



## **COUNCIL WORK SESSION**

**Tuesday, September 10, 2024**

**6:30 p.m.**

**Coon Rapids City Center**

**Conference Room 1**

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### **Call to Order**

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Presentation by the Anoka County Election Integrity Team (ACEIT)
2. Storm Water Utility Rate Study Presentation
3. Discuss Development Proposal on Former Cook Arena Site
4. Update on Impact of Emerald Ash Borer (EAB) and Tree Removal

### **Other Business**

### **Adjourn**



**City Council Work Session**

**1.**

**Meeting Date:** 09/10/2024

**Subject:** Presentation by the Anoka County Election Integrity Team (ACEIT)

**From:** Matt Stemwedel, City Manager

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**INTRODUCTION**

The Anoka County Election Integrity Team (ACEIT) will make a presentation to the City Council.

**DISCUSSION**

Members of the ACEIT will provide a presentation to the City Council regarding their work on the election process in Minnesota.

**RECOMMENDATION**

This item is for informational purposes only.

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## **City Council Work Session**

2.

**Meeting Date:** 09/10/2024

**Subject:** Storm Water Utility Rate Study Presentation

**From:** Ashley Hansen, Finance Director

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### **INTRODUCTION**

Nick Anhut, Senior Municipal Advisor, from Ehlers will present findings from the rate analysis conducted on the City's Storm Water Utility and provide recommendations for the City Council to consider.

### **DISCUSSION**

The City engaged the services of its municipal advisor, Ehlers, to conduct a rate analysis on the Storm Water Utility to address future capital needs and the corresponding upward pressure on storm water utility rates.

Using historical data, operating data and anticipated capital improvement needs, utility rates and user charges were reviewed to determine if they are sufficient to pay for operations and capital improvements.

Results from this study include:

- A full understanding of the anticipated financial needs of the storm water system
- Recommendations for storm water rates through 2034
- A funding plan for future capital projects
- A flexible planning tool that will help the City respond to changing circumstances and assumptions about capital investments and funding options.

### **RECOMMENDATION**

This item is for informational and discussion purposes. Staff will be seeking Council feedback and direction on the recommendations presented for storm water rate changes.

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## City Council Work Session

3.

**Meeting Date:** 09/10/2024

**Subject:** Discuss Development Proposal on Former Cook Arena Site

**From:** Matt Brown, Community Development Director

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### **INTRODUCTION**

Staff seeks Council direction on a proposal for 16 single-family homes on the southern portion of the former Cook Arena site on Mississippi Boulevard.

### **DISCUSSION**

At its June 24 work session, the Council discussed the potential sale of several City and HRA owned properties, including a portion of the former Cook Arena site. This 3.25-acre site is left over from construction of the new Fire Station #3. In response to the Council discussion, Staff conducted a Solicitation of Offers process to identify one or more interested developers. As part of this process, Staff contacted several developers of for-sale townhouses and single-family homes. One proposal was received, from Centra Homes, which proposes a 16-unit small-lot single-family development. Other developers contacted indicated that they were not interested due to the site's relatively small size. In its proposal, Centra representatives indicate that they prefer freestanding houses, similar to those constructed at Port Riverwalk, to attached townhouses due to current multi-family market constraints. They believe that in the current market, buyer interest is stronger in detached homes without shared walls between units or a homeowner association (HOA).

Staff will discuss Centra's preliminary proposal at the work session. Provided the Council is comfortable with the overall concept, Staff will negotiate a purchase agreement with Centra that the Council could consider at a future meeting. Overall, Staff is comfortable with the development proposal. While the proposal includes a smaller number of units than originally envisioned on the site, Staff believes that it is generally compatible with the surrounding area. Further, Centra proved to be a reliable development partner on the recently completed Port Riverwalk development.

### **RECOMMENDATION**

Staff requests Council direction on the proposal. If the Council is comfortable with the overall concept, a purchase agreement and land use applications would be considered at future meetings.

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### **Attachments**

Location Map

Centra Homes Concept Plan

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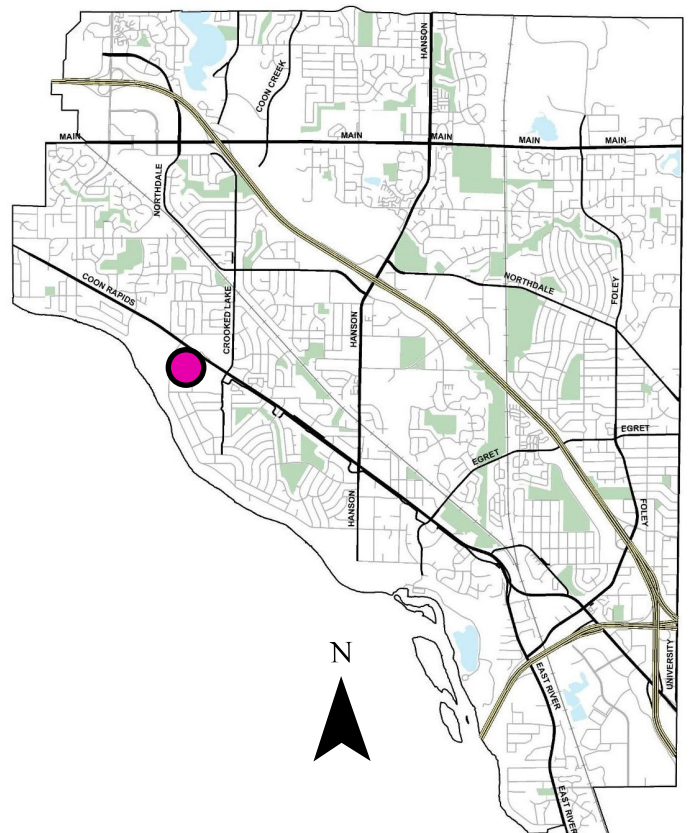
# Location Map



Prepared by: Planning Division

Date Exported: 6/17/2024 7:53 AM

Address or PID: 16-31-24-33-0046



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located from various sources and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exact measurement of distance or direction or precision in the depiction of geographic features. If error or discrepancies are found please contact 763-767-6430.



Two-Story Home

# The SINCLAIR

3 – 4 Beds | 2.5 Baths | 2 Garage Bays | 2,335 fsf | Slab-on-grade



Elevation A – Farmhouse

## FEATURES

- Covered Entry
- Main Level Flex Room
- Upper Level Loft
- Kitchen Center Island and Walk-in Pantry
- Upper Level Laundry Room
- Primary Suite with Large Walk-in Closet
- Fourth Bedroom ILO of Loft *(per plan)*
- Stone Accents at Garage *(per plan)*



Elevation B – Craftsman



Elevation C – Prairie

**CENTRA HOMES** LLC

[CentraHomes.com](http://CentraHomes.com)



## **City Council Work Session**

4.

**Meeting Date:** 09/10/2024

**Subject:** Update on Impact of Emerald Ash Borer (EAB) and Tree Removal

**From:** Matt Stemwedel, City Manager

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### **INTRODUCTION**

Staff will provide a brief update to the Council on the impact of the Emerald Ash Borer (EAB) and the removal of diseased trees.

### **DISCUSSION**

Over the past several years the City has been working to remove boulevard ash trees that have been infected with EAB and to treat healthy ash trees to prolong their life span. In the last year, the effects of EAB have become significantly more pronounced, as evidenced by the many dead or dying ash trees along the City's boulevards. Current funding to remove and replant diseased trees has become inadequate to keep up with the increased demand.

At the work session meeting, staff will provide an update on the status of ash tree removal and a plan to address the issue over the next three years. This plan will include options for accelerated financing to more immediately address the issue of removing diseased trees.

### **RECOMMENDATION**

City Council will be asked to discuss the accelerated plan for ash tree removal along City boulevards and to provide direction on next steps.

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