

## COON RAPIDS CITY COUNCIL MEETING MINUTES OF JANUARY 15, 2019

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### CALL TO ORDER

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The second regular meeting of the Coon Rapids City Council for the month of January was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, January 15, 2019, in the Council Chambers.

### PLEDGE OF ALLEGIANCE TO THE FLAG

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Mayor Koch led the Council in the Pledge of Allegiance with Daisy Troop #1887.

### ROLL CALL

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Members Present: Mayor Jerry Koch, Councilmembers Brad Greskowiak, Bill Kiecker, Wade Demmer, Jennifer Geisler, Brad Johnson, and Steve Wells

Members Absent: None

### ADOPT AGENDA

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MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 1A ALLOWING REPRESENTATIVE PEGGY SCOTT TO MAKE A PRESENTATION TO THE COUNCIL. THE MOTION PASSED UNANIMOUSLY.

### PROCLAMATIONS/PRESENTATIONS

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#### 1. OATH OF OFFICE FOR NEW POLICE OFFICER

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Police Chief Wise introduced Police Officer Jordan Girtz to the City Council. He reported Officer Girtz had been promoted from Community Service Officer to Police Officer within the Coon Rapids Police Department.

Mayor Koch administered the Oath of Office to Police Officer Girtz. A round of applause was offered by all in attendance.

#### 1A. REPRESENTATIVE PEGGY SCOTT

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Representative Peggy Scott thanked the Council for their time. She stated it was a joy for her to represent a portion of the City of Coon Rapids. She reported the legislative session was in full swing

for 2019. She commented on the developments that were coming to Coon Rapids in the coming year and encouraged the Council to come to her with any requests they may have.

Mayor Koch discussed the importance of Highway 10 to the City as well as the need for a full interchange of TH610 in Coon Rapids.

#### APPROVAL OF MINUTES OF PREVIOUS MEETINGS

#### 2. JANUARY 7, 2019, COUNCIL MEETING

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER KIECKER, FOR APPROVAL OF THE MINUTES OF THE JANUARY 7, 2019, COUNCIL MEETING. THE MOTION PASSED 5-0-2 (COUNCILMEMBERS DEMMER AND JOHNSON ABSTAINED).

#### CONSENT AGENDA/INFORMATIONAL BUSINESS

3. APPROVE 2019 WORKERS COMPENSATION COVERAGE
4. ADOPT RESOLUTION 19-4 ACCEPTING THE 2019 SCORE GRANT FROM ANOKA COUNTY
5. CONSIDER RESOLUTION 19-24 ESTABLISHING 2019 FEES AND CHARGES FOR USE OF ADULT SPORTS LEAGUES
6. APPROVE THERAPEUTIC MASSAGE ENTERPRISE LICENSE FOR JCPENNEY CORP, INC. – 12550 RIVERDALE BOULEVARD
7. APPROVE CONTRACT RENEWAL WITH THE CENTER FOR ENERGY AND ENVIRONMENT (CEE) FOR HOUSING PROGRAM ADMINISTRATION
8. RECEIVE AND APPROVE 2019 PAY EQUITY IMPLEMENTATION REPORT APPROVAL

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

#### PUBLIC HEARING

9. CONSIDER RESOLUTION 19-26 ESTABLISHING TAX INCREMENT FINANCING DISTRICT 1-33, PORT EVERGREEN APARTMENTS

The Staff report was shared with Council.

Councilmember Demmer asked if a 15-year TIF district would be pursued, or a full 26 years. Community Development Director Fernelius reported the goal would be to pay off the note as soon as possible versus dragging it out.

Jason Aarsvold, Ehlers & Associates, reported TIF would be collected annually and explained a lower percentage could be determined. However, more interest would be paid over time if the term was lengthened. He explained the goal would be to pay off the TIF note as quickly as possible in order to get the property back on the tax rolls.

Councilmember Greskowiak asked if the terms of the TIF district had been spelled out in the agreement, noting the length of the district would be 15 years and not 26. Mr. Aarsvold reported this was the case, noting staff had estimated the TIF district could be paid off in 15 years.

Mayor Koch opened and closed the public hearing at 7:28 p.m. since no one appeared to address the Council.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO APPROVE THE TERM SHEET WITH REAL ESTATE EQUITIES, INC. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION NO. 19-26 MODIFYING THE REDEVELOPMENT PLAN FOR PROJECT AREA NO. 1 AND ESTABLISHING TIF DISTRICT 1-33. THE MOTION PASSED UNANIMOUSLY.

#### BID OPENINGS AND CONTRACT AWARDS

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None.

#### OLD BUSINESS

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10. CONSIDER APPEAL OF PLANNING COMMISSION DECISION – PLANNING CASE 18-18 – SITE PLAN/CONDITIONAL USE PERMIT – SELF STORAGE FACILITY – GREEN PARTNERSHIP
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MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO REMOVE PLANNING CASE 18-18 FROM THE TABLE. THE MOTION PASSED UNANIMOUSLY.

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO AFFIRM THE PLANNING COMMISSION DECISION DENYING THE SITE PLAN AND CONDITIONAL USE PERMIT.

Councilmember Demmer thanked staff for their thorough report and explained he would be offering his support to affirm the Planning Commission's decision.

Commissioner Johnson stated he read through all of the findings from the Planning Commission. He explained he was struggling with how to determine if there were any feasible uses left for this property. He indicated his gut was telling him there was, but anticipated this was very few. He stated he supported the proposed development and would therefore support the Council overturning the Planning Commission's decision.

Mayor Koch believed that this site could do better and for this reason he would be supporting the affirmation of the Planning Commission's decision.

Councilmember Greskowiak commented this project did not meet the City's design elements and for this reason he would be supporting the confirmation of the Planning Commission's decision to deny the Site Plan and Conditional Use Permit.

Councilmember Kiecker thanked the Planning Commission and staff for their efforts. He explained he supported the recommendation of the Planning Commission.

THE MOTION PASSED 6-1 (COUNCILMEMBER JOHNSON OPPOSED).

## NEW BUSINESS

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11. PC 18-20: CONSIDER APPROVAL OF PRELIMINARY PLAT AND RESOLUTION 19-23 GRANTING FINAL PLAT APPROVAL FOR STRONGHOLD ADDITION – SATHRE-BERGQUIST
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The Staff report was shared with Council.

Councilmember Demmer asked if the parking agreement would be presented to the City. City Attorney Brodie reported this was the case. He explained the parking agreement would be recorded against the property and would run in perpetuity.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KIECKER, TO APPROVE THE PRELIMINARY PLAT AND APPROVE RESOLUTION 19-23 GRANTING FINAL PLAT APPROVAL FOR STRONGHOLD ADDITION WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS FROM THE CITY ENGINEER BE ADDRESSED.

2. ALL COMMENTS FROM THE ANOKA COUNTY HIGHWAY DEPARTMENT BE ADDRESSED.
3. A CROSS ACCESS AND PARKING AGREEMENT BE APPROVED BY THE CITY.

THE MOTION PASSED UNANIMOUSLY.

12. PC 18-23: ZONE CHANGE, CONSIDER INTRODUCTION OF AN ORDINANCE APPROVING A ZONE CHANGE – 11790 XEON STREET – SPL HOLDINGS

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The Staff report was shared with Council.

Mayor Koch considered the Ordinance for Planning Case 18-23 to be introduced.

13. PC 18-24: CONSIDER INTRODUCTION OF AN ORDINANCE TO ALLOW SINGLE FAMILY HOMES IN PORT EVERGREEN

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Mayor Koch excused himself from the meeting at 7:55 p.m.

The Staff report was shared with Council.

Councilmember Demmer questioned if there was a concern with putting a bunch of new single-family homes and an apartment in this area. Community Development Director Fernelius explained the proposed Ordinance would make the housing a permitted use. He did not believe there was a compatibility issue for single family homes and apartments.

Councilmember Demmer suggested the Council discuss the rezoning of property along the Coon Rapids Boulevard corridor at a future worksession meeting.

Councilmember Geisler asked if staff saw any other hurdles for the Port and asked if these properties should have been zoned LDR2. Planner Harlicker explained the Planning Commission had discussed this as an option but was making a recommendation to Council that single-family homes be allowed in Port Evergreen.

Councilmember Greskowiak stated he always saw this area being developed in the future as more industrial. He questioned what the underlying zoning was for the single-family homes. Planner Harlicker reported the zoning would remain Port.

Councilmember Wells considered the Ordinance for Planning Case 18-24 to be introduced.

Mayor Koch returned to the meeting at 8:02 p.m.

14. CONSIDER RESOLUTION 19-25 AUTHORIZING 2018-2019 INSURANCE RENEWALS

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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO PURCHASING INSURANCE THROUGH THE LMCIT WITH A \$50,000 DEDUCTIBLE UP TO AN ANNUAL AGGREGATE OF \$200,000; MAINTAINING STATUTORY LEGAL LIMITS OF \$1.5 MILLION PER OCCURRENCE; AND ADOPT RESOLUTION NO. 19-25 PURCHASING SEWER BACKUP LIABILITY INSURANCE.

Councilmember Greskowiak asked if staff had anticipated a 20% increase for this insurance. Interim Finance Director Hanson reported staff had anticipated an increase and wrote this into the 2019 budget. She discussed how the City's insurance rates were also on the rise due to increased police activity and park expenses.

THE MOTION PASSED UNANIMOUSLY.

OPEN MIC/PUBLIC COMMENT

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Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

REPORTS ON PREVIOUS OPEN MIC

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None.

OTHER BUSINESS

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Councilmember Demmer reported the residents of Coon Rapids were granted 89 patents in 2018. He explained this was a high-tech area and he commended his fellow citizens for their innovation.

Mayor Koch asked if there was any hope the City would be able to clear its secondary streets from ice and snow. City Manager Stemwedel stated all side streets have been cleared up to this point and encouraged residents to call City Hall with any safety concerns they may have. He reported as weather allows, Public Works would continue to address this concern. He encouraged homeowners to keep their catch basins free and clear of snow and ice.

Mayor Koch questioned if sand could be placed on the streets to assist with the ice. City Manager Stemwedel reported the City has moved away from this practice.

Police Chief Piper encouraged Coon Rapids residents to participate in the 2019 Snow Flake Days events. He reported events would begin on Saturday, January 26<sup>th</sup> and would run through Sunday, February 10<sup>th</sup>.

Mayor Koch reported the Chili Cook Off would be held on Thursday, January 31<sup>st</sup> at the Coon Rapids VFW from 5:00 p.m. to 7:00 p.m.

City Manager Stemwedel explained there would be a family skate night on Thursday, January 17<sup>th</sup> at Sand Creek Park from 5:00 p.m. to 8:00 p.m. He noted concessions would be available.

ADJOURN

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MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER DEMMER,  
TO ADJOURN THE MEETING AT 8:18 P.M. THE MOTION PASSED UNANIMOUSLY.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk