS NECESSARY TO RESPOND TO SITE CONDITIONS, WILL RESULT IN BETTER INTEGRATION OF USES OR ADDITIONAL PUBLIC AMENITIES, AND WILL FURTHER THE INTENT OF THIS SECTION.

PARKING

THE MODIFICATION IS NECESSARY TO RESPOND TO SITE CONDITIONS, WILL RESULT IN BETTER INTEGRATION OF USES OR ADDITIONAL PUBLIC AMENITIES, AND WILL FURTHER THE INTENT OF THIS SECTION: THE APPLICANT IS BASING THE PROPOSED PARKING RATIO ON PAST EXPERIENCES ON OTHER SIMILAR PROJECTS, THEIR TRAFFIC STUDY AND DOCUMENTATION FROM THE INSTITUTE OF TRAFFIC ENGINEERS (ITE). SIMILAR PROJECTS IN THE TWIN CITIES HAVE PARKING RATIOS OF ABOUT 1.5 SPACES PER UNIT. THE COMPREHENSIVE TRAFFIC STUDY DONE BY THE APPLICANT'S CONSULTANT CONCLUDES THE PROPOSED PARKING IS SUFFICIENT TO MEET THE NEEDS OF THE PROJECT. ITE STUDY SHOWS THE PARKING DEMAND DURING THE WEEK FOR A LOW-RISE APARTMENT IS 1.22 AND, ON THE WEEKEND, IT IS 1.28. THE PROPOSED PARKING RATIO ALLOWS FOR OPEN SPACE FOR SITE AMENITIES SUCH AS A DOG PARK AND A GREEN OPEN AREA.

PARKING SETBACK FROM FLINTWOOD STREET

THE MODIFICATION IS NECESSARY TO RESPOND TO SITE CONDITIONS, WILL RESULT IN BETTER INTEGRATION OF USES OR ADDITIONAL PUBLIC AMENITIES, AND WILL FURTHER THE INTENT OF THIS SECTION. TO REDUCE THE NUMBER OF UNITS, ACCOMMODATE ADDITIONAL PARKING AND A 50 FOOT EASEMENT ALONG PLEASURE CREEK, THE BUILDING MUST BE PLACED FURTHER AWAY FROM THE RIGHT-OF WAY AND EXCEED THE MAXIMUM 20 FOOT SETBACK REQUIREMENT THAT THE CODE ALLOWS.

A member of the audience expressed concern with the fact the Council would not be taking comments from the public. Mayor Koch explained comments from the public were taking at the Planning Commission meeting during the Public Hearing.

Commissioner Johnson discussed the numerous sources the Council used to gather information.

Councilmember Greskowiak commented on the negative resident feedback he received regarding this project.

Councilmember Johnson discussed the Sherman development and how this neighborhood was impacted. He expressed concern with the fact the residents present wanted to voice their concerns and had the understanding from the Planning Commission meeting that they would be able to speak. But noted the Council had held multiple meetings where this project had already been discussed and public feedback was taken. He reported the City had a need for updating its housing stock and for providing diverse housing products. He explained the City had been approached by a developer who was willing to invest \$38 million in order to bring workforce and affordable housing to Coon Rapids. He understood the adjacent neighborhood would be impacted by the proposed development. He wondered if more should be done to address the concerns being raised by the neighbors and the Council, such as the parking ratio and building design.

Mayor Koch understood this building was a bit of a shock to the neighborhood. He explained the proposed building would bring in amenities. He noted the density and the parking ratios were a concern. He stated he did not want to have to address parking concerns in the future. He indicated he supported the 1.5 parking ratio for the Sherman project given the fact this project was located adjacent to a park n ride. He indicated the Pederson Floral site would have high density residential and was close to transit. He commented he was hoping this project would come back to the Council with a more reasonable parking ratio and for this reason, he would not be supporting the request.

Mr. Ostrum stated he was trying to balance the greenspace and parking. He reported additional parking could be added onto the greenspace in the future if a need were to arise.

Mayor Koch expressed concern with the fact \$75 a month would be charged for the underground parking stalls. Mr. Ostrum reported the comps show that the proposed parking ratios would be supported, along with the rental rate for the underground parking stall.

Councilmember Demmer stated he took several phone calls from concerned residents. He understood that residents wanted Coon Rapids Boulevard improved, but noted this may require additional apartment units in order to draw in new businesses. He stated he understood traffic patterns were changing which was adjusting the parking ratio calculations. He explained he could support making the neighborhood street a "No Parking" zone. He feared that the comparables being used by the developer were for communities that were not like Coon Rapids. He expressed concern again with the building design and feared that the building would look outdated the minute it was completed. He indicated the building was not unique but rather was the same pattern that had already been done in other communities.

Councilmember Johnson concurred with Councilmember Demmer's comments. He wished the Council had a better comfort level with the parking situation and how to better tie this project to public transportation. He reported he did not have satisfactory answers for either of these items. He explained he was surprised Councilmember Geisler had made a motion on this item because he would support the item being tabled.

Councilmember Demmer questioned what would happen if the Council were to not support the item this evening. City Attorney Brodie reported if the item were denied the project would not go

forward. He recommended some findings of denial be listed and adopted at the Council's next meeting. He advised the developer would have to go through the whole planning process again bringing forward a new site plan. He explained the Council could table action on this item to allow for addition discussion or an amendment to the plans.

Councilmember Geisler asked if the Council could withdraw a seconded motion. City Attorney Brodie reported this would be allowed.

Councilmember Geisler questioned if a table would allow the Council to get to the point where further support of the project could be garnered.

Councilmember Johnson stated this would depend on the actions of the developer and how the plans were revised.

Mr. Ostrum stated he could support a discussion surrounding parking and building design. He explained he would have a more difficult time holding additional discussions regarding density and the number of units given the fact he has received an allocation from the State for this project. He reported if he did not have approval of a number of units for the project, he would not be able to close on these bonds and he would lose them. He reported he had the financing in place, construction workers in place and bonds in place to complete this project. He stated he feared how further delays would impact the ability to complete this project.

Councilmember Greskowiak commented on the affordability of the proposed units. He discussed the TIF that was approved for the project and noted the proposed development has too many variances for him to support. He reported the proposed rental rates for this project were at or higher than some of the rents in Coon Rapids. He stated he would like to see the rental rates for this project coming in lower given the fact TIF and State bonds were being used to support this project. For these reasons, he explained he would not support this project going forward.

Mr. Ostrum indicated he had market studies that show his rents would be several hundred dollars lower than apartments in the area. He reported he would be providing a higher quality product.

Mayor Koch questioned how the Council wanted to proceed.

Councilmember Geisler stated she wished she had more feedback from the remaining Councilmembers.

Councilmember Kiecker indicated he felt density in this development was a concern. He explained on-street parking could be restricted in the neighborhood, but stated he feared this would negatively impact the neighborhood. He reported he was concerned with the lack of greenspace and questioned where children would play within this development. He indicated this parcel was locked in or contained. He stated at this point, he was not inclined to support the project.

Councilmember Wells commented he understood nobody likes change. He stated his neighbors were not happy when the Sherman apartments were constructed. He indicated the Council could discuss this project for six more months and none of the neighbor's minds would be changed. He explained he supported an apartment building on this property because it was best for the community. He believed that the building exterior was a personal taste issue and reported the new building would be a vast improvement over the apartment buildings currently in Coon Rapids. He recommended the Council not table action on this item without any real purpose.

Councilmember Johnson stated the only reason he would recommend the item be tabled would be to address the parking ratio. He explained he could be open-minded regarding the density component so long as more of an accommodation was made for the parking component. He reported at this point in time, he would not be able to support the request. He commented he would like to see this project built in Coon Rapids, but needed further plans to connect this project to City trails, the transit system along with a better parking solution.

Councilmember Geisler stated she would be willing to amend her motion to add Condition 8 to read: The City prepares and puts forward a transportation plan, in conjunction with Metro Transit, to service this site.

Councilmember Wells indicated he would not support this amendment as the seconder of the motion. He reported transportation was extremely expensive and the City should not have to provide this for a single development.

Mr. Ostrum stated because there were a number of moving parts on the proposed approval and because of this he requested the item be tabled versus the project being voted down.

Councilmember Demmer commented on the parking ratio and questioned how many more parking stalls should be added. He explained he may be the swing vote and noted he did not want this item tabled to June 18th given the fact he would be absent at that meeting. He suggested additional conditions for approval be considered in order to move the project forward tonight.

Councilmember Johnsons stated he would like to see the parking ratio at 2.0. He believed that additional consideration should be made on how to move people in and out of this neighborhood. He anticipated this neighborhood would evolve over the next 10 to 20 years given the fact it was surrounded by commercial property. He commented on how this development would benefit from a trail system that could get residents from this neighborhood down to the Coon Rapids Dam. He commented it would be difficult for him to support this project without that trail connection plan in place.

Mr. Ostrum explained he could shift some units and reduce the number of overall units to 160 and get the site to a 1.85 parking ratio. He stated this was very preliminary and noted he would like to keep the project moving forward.

Mayor Koch commented this is a beautiful project. He stated he was not willing to support it at this time given the reduced parking ratio. He indicated he did not want to create a parking problem for this neighborhood by restricting on-street parking.

Councilmember Geisler estimated the developer needed to come up with 51 more parking spaces in order to reach the necessary parking ratio. She indicated she could remove her motion from the floor in order to allow the developer to rework the plans.

Mr. Ostrum stated based on his proposal to shift some units and reduce the number of overall units to 160 and get the site to a 1.85 parking ratio. He indicated 20 additional parking could be provided on greenspace through proof of parking and would be paved in the future if the need were to arise.

Councilmember Geisler explained she would like to remove her motion from the floor to allow the developer to rework his plans to address the Council's parking concerns.

Councilmember Greskowiak expressed concern with how the children living within this development would be impacted if the greenspace were removed.

Councilmember Wells removed his second from the floor.

Mayor Koch reported the next Regular City Council meeting was scheduled for Tuesday, June 18, 2019. City Manager Stemwedel reported the Council would be holding a worksession meeting on Tuesday, June 11th.

Mayor Koch questioned if the Council could hold a worksession meeting prior to the June 18th meeting. City Manager Stemwedel reported this could be done.

Mayor Koch asked how the Council should proceed. City Attorney Brodie recommended the Council table action on this item to June 18th.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO TABLE ACTION ON THIS ITEM TO THE JUNE 18, 2019 CITY COUNCIL MEETING. MOTION PASSED 6-1 (COUNCILMEMBER GRESKOWIAK OPPOSED).

13. PC 19-4: CONSIDER APPROVAL OF PRELIMINARY PLAT AND RESOLUTION 19-57 GRANTING FINAL PLAT – PORT EVERGREEN APARTMENTS

City Attorney Brodie recommended the Council table action on this item to June 18th.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO TABLE ACTION ON THIS ITEM TO THE JUNE 18, 2019 CITY COUNCIL MEETING. THE MOTION PASSED 6-1 (COUNCILMEMBER GRESKOWIAK OPPOSED).

PUBLIC HEARING

7. CONSIDER RESOLUTION 19-58, REAL ESTATE EQUITIES HOUSING REVENUE BONDS

The Staff report was shared with Council.

Mayor Koch opened the public hearing at 9:51 p.m.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER DEMMER, TO CONTINUE THE PUBLIC HEARING TO THE JUNE 18, 2019 CITY COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

Councilmember Johnson excused himself from the Council Chambers at 9:55 p.m.

NEW BUSINESS

14. CONSIDER RESOLUTION NO. 19-12(8) APPROVING PLANS AND SPECIFICATIONS FOR PORT RIVERWALK GRADING AND AUTHORIZE SOLICITATION OF BIDS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER GRESKOWIAK, TO ADOPT RESOLUTION NO. 19-12(8) APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT OF BIDS FOR THE PROPOSED GRADING TO SERVE THE PORT RIVERWALK HOUSING REDEVELOPMENT. THE MOTION PASSED 6-0-1 (COUNCILMEMBER JOHNSON ABSTAINED).

15. CONSIDER REVOCATION OF THERAPEUTIC MASSAGE ENTERPRISE LICENSE FOR MING MASSAGE – 11284 ROBINSON DRIVE NW

The Staff report was shared with Council.

Dong Zhou, Attorney for the Licensee, thanked the Council for their time. He presented the Council with the Licensee's side of the story. He noted Ming Massage has been in business for over a year. He reported in one year of operation Ming Massage has been building up its customer basis and no citations had been issued. He explained what happened during the recent inspection noting there was a violation in the health and safety code. He provided the Council with several handouts which included pictures of the massage business. He indicated Ming Massage has four rooms and Room 1 had two massage tables to allow for couple's massages. He stated Room 2 was used as an employee

resting place. He noted Room 3 and 4 were used for Thai style massage which typically occurred on a board the floor. He explained the owner has remedied the situation since the inspection and reported the rooms were not found unclean. He indicated the business washes its towels after each use. He requested the Council not shut this business down but rather asked that a probational period be considered to ensure Ming Massage was remaining compliant with City Code. He reiterated that this business operated for one year without any violations.

Councilmember Johnson returned to the Council Chambers at 10:00 p.m.

Mayor Koch questioned when the business opened. Mr. Zhou reported the business began operation in December of 2018.

Mr. Zhou commented further on the situation noting a temporary worker was onsite when the inspection occurred because the owner had flown to California to visit a friend who was seriously ill. He reported the temporary worker provided proof that she had a valid license. He understood the temporary worker should have displayed the license on the wall. He stated while he understood there was a non-compliance with City Code, he asked the Mayor and Council to consider a temporary suspension to allow time to come into compliance with City Code.

Mayor Koch explained in February the City found Ming Massage was advertising hours of operation from 9:00 AM to 11:00 PM, which was not allowed under City Code. Mr. Zhou indicated the website work had been hired out by the owner because she speaks very little English.

Mayor Koch reviewed several more of the complaints that had occurred at Ming Massage. He noted the building had been left unlocked, which created a police call, and stated Ming Massage was being advertised on an adult content website. He asked Mr. Zhou to respond to these other citations. Mr. Zhou reported his client did not provide copies of these violations or information on them. He explained he only received a copy of the inspection violation paperwork.

City Clerk Lenzmeier clarified for the record that she hand delivered a copy of the letter with the violations to the business owner.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER WELLS, TO RECOMMEND REVOCATION OF THE THERAPEUTIC MASSAGE ENTERPRISE LICENSE ISSUED TO MING MASSAGE, EFFECTIVE IMMEDIATELY BASED ON THE FOLLOWING:

1. VIOLATION OF CITY CODE 5-2904(2): NO THERAPEUTIC MASSAGE ENTERPRISE MAY EMPLOY A PERSON TO PROVIDE MASSAGE SERVICES, UNLESS THE PERSON IS LICENSED AS A THERAPEUTIC MASSAGE THERAPIST BY THE CITY;

2. VIOLATION OF CITY CODE 5-2912(1): THERAPEUTIC MASSAGE ENTERPRISES MUST DISPLAY A CURRENT, VALID LICENSE IN A CONSPICUOUS PLACE ON THE PREMISES;
3. VIOLATION OF CITY CODE 12-401 FIRE CODE AND STATE FIRE CODE FOR RESIDENTIAL OCCUPANCY IN A COMMERCIAL BUILDING;
4. VIOLATION OF CITY CODE 5-2913(5): SINGLE-SERVICE DISPOSABLE PAPER OR CLEAN LINENS MUST BE PROVIDED TO COVER THE TABLE, FURNITURE AND OTHER AREAS ON WHICH A PATRON RECEIVES A MASSAGE;
5. VIOLATION OF CITY CODE SECTION 5-2913(6): ALL SURFACES OF TABLES, CHAIRS, FURNITURE OR OTHER AREAS ON WHICH A PATRON RECEIVES A MASSAGE MUST BE CONSTRUCTED OF MATERIALS IMPERVIOUS TO MOISTURE AND MUST BE SANITIZED AFTER EACH USE; AND
6. ADVERTISING ON ADULT CONTENT WEBSITES WHICH ARE KNOWN SITES FOR THOSE WHO PLAN TO SOLICIT PROSTITUTION.

Councilmember Geisler stated there were some things she could be sympathetic to but noted the need to hire licensed employees was paramount.

Councilmember Johnson reported State fire codes and City Code was in place to protect the public. He commented it was clear to him based on the information within the packet that there were multiple pieces of evidence that the public was at risk while this business was in operation. For that reason, he supported the massage license being revoked. He stated he could support reviewing a license from the licensee if she had a corrective plan of action.

THE MOTION PASSED UNANIMOUSLY.

16. CONSIDER RESOLUTION OF SUPPORT FOR CAPITAL BONDING REQUEST FOR A PEDESTRIAN BRIDGE OVER COON RAPIDS BOULEVARD (PORT RIVERWALK)

The Staff report was shared with Council.

Councilmember Demmer asked if the City would have to proceed with the project if State funds were allocated. City Manager Stemwedel reported the Council could make a determination at a later date.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 19-60 WHICH SUPPORTS A CAPITAL BONDING REQUEST TO THE MINNESOTA LEGISLATURE FOR A PEDESTRIAN BRIDGE OVER

COON RAPIDS BOULEVARD IN PORT RIVERWALK TO IMPROVE SAFETY FOR COON CREEK REGIONAL TRAIL USERS.

Councilmember Greskowiak asked what the deadline was for the bonding request. City Manager Stemwedel reported the deadline was June 14, 2019. He commented on the information that had to be submitted by the City by that date.

Councilmember Demmer encouraged staff to seek additional funding sources or partners for this project.

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.

Bernard Shaw, 11817 Wren Street, stated he spoke to the Council in May. He thanked the Council for their work so far, but noted the letter he received gave no recommendation. He stated he was still looking for a better answer from the City Council.

REPORTS ON PREVIOUS OPEN MIC

None.

OTHER BUSINESS

Councilmember Geisler invited the public to attend the first Summer Concert Series at the Coon Rapids Dam on Thursday, June 6th where the Mooners will be featured.

Councilmember Geisler reported a Schools Out Skate would be held at the Coon Rapids Ice Arena on Sunday, June 9th.

Councilmember Geisler noted the splash pad was now open and the Arts Commission was holding its photo contest at this time.

Councilmember Geisler invited the public to visit Parkside Park for the Summer in the City Event next week.

Councilmember Demmer congratulated all teachers, students and parents for completing another school year. He encouraged residents to drive carefully as there would be more children walking to

parks and playing in neighborhoods during the summer months.

Public Works Director Himmer discussed the parks programs that would be held this summer in the parks Tuesday through Thursday. He encouraged residents to visit the City's website for more information regarding this program.

Councilmember Johnson thanked staff for completing another fantastic newsletter.

Councilmember Johnson stated it was with great sorrow he announced the passing of Judge Tammy Fredrickson. He explained Judge Fredrickson was a tremendous member of the community and would be dearly missed. He sent his condolences to her friends and family.

Councilmember Johnson commented on the recent death of a friend of his, Dan Homestead, who worked at the Hennepin County Attorney's Office. He explained his friend took his life. He encouraged those who were struggling at this time to call 911 or to reach out to someone in the community. He stated everyone on the City Council and at City Hall cared and was available as a resource.

ADJOURN

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER,
TO ADJOURN THE MEETING AT 10:37 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk