Council Work Session - 6:30 p.m.
EDA Regular Session - Immediately Following Regular Meeting
HRA Regular Session - Immediately Following EDA Regular Session

CITY COUNCIL AGENDA

Tuesday, February 4, 2025
7:00 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Proclamations/Presentations

Approval of Minutes of Previous Meeting

1. Approve Minutes of January 21, 2025

Consent Agenda

2. Receive Schedule of Electronic Payments

Public Hearing

Bid Openings and Contract Awards

Old Business

New Business

3. PC 25-2 & 25-3, Consider PUD & Preliminary Plat, Coon Rapids Townhomes, 10701 Butternut St NW, September Son Architecture, LLC

4. PC 25-4, Consider Final Plat, Coon Creek Commons, 1210 117th Ln NW, SPL Holdings, LLC

5. PC 25-1, Consider Design Flexibility, Club Car Wash, 2550 Coon Rapids Blvd

6. Consider Resolution No. 25-8(8) Accepting Plans and Specifications for 2025 Well Rehabilitation, and Authorizing Solicitation of Bids

7. Consider Two Joint Powers Agreements for Signal Reconstructions and ADA Improvements at Two Locations on CSAH 12 (Northdale Blvd)

8. Consider Resolution 24-22(8) Accepting Plans and Specifications for Foley Monopole, and Authorizing Solicitation of Bids

9. Consider Resolution 25-32 Accepting the 2025 Crisis Response Grant From the Minnesota Department of Public Safety, Office of Justice Programs

10. Consider Introduction of Ordinance Amending City Code Section 13-1300 Storm Water Drainage Utility

11. Consider Resolution 25-31 Amending the 2025 Golf Fund Budget for Additional Expenses Related to Well Rehabilitation

Open Mic/Public Comment

Reports on Previous Open Mic

Other Business

Adjourn

City Council Regular **1.**

Meeting Date: 02/04/2025

Subject: Approve Minutes of January 21, 2025

From: Joan Lenzmeier, City Clerk

INTRODUCTION

DISCUSSION

RECOMMENDATION

Attachments

January 21, 2025

UNAPPROVED

COON RAPIDS CITY COUNCIL MEETING MINUTES OF JANUARY 21, 2025

CALL TO ORDER

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 21, 2025, 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, Peter Butler, Sean Novack, Christopher Geisler, Brian Armstrong, and Pat Carlson

Members Absent: None

ADOPT AGENDA

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

PROCLAMATIONS/PRESENTATIONS

1. OATH OF OFFICE FOR POLICE OFFICERS

Chief Steiner introduced the new officers Adam Backman, Carol Wallsmith, Peter Giese, Suleima Saldivar, and Ariel Huddleson.

Mayor Koch administered the Oaths of Office for the new officers.

2. 2025 SNOWFLAKE DAYS BUTTON WINNERS AND PROCLAMATION

Tiffany Fick, Vice President of Snowflake Days, introduced herself. She pointed out Councilmember Carlson is the marquee for the 2025 Snowflake Days and provided details on his background.

Ms. Fick shared the history of the Snowflake Days button design contest. She presented the honorable mention, second place winner, and first place winner. They will continue the button

design contest in the future. She explained how to purchase the buttons and the details of the button contest.

Ms. Fick stated Snowflake Days will be January 31 through February 9, 2025. She listed the various events and community gatherings planned throughout the celebration.

Mayor Koch read the proclamation declaring January 31 through February 9, 2025, as Snowflake Days in the City of Coon Rapids.

Diane Buszta, President of the Snowflake Association, noted her excitement for the event.

3. COMMUNITY STRENGTH FOUNDATION PRESENTATION AND REVIEW OF 2024 EVENTS

Tiffany Fick, Bill Kiecker, John Fick, and Diane Buszta introduced themselves as representatives of the Coon Rapids Community Strength Foundation.

Ms. Fick explained Coon Rapids Community Strength Foundation (CSF) is a volunteer group that financially supports several events and activities in Coon Rapids each year. The City provides a portion of its charitable gambling dollars to the foundation, to distribute to events and activities that the commission feels would benefit the community. Ms. Fick provided details on some events supported by CSF such as Snowflake Days, the Winter Concert Series, Movie in the Park, the Summer Concert Series, the Fourth of July Celebration, Love My Pet Fair, Rocky's Pumpkin Patch, and the Tree Lighting Festival.

Ms. Fick presented the 2024 income of $124,013.61 and the various sources of funding. The 2024 expenses were $123,501.46, and she explained the expenses were broken down by events.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4. JANUARY 6, 2025, COUNCIL MEETING

MOTION BY COUNCILMEMBER CARLSON, SECONDED BY COUNCILMEMBER NOVACK, FOR APPROVAL OF THE MINUTES OF THE JANUARY 6, 2025, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

5. ACCEPT EASEMENT AGREEMENT FOR IDC AUTOMATIC, 360 COON RAPIDS BLVD
6. APPROVE FINAL PAYMENT TO DOORCO INC. FOR PROJECT 21-65, FIRE STATION #3
7. ACCEPT EASEMENT AGREEMENT FOR PROJECT 24-22, FOLEY MONOPOLE (PC

24-18)
8. ADOPT RESOLUTION 25-26 CORRECTING LEGAL DESCRIPTION TO VACATE UTILITY EASEMENTS (RED MILL)
9. RECEIVE SCHEDULE OF ELECTRONIC PAYMENTS
10. ADOPT RESOLUTION 25-27 ACCEPTING DONATION FOR PARK BENCH
11. RECEIVE AND APPROVE 2025 PAY EQUITY IMPLEMENTATION REPORT
12. APPROVE CERTIFICATION OF SATISFACTION OF MORTGAGE COON RAPIDS ANDOVER AMERICAN LITTLE LEAGUE

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER ARMSTRONG, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Councilmember Carlson stated the sidewalk in front of IDC is a welcome change, referring to Consent Agenda Item 5. Accept Easement Agreement for IDC Automatic, 360 Coon Rapids Blvd. He thanked the Sommerfeld family for their donation, referring to Consent Agenda Item 10. Adopt Resolution 25-27 Accepting Donation for Park Bench.

Councilmember Armstrong also thanked the Sommerfelds for the bench donation.

Councilmember Greskowiak asked if the paint at Fire Station #3 was restored to the City's standards, referring to Consent Agenda Item 6. Approve Final Payment to Doorco Inc. for Project 21-65, Fire Station #3. City Manager Matt Stemwedel confirmed the paint was restored.

Councilmember Greskowiak noted the area for the monopole is not in the best shape, referring to Consent Agenda Item 7. Accept Easement Agreement for Project 24-22, Foley Monopole (PC 24 -18).

THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

13. CONDUCT PUBLIC HEARING FOR VACATION OF DRAINAGE AND UTILITY EASEMENTS AND CONSIDER RESOLUTION 25-24 (360 COON RAPIDS BOULEVARD)

The Staff report was shared with Council.

Mayor Koch opened and closed the public hearing at 7:09 p.m. since no one appeared to address the Council.

MOTION BY COUNCILMEMBER CARLSON, SECONDED BY COUNCILMEMBER ARMSTRONG, TO ADOPT RESOLUTION 25-24 TO VACATE DRAINAGE AND UTILITY EASEMENTS FOR 360 COON RAPIDS BOULEVARD.

Councilmember Greskowiak pointed out the item was discussed during Work Session, and the project needs to be done.

THE MOTION PASSED UNANIMOUSLY.

BID OPENINGS AND CONTRACT AWARDS

None.

OLD BUSINESS

None.

NEW BUSINESS

14. CONSIDER RESOLUTION 25-2(8) ACCEPTING PLANS & SPECIFICATIONS FOR THE 2025 FULL DEPTH RECLAMATION PROJECT/AUTHORIZE SOLICITATION OF BIDS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER NOVACK, SECONDED BY COUNCILMEMBER BUTLER, TO ADOPT RESOLUTION NO. 25-2(8), ACCEPTING PLANS AND SPECIFICATIONS FOR PROJECT 25-2 THE 2025 FULL-DEPTH RECLAMATION PROJECT, AND AUTHORIZE THE SOLICITATION OF BIDS.

Councilmember Greskowiak noted the Council received a presentation regarding mill and overlay, but the proposed item is a full-depth reclamation. Public Works Director Tim Himmer stated there was an amendment to the assessment policy about one year ago. The full-depth reclamation was presented to the Council as an improvement to the mill and overlay option. The full reconstruction cost didn't fit into the City's budget, so they found the worst sections to do a full-depth reclamation.

Councilmember Greskowiak asked how long the full-depth reclamation will last. Mr. Himmer explained the improvements should last ten years. The cost of the full-depth reclamation is similar to a mill and overlay. However, the mill and overlay process would not work in the project area because the pavement is only two inches deep.

THE MOTION PASSED UNANIMOUSLY.

15. CONSIDER AGREEMENTS FOR CONTRACT SERVICES WITH CEDAR CREEK ENERGY FOR SOLAR SYSTEM INSTALLATION AT FIRE STATION 3 AND THE WEST WATER TREATMENT PLANT

The Staff report was shared with Council.

Councilmember Greskowiak asked how the City receives a federal tax credit. Mr. Himmer stated the tax credit is part of the federal government's inflation reduction efforts.

Councilmember Geisler noted his excitement for the project and noted the low cost of the solar panel system.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER NOVACK, TO APPROVE THE CONTRACTS WITH CEDAR CREEK ENERGY FOR THE INSTALLATION OF SOLAR ENERGY SYSTEMS AT FIRE STATION 3 AND THE WEST WATER TREATMENT PLANT, AND AUTHORIZE EXECUTION BY APPROPRIATE STAFF.

Councilmember Greskowiak added the contractor is very experienced. He asked if the project was put out for a competitive bid. Mr. Himmer confirmed the City received three bids.

Mayor Koch stated there is an optional 20-year warranty mentioned in the contract. He asked if Staff is considering the additional warranty. Mr. Himmer stated the warranty is an option, but it isn't included in the current bid. The life of the panels should exceed 20 years.

Councilmember Geisler pointed out the inverters are the most likely component to fail.

THE MOTION PASSED UNANIMOUSLY.

16. CONSIDER RESOLUTION 25-25 APPROVING MNDOT CONTRACT NO. 1057316, COOPERATIVE CONSTRUCTION AGREEMENT FOR TH 10 IMPROVEMENTS (CP 19-26)

The Staff report was shared with Council.

Councilmember Novack noted the community is very supportive of the proposal.

MOTION BY COUNCILMEMBER NOVACK, SECONDED BY COUNCILMEMBER BUTLER, TO APPROVE RESOLUTION 25-25 AUTHORIZING MNDOT CONTRACT NO. 1057316, A COOPERATIVE CONSTRUCTION AGREEMENT WITH MNDOT, AND FURTHER AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE AGREEMENT. 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

None.

OTHER BUSINESS

Councilmember Greskowiak noted a resident requested a letter be read into the public record. The resident requested a code amendment to allow domestic ducks to be kept as was done with chickens.

ADJOURN

MOTION BY COUNCILMEMBER CARLSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADJOURN THE MEETING AT 8:26 P.M. THE MOTION PASSED UNANIMOUSLY.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **2.**

Meeting Date: 02/04/2025

Subject: Receive Schedule of Electronic Payments

From: Ashley Hansen, Finance Director

INTRODUCTION

Minnesota State Statute 471.38 requires a list of transactions made by electronic funds transfer be provided to the City Council at the next regular meeting after the transaction.

DISCUSSION

Staff has prepared the attached list of electronic payments processed since the last Council Meeting.

RECOMMENDATION

Council is requested to receive the schedule of electronic payments from 01/16/2025 to 01/29/2025.

Attachments

Electronic Payments 01/16/25 - 01/29/25

INVOICE DISTRIBUTION REPORT FOR CITY OF COON RAPIDS

ELECTRONIC PAYMENT TRANSACTION DATES
01/16/2025 - 01/29/2025

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10000 GENERAL FUND					
Department: 12110 MAINT OF OFFICIAL RECORDS					
10000-12110-6210	PROF AND CONSULTING SERVIC	PIONEER SECURESHRED	SHREDDING SERVICES DEC 2024	150.00	701
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2325	48.37	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2326	48.37	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2320	86.00	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2319	247.25	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2321	43.00	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2322	48.37	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2323	48.37	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	ORD 2324	43.00	663
10000-12110-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	JAN 21 PH VACATION	116.74	692
			Total Department 12110 MAINT OF OFFICIAL RECORDS	879.47	
Department: 14316 INFORMATION TECHNOLOGY					
10000-14316-6215	SOFTWARE CHARGES	LOGIS	LOGIS LABOR	2,301.25	666
10000-14316-6230	TRAVEL/SCHOOLS/CONFERENCES	RUNG, SHAWN	NOV/DEC 2024 EXP REPORT	26.80	671
			Total Department 14316 INFORMATION TECHNOLOGY	2,328.05	
Department: 20321 PREVENTATIVE PATROL/TRAFFIC					
10000-20321-6230	TRAVEL/SCHOOLS/CONFERENCES	KUHN, BETHANY	DEC 2024 EXP REPORT	24.52	665
10000-20321-6230	TRAVEL/SCHOOLS/CONFERENCES	STEINER, WILLIAM	OCT 2024 EXP REPORT	1,950.08	703
			Total Department 20321 PREVENTATIVE PATROL/TRAFFIC	1,974.60	
Department: 22322 FIRE SUPPRESSION					
10000-22322-6342	M & R EQUIPMENT - BY CITY	EMERGENCY AUTOMOTIVE TECH	REAR LIGHTS #U2 24-35339	269.08	693
10000-22322-6370	GENERAL SUPPLIES	MENARDS	EQUIMENT FOR BURNING THE BUNKER HILLS	98.99	669
			Total Department 22322 FIRE SUPPRESSION	368.07	
Department: 22422 RESCUE & FIRST AID					
10000-22422-6230	TRAVEL/SCHOOLS/CONFERENCES	MADDOX, BRITTA	DEC 2024 EXP REPORT	364.45	668
			Total Department 22422 RESCUE & FIRST AID	364.45	
Department: 32418 SENIOR CITIZENS CENTER					
10000-32418-6222	POSTAGE	THE PRESSROOM	SR NEWSLETTER POSTAGE JAN/FEB	1,246.36	704
10000-32418-6240	ADVERTISING & PRINTING	THE PRESSROOM	SR NEWSLETTER PRINTING JAN/FEB	1,350.08	704
			Total Department 32418 SENIOR CITIZENS CENTER	2,596.44	
Department: 40114 PLANNING					
10000-40114-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	JAN PC PH NOTICE	75.25	692
10000-40114-6240	ADVERTISING & PRINTING	ECM PUBLISHERS	JAN PC PH NOTICE	86.00	692
			Total Department 40114 PLANNING	161.25	
Department: 50132 STREET MAINTENANCE					
10000-50132-6370	GENERAL SUPPLIES	MENARDS	HOSE CLAMP - STREETS BAY	24.57	696
10000-50132-6370	GENERAL SUPPLIES	MENARDS	STREETS SUPPLIES	168.04	696
			Total Department 50132 STREET MAINTENANCE	192.61	
Department: 50713 PUBLIC BUILDING MAINTENANCE					
10000-50713-6272	M & R EQUIPMENT - CONTRACT	SILENT KNIGHT SECURITY SYS	ANNUAL FIRE MONITORING	629.40	702
			Total Department 50713 PUBLIC BUILDING MAINTENANCE	629.40	
Department: 51034 PARKS MAINTENANCE					
10000-51034-6342	M & R EQUIPMENT - BY CITY	MN EQUIPMENT	2024 PIPE ASSEMBLY	31.67	670

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 10000 GENERAL FUND					
Department: 51034 PARKS MAINTENANCE					
10000-51034-6342	M & R EQUIPMENT - BY CITY	MTI DISTRIBUTING	BROOM BRISLES #168-1 24-35540	957.50	699
10000-51034-6370	GENERAL SUPPLIES	MENARDS	2024 SHOP SUPPLIES	67.42	696
10000-51034-6370	GENERAL SUPPLIES	MENARDS	2024 WINTERCREST & WWTP SUPPLIES	39.73	696
10000-51034-6370	GENERAL SUPPLIES	MENARDS	2024 SHOP SUPPLIES	8.49	696
			Total Department 51034 PARKS MAINTENANCE	1,104.81	
Department: 52138 TREE MAINTENANCE					
10000-52138-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93664 TRIMMED 10 OAKS 11600 RAVEN	724.24	688
			Total Department 52138 TREE MAINTENANCE	724.24	
			Total Fund 10000 GENERAL FUND	11,323.39	
Fund: 17000 BOULEVARD TREE MAINTENANCE					
Department: 17000 BOULEVARD TREE MAINTENANCE					
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93502 REMOVED ASH 1268 106TH AVE	745.26	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO# 93504 REMOVED ASH 1277 106TH AVE	745.26	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93497 1294 105TH AVE REMOVED ASH	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93532 1308 107TH AVE REMOVED ASH	425.86	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93510 10611 BLUEBIRD ST REMOVED AS	684.06	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93519 REMOVED ASH 10621 BLUEBIRD S	532.33	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93523 REMOVED ASH 10641 BLUEBIRD S	684.06	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93494 REMOVED 4 ASH TREES ERLANDSO	1,405.06	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93552 REMOVED ASH TREE 10816 AVOCE	851.72	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93555 REMOVED ASH TREE 10830 AVOCE	425.86	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93559 REMOVED ASH 10802 AVOCET ST	425.86	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO #93526 REMOVED ASH 1350 107TH AVE	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93517 REMOVED ASH 10630 BLUEBIRD S	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93521 REMOVED ASH 10631 BLUEBIRD S	616.46	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93508 REMOVED ASH 10609 BLUEBIRD S	745.26	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO# 93563 REMOVED ASH 10807 AVOCET ST	942.25	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93557 REMOVE ASH 10838 AVOCET ST	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93515 REMOVED ASH 10620 BLUEBIRD	704.52	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93538 REMOVED ASH 10574 BLUEBIRD	776.65	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93528 REMOVED ASH 1331 107TH AVE	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93506 REMOVED ASH 10610 BLUEBIRD S	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93545 REMOVED ASH 10884 AVOCET ST	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93543 REMOVED ASH 10847 AVOCET ST	425.86	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93540 REMOVED ASH 10841 AVOCET ST	212.93	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93565 REMOVED ASH 10821 AVOCET ST	425.86	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93536 REMOVED ASH 10798 ROBINSON D	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93561 REMOVED 2 ASH 10835 AVOCET S	1,793.97	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93495 REMOVED ASH 10500 ROBINSON D	638.79	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93672 TRIMMED ASH TREE 12013 IBIS	452.65	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93498 REMOVED ASH 1285 105TH AVE	729.32	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93534 REMOVED 2 ASH 1317 107TH AVE	851.72	688
17000-17000-6273	M & R OTHER IMPS - CONTRAC	CARR'S TREE SERVICE	WO#93500 REMOVED ASH TREE 10570 ROBIN	851.72	688
			Total Department 17000 BOULEVARD TREE MAINTENANCE	22,203.61	
			Total Fund 17000 BOULEVARD TREE MAINTENANCE	22,203.61	
Fund: 24000 PUBLIC COMMUNICATIONS FUND					

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 24000 PUBLIC COMMUNICATIONS FUND					
Department: 71642 PUBLIC COMMUNICATIONS					
24000-71642-6230	TRAVEL/SCHOOLS/CONFERENCES	ANTUS, STEPHEN	AUG-OCT 2024 EXP REPORT	38.86	660
24000-71642-6230	TRAVEL/SCHOOLS/CONFERENCES	ANTUS, STEPHEN	NOV-DEC 2024 EXP REPORT	65.33	660
			Total Department 71642 PUBLIC COMMUNICATIONS	104.19	
			Total Fund 24000 PUBLIC COMMUNICATIONS FUND	104.19	
Fund: 29000 RECYCLING FUND					
Department: 74100 RECYCLING					
29000-74100-6271	M & R BLDGS/STRUCTURES - C	ATLAS STAFFING INC	RECYCLING STAFF	1,567.09	687
			Total Department 74100 RECYCLING	1,567.09	
			Total Fund 29000 RECYCLING FUND	1,567.09	
Fund: 65000 CAPITAL EQUIPMENT FUND					
Department: 78821 CAPITAL EQUIPMENT					
65000-78821-6544	MACHINERY & AUTOMOTIVE	EMERGENCY AUTOMOTIVE TECH	POLICE P4 PO007682	4,901.58	664
65000-78821-6544	MACHINERY & AUTOMOTIVE	EMERGENCY AUTOMOTIVE TECH	POLICE P24 PO007625	7,573.14	693
65000-78821-6544	MACHINERY & AUTOMOTIVE	EMERGENCY AUTOMOTIVE TECH	POLICE P21 PO007818	5,382.00	693
			Total Department 78821 CAPITAL EQUIPMENT	17,856.72	
			Total Fund 65000 CAPITAL EQUIPMENT FUND	17,856.72	
Fund: 71000 WATER FUND					
Department: 60171 WATER SYSTEM MAINTENANCE					
71000-60171-6210	PROF AND CONSULTING SERVIC	WATER CONSERVATION SERVICE	12/18 & 12/20 LEAK DETECTION (104TH;	759.55	706
71000-60171-6273	M & R OTHER IMPS - CONTRAC	WARNING LITES OF MINNESOTA	TRAFFIC CONTROL - SPRINGBROOK DR/90TH	1,075.00	705
71000-60171-6342	M & R EQUIPMENT - BY CITY	CRYSTEEL TRUCK EQUIPMENT I	PLOW LIGHT #203 24-35476	294.66	662
71000-60171-6370	GENERAL SUPPLIES	MENARDS	SHELF WTP	31.43	696
71000-60171-6542-2022-17	BUILDINGS AND STRUCTURES	LOGIS	LOGIS LABOR	870.00	666
			Total Department 60171 WATER SYSTEM MAINTENANCE	3,030.64	
			Total Fund 71000 WATER FUND	3,030.64	
Fund: 72000 STORM WATER DRAINAGE FUND					
Department: 64076 STORM WATER DRAINAGE					
72000-64076-6272	M & R EQUIPMENT - CONTRACT	MACQUEEN EQUIP INC	MACQUEEN - #17	1,291.45	667
			Total Department 64076 STORM WATER DRAINAGE	1,291.45	
			Total Fund 72000 STORM WATER DRAINAGE FUND	1,291.45	
Fund: 73000 GOLF FUND					
Department: 67382 GOLF COURSE ADMINISTRATION					
73000-67382-6272	M & R EQUIPMENT - CONTRACT	COMMUNICATION SYSTEM SPECI	CAMERA SYSTEM IMPROVEMENT	3,259.85	689
73000-67382-6272	M & R EQUIPMENT - CONTRACT	COMMUNICATION SYSTEM SPECI	PROJECTOR FIX	340.00	689
73000-67382-6543	FURNITURE & EQUIPMENT	BARR DISPLAY	GOLF SHOP DISPLAYS	10,871.50	661
			Total Department 67382 GOLF COURSE ADMINISTRATION	14,471.35	
			Total Fund 73000 GOLF FUND	14,471.35	
Fund: 99000 PAYROLL CLEARING FUND					
Department: 00000					
99000-00000-2025	SALARIES PAYABLE	IRS - EFT	Remittance Check	112,910.94	672
99000-00000-2025	SALARIES PAYABLE	CR POLICE ASSOCIATION SCHO	Remittance Check	62.00	691

INVOICE DISTRIBUTION REPORT FOR CITY OF COON RAPIDS

ELECTRONIC PAYMENT TRANSACTION DATES
01/16/2025 - 01/29/2025

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 99000 PAYROLL CLEARING FUND					
Department: 00000					
99000-00000-2025	SALARIES PAYABLE	MN BENEFIT ASSOCIATION	Remittance Check	161.06	697
99000-00000-2025	SALARIES PAYABLE	COON RAPIDS POLICE ASSOC	Remittance Check	162.00	690
99000-00000-2025	SALARIES PAYABLE	LELS INC-POLICE UNION DUES	Remittance Check	511.00	695
99000-00000-2025	SALARIES PAYABLE	FIREFIGHTERS LOCAL 1935	Remittance Check	1,896.43	694
99000-00000-2025	SALARIES PAYABLE	MN TEAMSTER UNION 320	Remittance Check	1,472.50	698
99000-00000-2025	SALARIES PAYABLE	NCPERS C/O MEMBER BENEFTS	Remittance Check	336.00	700
99000-00000-2025	SALARIES PAYABLE	MN DEPT OF REV - PAYROLL E	Remittance Check	49,507.21	676
99000-00000-2025	SALARIES PAYABLE	MN CHILD SUPPORT PAYMENT C	Remittance Check	1,339.62	674
99000-00000-2025	SALARIES PAYABLE	WISCONSIN SUPPORT COLLECTI	Remittance Check	576.70	677
99000-00000-2025	SALARIES PAYABLE	NORTH DAKOTA CHILD SUPPORT	Remittance Check	330.93	679
99000-00000-2025	SALARIES PAYABLE	MN STATE RETIREMENT SYSTEM	Remittance Check	17,871.15	675
99000-00000-2025	SALARIES PAYABLE	MISSION SQUARE 457 PAYROLL	Remittance Check	29,973.05	673
99000-00000-2025	SALARIES PAYABLE	MISSION SQUARE ROTH IRA PA	Remittance Check	7,627.01	678
99000-00000-2025	SALARIES PAYABLE	EMPOWER RETIREMENT SERVICE	Remittance Check	3,329.17	682
99000-00000-2025	SALARIES PAYABLE	BRI HSA EFT	Remittance Check	29,688.86	683
99000-00000-2025	SALARIES PAYABLE	BPAS VEBA EFT	Remittance Check	2,239.87	684
99000-00000-2025	SALARIES PAYABLE	EYE MED	Remittance Check	795.31	686
99000-00000-2026	BENEFITS PAYABLE	BRI FSA EFT	Remittance Check	4,214.47	685
99000-00000-2031	ACCRUED DENTAL INS PAYABLE	WELFARE TRUST FUND	Remittance Check	2,280.40	707
99000-00000-2031	ACCRUED DENTAL INS PAYABLE	HEALTH PARTNERS EFT	Remittance Check	12,561.87	681
99000-00000-2032	ACCRUED HEALTH INS PAYABLE	HEALTH PARTNERS EFT	Remittance Check	410,553.75	681
99000-00000-2035	ACCRUED PERA PAYABLE	PERA - EFT	Remittance Check	215,780.49	648
99000-00000-2035	ACCRUED PERA PAYABLE	PERA - EFT	Remittance Check	262,644.42	680
99000-00000-2035	ACCRUED PERA PAYABLE	PERA - EFT	Remittance Check	614.43	708
99000-00000-2036	ACCRUED FICA & MEDICARE PA	IRS - EFT	Remittance Check	102,479.36	672
			Total Department 00000	1,271,920.00	
			Total Fund 99000 PAYROLL CLEARING FUND	1,271,920.00	

INVOICE DISTRIBUTION REPORT FOR CITY OF COON RAPIDS

ELECTRONIC PAYMENT TRANSACTION DATES
01/16/2025 - 01/29/2025

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
		10000	GENERAL FUND	11,323.39	
		17000	BOULEVARD TREE MAINTENANCE	22,203.61	
		24000	PUBLIC COMMUNICATIONS FUND	104.19	
		29000	RECYCLING FUND	1,567.09	
		65000	CAPITAL EQUIPMENT FUND	17,856.72	
		71000	WATER FUND	3,030.64	
		72000	STORM WATER DRAINAGE FUND	1,291.45	
		73000	GOLF FUND	14,471.35	
		99000	PAYROLL CLEARING FUND	1,271,920.00	
		Total For All Funds:		1,343,768.44	

City Council Regular **3.**

Meeting Date: 02/04/2025

Subject: PC 25-2 & 25-3, Consider PUD & Preliminary Plat, Coon Rapids Townhomes, 10701 Butternut St NW, September Son Architecture, LLC

Submitted For: Max Pattsner, Senior Planner **From:** Max Pattsner, Senior Planner

INTRODUCTION

The applicant is requesting preliminary plat approval to create 34 lots and one outlot for the purpose of building a 34-unit townhome development. The applicant is also requesting the approval of a Planned Unit Development (PUD), including site plan for said 34-unit townhome development.

The applicant submitted an application for rezoning, site plan, and preliminary plat for a similar 34-unit townhome development on the same site in the summer of 2024. The rezoning request was not approved for reasons related to the proposed access to the site off of Butternut Street to the south. The applicant redesigned the site and received confirmation from the Anoka County Highway Department to allow access/egress for the site direction onto University Avenue to the east. The updated site plan shows only one access/egress point, which is a right-in/right-out onto University Avenue.

The applicant chose to apply for a PUD overlay instead of a rezoning for the site, so that the zoning could be approved contingent on the site plan (i.e. so that the City would have reassurance that a rezoning would not cause an unintended or unwanted use to be permitted on the site should the proposed development not go forward). The proposed site plan shows 34 townhomes in a similar layout to the one proposed in the summer of 2024, but flipped east/west so that the internal access drive is now on the east side of the development, facing University Ave.

Notices were posted advertising a public hearing for the item at the January 16th, 2025 Planning Commission meeting. A public hearing was held, and public comment was received, with some of the main concerns being related to increased vehicle traffic and pedestrian safety. At the meeting, the Planning Commission voted 6-1 to recommend approval of the PUD and Preliminary Plat.

DISCUSSION

Project Overview. This PUD and preliminary plat application (PC 24-14 & PC 24-15) relate to the parcel with temporary address 10701 Butternut St NW (PID 24-31-24-11-0070). The subject property is about 3.8 acres and is currently being used as a community garden for the adjacent Peace Lutheran Church to the north.

The applicant is proposing to construct 34 townhomes on the site tentatively called “Coon Rapids Townhomes.” There are 22 three-bedroom units and 12 “three-plus-bedroom” (larger) units proposed. Each unit would be three stories and include a two-car garage in the rear and walking path in the front leading to the front door from the sidewalk. The site plan includes five six-unit buildings and one four-unit building. The proposal would have a residential density of about nine units per acre.

PUD. In December of 2024, the applicant submitted application requesting a PUD overlay for the property, which is currently zoned Office. A PUD allows the City to create a special zoning that applies only to a single property or multiple contiguous properties, with specific regulations and standards that apply only to that district. This tool

gives the City flexibility to impose standards that are more or less restrictive than the underlying district standards.

In this case, the purpose of the PUD would be to allow the proposed residential use (which would not be allowed by zoning in the underlying Office district, but is supported by the Commercial Mixed-Use land use designation in the 2040 Comprehensive Plan) at the subject location, and to impose standards for the development that are nearly identical to the zoning standards for the Moderate Density Residential (MDR) zoning district. The PUD tool gives the City the ability to allow a residential use in a non-residential district without rezoning the property, and impose standards that fit the proposed use. In this case, the density of the proposed development of between five and ten units per acre puts it into the category of MDR. Since the proposal largely already conforms to the MDR standards, staff are proposing that the PUD standards match the MDR standards exactly, with only one exception as follows:

- 11-1604.2(18)(a) requires a setback of 20' from a street right-of-way for any interior access drive or parking spaces. The PUD is proposed to require that interior access drives or parking spaces be set back only 15' from street right-of-way.

The site plan and proposed PUD standards are in line with Section 11-902 of the City Code, which governs the implementation of PUDs.

Access. In the fall of 2024, City staff worked with the Anoka County Highway Department (ACHD) to get preliminary consent for a site access on University Avenue, which is a county road. In November of 2024, the ACHD confirmed that they would allow a right-in/right-out (RI/RO) vehicle access onto University Avenue. The applicant submitted a concept plan for the access and the required right-turn lane on southbound University Avenue south of Northdale Blvd, which the Highway Department then approved. The applicant then reoriented the site plan to best accommodate the required new access point and turn lane.

The applicant completed a traffic study in June of 2024, which estimates that 229 daily trips will be generated by the proposed use. The traffic study is based on the layout and access points proposed for the original submittal in the summer of 2024. Since the proposed unit count has not changed, the draft trip generation memo can be assumed not to have changed and is included as an attachment.

Analysis. Staff has evaluated the site plan and preliminary plat applications based on the MDR zoning standards (to which the PUD standards will largely conform) and offers the following analysis:

Dimensional Requirements – **Meets minimum requirements**

Moderate Density Residential Requirements (11-604)	**Proposed**
Building Height – 55' max	38'
Lot Coverage – 60% max (buildings, drives, parking areas)	47.6%
Common Open Space – 550 sq ft per unit (18,700 sq ft)	18,700 sq ft (not including dedicated garden)
Private Open Space – 350 sq ft per unit (11,900 sq ft)	14,300 sq ft
Floor Area (3 & 3+ bedroom) – 960 sq ft min (720 sq ft mim above ground)	2,869 sf (at least 1,849 sq ft above ground)
Garage Floor Area – min 300 sq ft, max 75% of dwelling	467 sq ft (20% of dwelling)
Driveway – Min 10' wide max 30' wide	16'
Units Per Structure – Min 3 max 8	Min 4 max 6
Structure Length – Max 240'	170'
Parking – 2.5 per unit (77 total, 17 common stalls, 34 garage stalls, 34 stalls on lot)	68 garage stalls, 26 common stalls; 94 stalls total (2.77 per unit)
Setbacks Required Bldg from another building 20' Bldg from exterior boundary of site 25' Bldg from street right of way 35' (25' side wall) Bldg from interior access drive or parking 10'	 44' 25' 70' 10'

Parking/driveway from exterior site boundary 10’ *Parking/driveway from street ROW 15’ (different from MDR Standards)*	15’ *15’*	

Development Guidelines – **Meets minimum requirements**

Residential District Requirements (11-601)	**Staff Analysis and Comments**
Building massing – staggering building, adding columns, components, recessing doorways, uneven facades, etc.	**OK** – Building height varies, with end gables shorter than majority of building. Colors and materials vary widely across building, with no large blank faces. Large windows on every building face. Significant façade variation.
Facades – articulate building facades	**OK** – Gables and protrusions create significant articulation of building facades.
Varied roof shapes	**OK** – Gables and hips on each building face
Focal element or feature – elevating part of the building, tower or emphasizing prominent part of building, etc.	**OK** – Protrusions on front and areas between windows on rear draw the eye and provide scale.
Residential Building materials – variation of materials and colors	**OK** – Varied fiber cement siding including lap, board & batten, and panel. Face brick masonry included on sides. Majority of roof is asphalt shingle with some metal (standing seam) on smaller roof sections.
Balconies, Decks and Porches – durable finish	**N/A**
Entry Steps	**N/A**
Perimeter foundation	**OK** – Living space has perimeter foundation
Children’s Play Area	***OK with condition –*** Play area shown in northwest corner of site south of dedicated garden area. No detail shown.

Site Plan Criteria – **Meets minimum requirements**

Site Plan Standards for Approval (Ch. 11-304.7)	**Staff Analysis and Comments**
(a) Be compatible with the surrounding land uses	**OK -** Proposed site plan is compatible with and acts as a bridge between adjacent low density residential and commercial land uses.
(b) Preserve existing natural features whenever possible	**OK -** Existing garden area preserved although reduced in size. Significant landscaping provided.
(c) Achieve a safe and efficient circulation system	**OK** – Onsite circulation meets requirements.
(d) Not place excessive traffic loads on local streets	**OK** – Additional traffic counts will not exceed capacity of residential streets. Access only onto University Ave, majority of traffic unlikely to utilize Butternut St.
(e) Conform to the city’s plan for parks, streets, service drives and walkways	**OK –** Meets requirements
(f) Conform to the city’s Comprehensive Land Use Plan	**OK -** Proposed site plan does align with future land use designation of Commercial Mixed-Use for site and is a permitted use in the MDR zoning district.
(g) Achieve a maximum of safety, convenience and amenities	**OK –** An internal sidewalk system connects the unit entrances to the existing sidewalk along University Ave. Bus stop for Metro Transit Route 805 is about 750 feet away and accessible sidewalk. Bike racks are provided.

(h) Show sufficient landscaping to reasonably screen undesirable features and to enhance the image of the development; Overstory trees: 29 Evergreens: 29 Ornamental trees: 58 Shrubs: 174 3ft hedge or berm req'd abutting residential properties Landscape Units: 10	**OK –** Landscaping meets requirements OK – 41 (minus 12 = **29**) OK – 35 (minus 6 = **29**) OK – 40 (plus 18 = **58**) OK – 240 OK – Yes OK – 37
i. Not create detrimental disturbances to surrounding properties	**OK –** The project will not create a significant increase in traffic on residential streets, and the residential use aligns with the adjacent residential uses. The project will not create disturbances that are detrimental to surrounding properties.
(j) Meet requirements of Title	**OK -** No variances are required.
(k) Show efforts to conserve energy whenever practical	**OK –** Meets requirements.

Planned Unit Development Criteria – **Meets Minimum Requirements**

PUD Standards for Approval (Ch. 11-304.6)	**Staff Analysis and Comments**
(a) The plan is consistent with the intent of Section 11-902.	**OK –** Multifamily residential uses are compatible with the surrounding single-family and two-family uses on the west side and commercial uses on the east side. Multi-family residential is compatible with the uses allowed in the Office zoning district.
(b) The plan meets the standards required for a conditional use in Subsection 11-304.2.	**OK –** The use will be in conformity with the Commercial Mixed-Use land use designation and will not cause a significant strain on area resources or infrastructure. Vehicle access directly onto University will ensure that traffic increase on adjacent residential streets will be minimal.
(c) Each stage of the plan can exist as an independent unit.	**OK** – Plan has only one stage.
(d) The area surrounding the plan can be developed in coordination with and in substantial compatibility with the plan.	**OK** – The surrounding area is largely developed; no redevelopment is expected.
(e) Any proposed density transfer is consistent with the preservation and enhancement of important natural features of the site.	**OK –** No density transfer is proposed.
(f) Any density bonus is consistent with Section 11-902.	**OK –** No density bonus is proposed.
(g) The plan exceeds the zoning district standards for uses most similar in function to the proposed uses.	**OK –** MDR district standards are met and exceeded, with the setback exception noted above. Landscaping and open space requirements are well-exceeded by the proposal.

Parking

The MDR district requires 2.5 parking spaces per unit. At least one space per unit needs to be in an enclosed garage, one needs to be on the same parcel as the unit, and 0.5 needs to be common or shared (generally seen as guest parking). The proposal shows two garage spaces per unit, meeting the garage and on-site parking requirements for a total of 68 dedicated spaces. 26 common spaces are provided (0.75 spaces per unit); more than the 17 required, for a total of 94 stalls or 2.77 stalls per unit. Individual unit driveways are 16' in length, so they

cannot be counted toward parking requirements. All parking requirements are met.

Circulation and access
Vehicles are proposed to enter and exit the site from a single access point on University Avenue. The access will be right-in/right-out only, since there is a median on University Avenue which would prevent a left turn into or out of the site. A 135' turn lane is proposed for southbound traffic to enter the site from University Avenue. Traffic traveling northbound on University Avenue will have the option of making a U-turn at the intersection of University and Northdale Blvd to access the site, while traffic leaving the site to go northbound will have the option of making a U-turn at University and Egret Blvd.

Existing sidewalks along University Ave benefit pedestrian access to the site. Five internal walkways are proposed on the site: one connecting the buildings to each other, and four connecting the buildings to the University Ave sidewalk. This sidewalk then provides connections to all of University Ave north of Coon Rapids Blvd, as well as the Northdale Blvd sidewalk. Transit options are nearby, with Metro Transit Route 805 picking up at University and Egret just 750 feet to the south. This transit route is scheduled hourly and takes riders directly to the Northtown Mall transit station where there are multiple options for connections. Four bike racks are proposed for the site, and bike storage within garages will also be an option.

Grading, Drainage and Utilities – **Engineering Comments provided for applicant**
Engineering comments are provided for the proposed grading, drainage and utilities to comply with all applicable requirements. A permit approving the site's stormwater management is required from the Coon Creek Watershed District before a building permit would be issued by the City. Sanitary sewer is proposed to connect to an existing line on the west edge of the development. Storm sewer is proposed to drain to the City-owned property to the west of the site, which is an existing stormwater drainage area.

Landscaping – **Site plan meets landscape standards**
Required landscaping for the 3.8-acre site is determined by the Coon Rapids Landscaping Standards, as required by Section 11-1205.1 of the City Code.

Based on required calculations for bufferyards, right-of-way frontage, and open space on site, all landscaping requirements for MDR are met or exceeded by the proposed landscape plan. Planning staff find no issues with proposed landscaping.

Two trash enclosures are proposed for the site. Each enclosure would serve about half of the development, and would be located along the western access drive for ease of pickup. Bike racks are proposed for the site.

Elevations – **Meets design standards**
Building designs provide significant variation of roof height, roof style, siding color, style and materials, and building shape across the four building faces. A variety of high-quality materials are proposed. For roofing, both asphalt shingle and metal standing seam are shown, with asphalt shingle constituting the primary roof and the majority of the roof area. For siding, several styles of fiber-cement including board and batten, panel, and lap siding are shown, as well as face brick in some sections.
Large windows are shown across all four building faces, and the siding material, articulation, and style vary across different faces. Generally, Staff find that quality of materials, articulation, and visual interest are very good as shown by the proposed elevations.

Signage **– Requires separate sign permits and approval**
Signage has not yet been proposed for the site, but all eventual signage will require a separate sign permit. One monument sign is allowed for the development per street frontage, with a maximum size of 32 square feet and a maximum height of 10 feet. Signs must be set back at least 10 feet from the public right-of-way and outside of the sight triangle at the corner of University and Butternut.

RECOMMENDATION

In Planning Case 25-2, the City Council **adopt** Resolution No. 25-28, approving the proposed planned unit development with the following conditions:

1. All engineering & fire comments be addressed.
2. All sustainability comments be considered.
3. All Anoka County Highway Department comments be addressed.
4. All required Coon Creek Watershed District approvals be obtained.
5. The applicant enter into a site security agreement with the City.
6. The applicant enter into a Development Agreement (DA) with the City.
7. The development meet all MDR development standards as established in City Code Section 11-604, except that the setback from the public right-of-way for any interior drives or parking areas shall be 15', rather than 20'.
8. The applicant draft and execute a Homeowners' Association Agreement to be made between the owner of Outlot A and the owners of Lots 1-34 prior to releasing the plat for recording.
9. A park dedication fee of $57,800 ($1,700 per lot for 34 lots) be paid prior to releasing the plat for recording.
10. Details of children's play area be provided before building permit approval; children's play area must meet the requirements of city code section 11-604.2(16).
11. No direct vehicle access be established between the site and Butternut Street to the south, unless a PUD amendment specifying such is approved by the City Council.
12. A right of entry agreement be established between the City and property owner to provide City access to hydrants located outside the public right-of-way.
13. All signage is subject to separate sign permits.

In Planning Case 25-3, the City Council **approve** the proposed preliminary plat.

Attachments

Resolution No. 25-28
Location Map
Applicant Narrative
Preliminary Plat
Civil Plans
Architectural Plans
Turn Lane
Engineering Comments
Sustainability Comments
Fire Comments
Anoka County Highway Dept Comments
Draft Trip Generation - June 2024

RESOLUTION NO. 25-28

A RESOLUTION GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT (PC 25-2)

WHEREAS, an application has been made for approval of a planned unit development that includes a 34-unit townhome development and associated stormwater improvements, pursuant to Section 11-902.6 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as "the Property"; and

WHEREAS, the Planning Commission on January 16, 2025 recommended approval of the planned unit development of the Property; and

WHEREAS, the City Council, after due deliberation and consideration of the Planning Commission, concurs with said recommendations based on the following findings:

1. The plan is consistent with the intent of Section 11-902 of the City Code.

2. The plan meets the standards required for a conditional use in subsection 11-304.3.

3. Each stage of the plan can exist as an independent unit.

4. The area surrounding the plan can be developed in coordination with and in substantial compatibility with the plan.

5. Any proposed density transfer is consistent with the preservation and enhancement of important natural features of the site.

6. Any density bonus is consistent with subsection 11-902.4(4).

7. The plan exceeds the zoning district standards for uses most similar in function to the proposed uses; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids that the proposed planned unit development is consistent with the Title 11, Chapter 11-902 of the City Code of Ordinances and conforms with all of its requirements.

2. Planned unit development approval is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.

3. The planned unit development shall be designated on the City's Official Zoning Map.

Adopted this 4th day of February, 2025.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

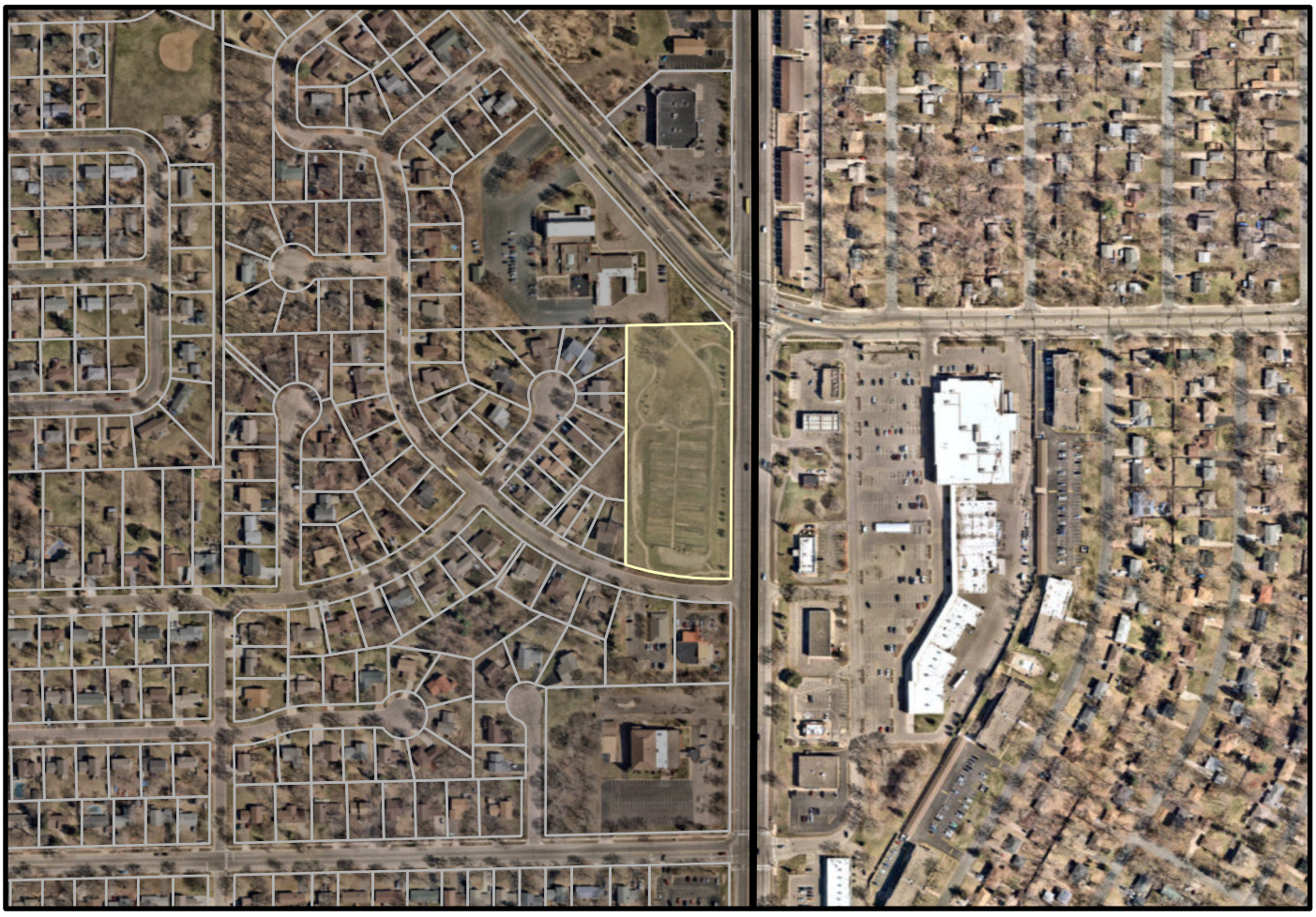
EXHIBIT A
LEGAL DESCRIPTIONS

Outlot A, Rapids East 2nd Addition, Anoka County, Minnesota.

EXHIBIT B
CONDITIONS OF APPROVAL

1. All engineering & fire comments be addressed.
2. All sustainability comments be considered.
3. All Anoka County Highway Department comments be addressed.
4. All required Coon Creek Watershed District approvals be obtained.
5. The applicant enter into a site security agreement with the City.
6. The applicant enter into a Development Agreement (DA) with the City.
7. The development meet all MDR development standards as established in City Code Section 11-604, except that the setback from the public right-of-way for any interior drives or parking areas shall be 15', rather than 20'.
8. The applicant draft and execute a Homeowners' Association Agreement to be made between the owner of Outlot A and the owners of Lots 1-34 prior to releasing the plat for recording.
9. A park dedication fee of $57,800 ($1,700 per lot for 34 lots) be paid prior to releasing the plat for recording.
10. Details of children's play area be provided before building permit approval; children's play area must meet the requirements of city code section 11-604.2(16).
11. No direct vehicle access be established between the site and Butternut Street to the south, unless a PUD amendment specifying such is approved by the City Council.
12. A right of entry agreement be established between the City and property owner to provide City access to hydrants located outside the public right-of-way.
13. All signage is subject to separate sign permits.

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

Date Exported: 12/26/2024 11:07AM

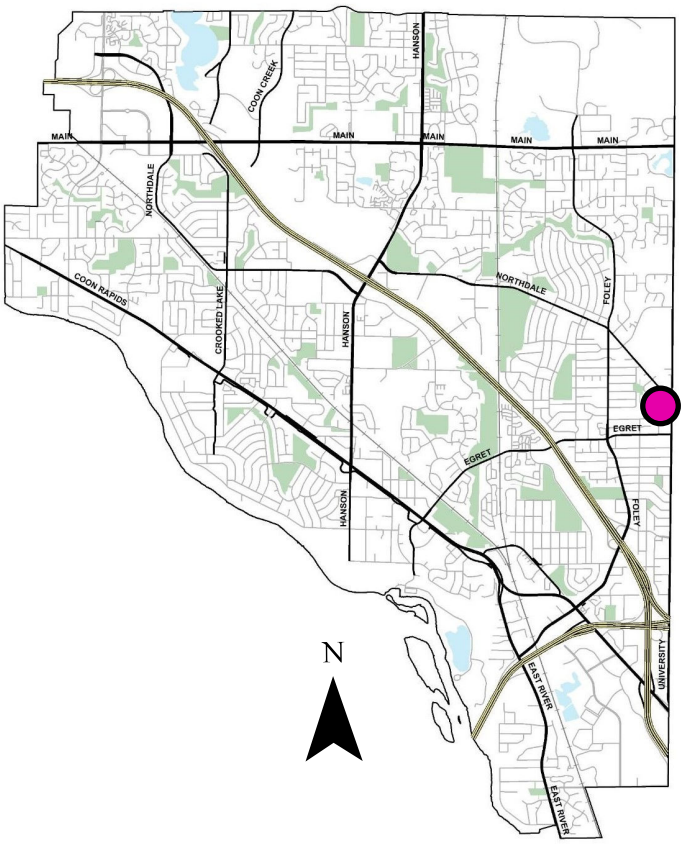
Planning Case: 25-2 & 25-3

Land Use Review: PUD & Preliminary Plat

Applicant: September Son Architecture, LLC

Address: 10701 Butternut St

PID: 24-31-24-11-0070



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.

SEPTEMBER SON
ARCHITECTURE

December 6th, 2024

Max Pattsner
Senior Planner
City of Coon Rapids – Economic Development
11155 Robinson Drive NW
Coon Rapids, MN 55433

Dear Max,

On behalf of New Life Properties LLC, I am writing to inform you of our attached Planning Application for the land parcel located at the intersection of University Avenue NW and Butternut Street NW.

Legal Description

Site:

Outlot A, RAPIDS EAST 2ND ADDITION

Easement - Peace Lutheran Church Dedicated Garden:

An easement for garden purposes over, under and across that part of Outlot A, RAPIDS EAST 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, which lies northerly of the following described line:

> Commencing at the northwest corner of said Outlot A; thence on an assumed bearing of South 00 degrees 46 minutes 14 seconds West along the west line of said Outlot A for 55.08 feet to the point of beginning of the line to be described; thence South 89 degrees 19 minutes 29 seconds East for 264.25 feet to the east line of said Outlot A and said line there terminating.

**See included Garden Easement Exhibit for Peace Lutheran Church for more information.*

Planned Unit Development Narrative

The property is situated between low-density residential properties to the south and west, a church to the north, and commercial properties east across the city boundary, which positions it as a natural transition between the uses and supports the use of the property for a medium- or high-density residential use.

The following are benefits for the City of Coon Rapids and surrounding community to consider with the proposed Planned Unit Development townhome project:

- The townhomes would provide a housing opportunity focused on promoting a more diverse range of residents and established sense of community that helps deviate from the single-family home as the dominant housing type for future residential developments.
- An abundance of *common* and *usable* open space for townhome residents that meet the minimums outlined in the Code of Ordinances, Chapter 11-902.
- Pedestrian path connections from the main entrance side of the townhome groups to the existing sidewalk on University Avenue provide adequate resident access to adjacent commercial properties to the north and east. These would activate the residential use with the surrounding commercial context, as well as provide a direct connection to the bus stop on the intersection of Egret Blvd NW and University Avenue NW (.1 miles away).
- Ground-mount bike racks to be provided adjacent to common paths on site to promote a more active use of trails and sidewalks as a recreational opportunity and means of transportation.
- A Garden Easement at the north end of the site will be dedicated garden space for Peace of Lutheran Church. The intent is to provide an outdoor environment for gardening and other activities for the local church community. See attached Exhibit B for more information.

With this being a nearly four-acre site, stormwater rules are triggered for the City of Coon Rapids, the Coon Creek Watershed District and the MPCA. Below is a summary of the stormwater parameters that our system will meet:

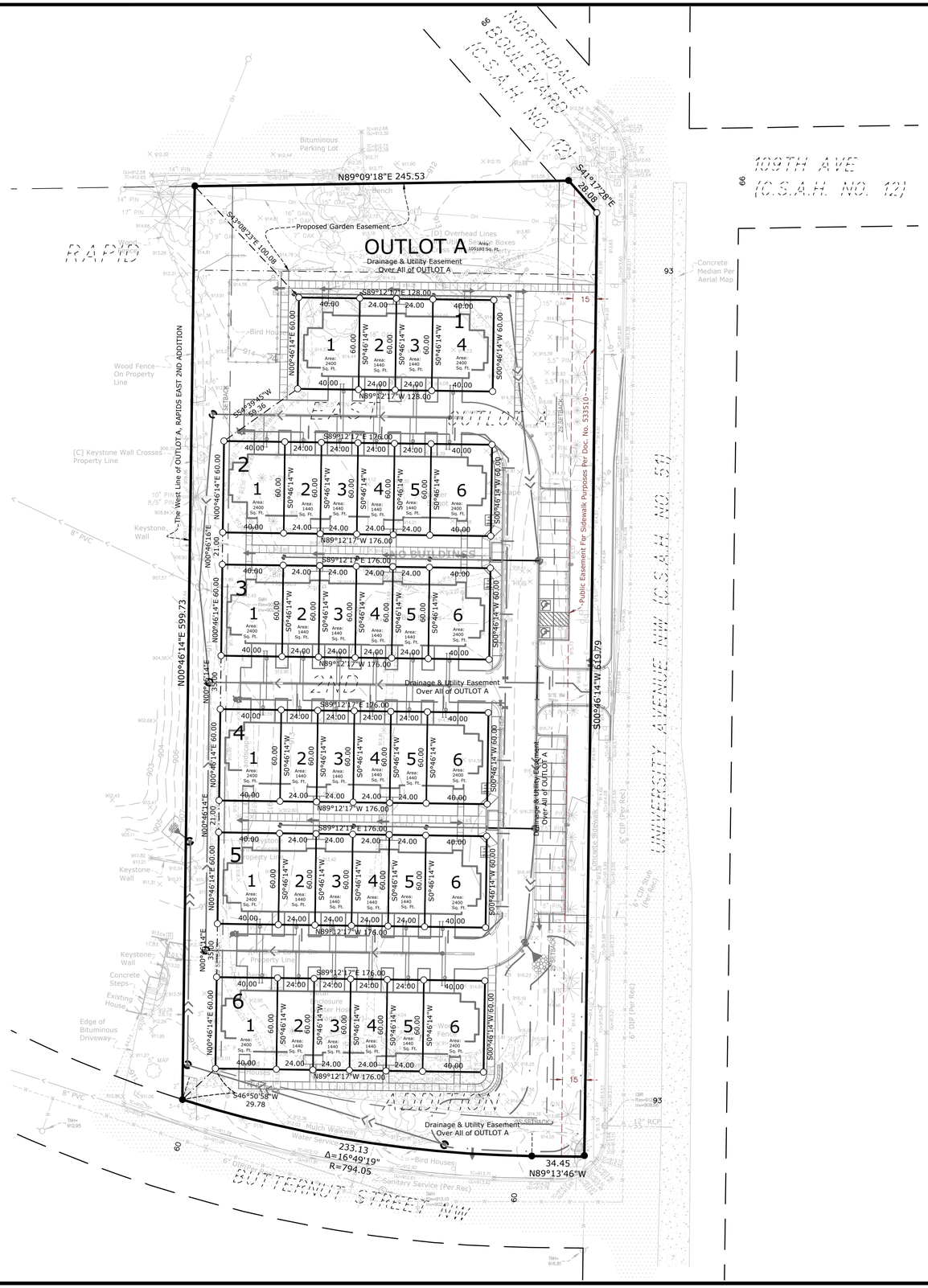
- Rate control: Maintain existing flow rates for 2-, 10-, and 100- year storms.
- Volume Control: Capture and retain on site volume equal to 1.1" runoff from all new impervious surfaces.
- Water quality: Considered satisfied if volume control standard has been satisfied.

Based on the NRCS soil survey, this existing soils on site should primarily consist of sand. One noteworthy item to point out is that this site does lie in a drinking water supply management area of "moderate" vulnerability. Depending on input from the City of Coon Rapids our system will provide infiltration or filtration to treat the stormwater runoff.

I am the contact person for the application, please reach out with any questions.

Sincerely,

Michael Kuntz, Principal
September Son Architecture
731 East 51st St
Minneapolis, MN 55417
mkuntz@septemberson.com



PRELIMINARY PLAT: UNIVERSITY AVENUE TOWNHOMES

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:
Outlot A, Rapids East 2nd Addition, Anoka County, Minnesota.

Abstract Property

Please note this preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Land Title Inc, as agent for Stewart Title Guaranty Company, File No. 690236, dated January 11, 2024.

DATE OF PREPARATION:
5-16-2024

Please note that the background survey information is per a survey by us dated 2-6-2024 (last revised 5-6-2024).

Please note that proposed site improvements are shown per plans by Civil Site Group dated 12-6-2024.

Please note that we have shown a proposed garden easement benefiting the adjacent property to the north over the northerly portion of the subject property per a Garden Easement Exhibit prepared by us dated 3-26-2024. We have not been provided with at recorded copy of said easement.

APPLICANT:
New Life Properties
Contact: Daniel Carlson
612-221-1845
dannewlifeproperties@gmail.com

BENCHMARKS:
Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located on the west side of University Avenue NW approximately 300 feet north of the southeast corner of the subject property, as shown hereon. Elevation=918.31.

AREAS:
The Gross land area is 165,660 +/- square feet or 3.803 +/- acres.

See graphics for proposed lot areas.

FLOOD ZONE:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0317E, effective date of December 16, 2015.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

N

40 20 0 20 40 80
SCALE IN FEET

Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCE LINE
- WOODEN FENCE LINE
- IRON FENCE LINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET OR TO BE SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
Butternut Street NW & University Avenue NW
Coon Rapids, Anoka County, Minnesota 55448

CLIENT
New Life Properties, LLC
1020 E 146th Street #269, Burnsville, Minnesota 55337

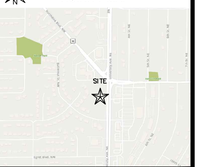
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 5-16-2024 LICENSE NO. 44565

QA/QC

FIELD CREW	CK
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

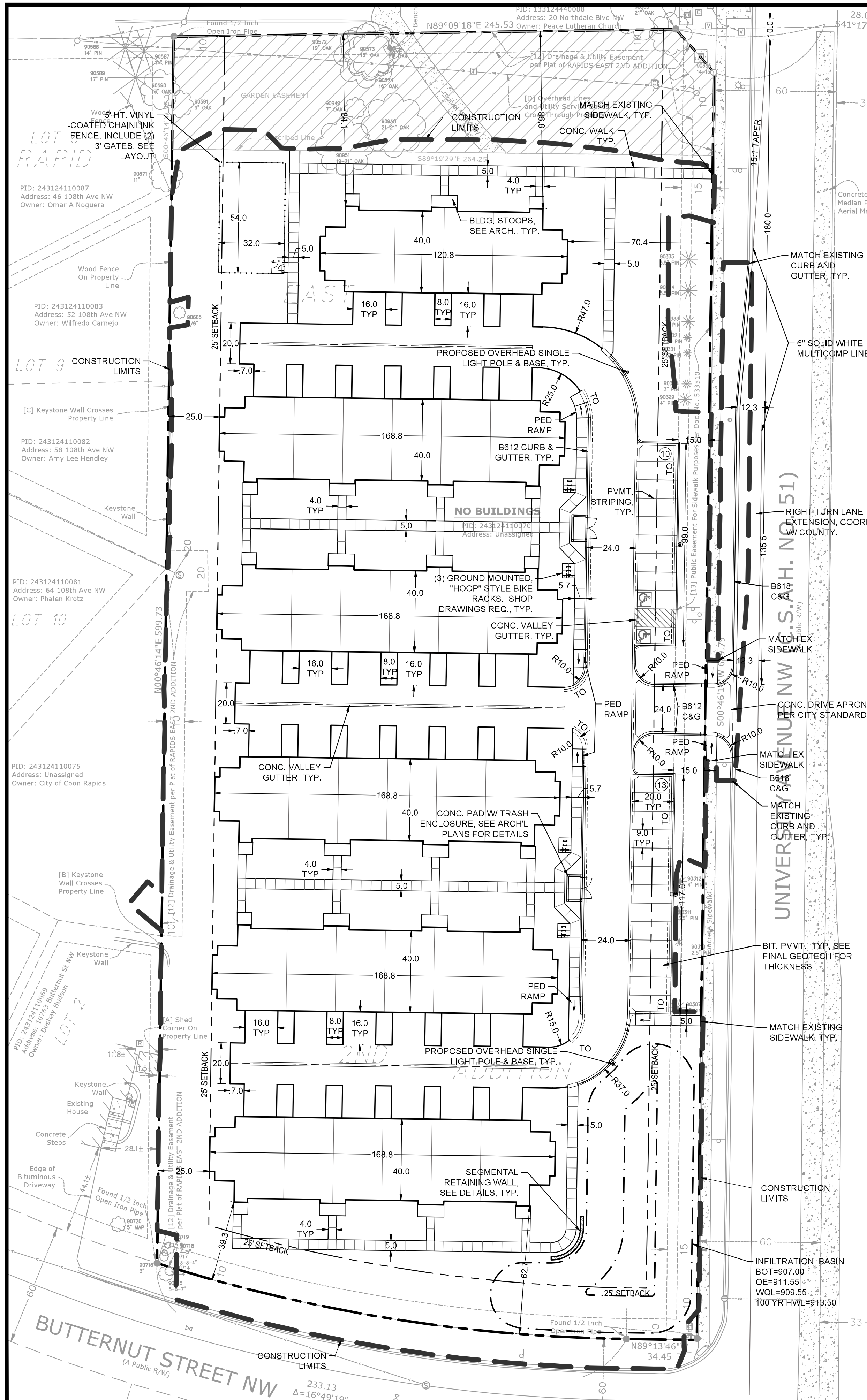
DATE	DESCRIPTION
12-6-24	Lot Configurations

PROJECT NO.: 23450

PRELIMINARY PLAT

V2.0

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SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

CITY OF COON RAPIDS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OWNER INFORMATION

NEW LIFE PROPERTIES
1020 E 146TH ST, #269
BURNSVILLE, MN 55337
DANIEL CARLSON
612-221-1845
DANNEWLIFEPROPERTIES@GMAIL.COM

SITE AREA CALCULATIONS							
	EXISTING CONDITION			PROPOSED CONDITION			
IMPERVIOUS SURFACES							
BUILDING COVERAGE	0 SF	0.0%		36,668 SF	22.1%		
PAVEMENT	5,761 SF	3.5%		42,126 SF	25.4%		
TOTAL	5,761 SF	3.5%	0.0 AC	78,794 SF	47.6%	1.8 AC	
PERVIOUS SURFACES							
TOTAL	159,898 SF	96.5%	3.7 AC	86,865 SF	52.4%	2.0 AC	
TOTAL SITE AREA	165,659 SF	100.0%	3.8 AC	165,659 SF	100.0%	3.8 AC	
DIFFERENCE (EX. VS PROP.)	73,033 SF	44.1%					
DISTURBED AREA	155,800 SF	3.6 AC					

OPERATIONAL NOTES	
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	RESIDENTS SHALL PLACE TRASH IN EXTERIOR TRASH ENCLOSURES. ENCLOSURES TO BE COLLECTED BY COMMERCIAL CO.
DELIVERIES	DELIVERIES SHALL OCCUR TO AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY

811 Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com
612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
UNIVERSITY AVENUE TOWNHOMES
UNIVERSITY AVE NW & BUTTERNUT ST NW, COON RAPIDS, MN 55434

NEW LIFE PROPERTIES, LLC
1020 EAST 146TH STREET, #269, BURNSVILLE, MN 54337

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDERS S. MELBY
DATE 12/06/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/13/24	CITY SUBMITTAL
12/06/24	CITY RESUBMITTAL

DRAWN BY	AM, RB
REVIEWED BY	MP
PROJECT MANAGER	PS
PROJECT NUMBER	23450

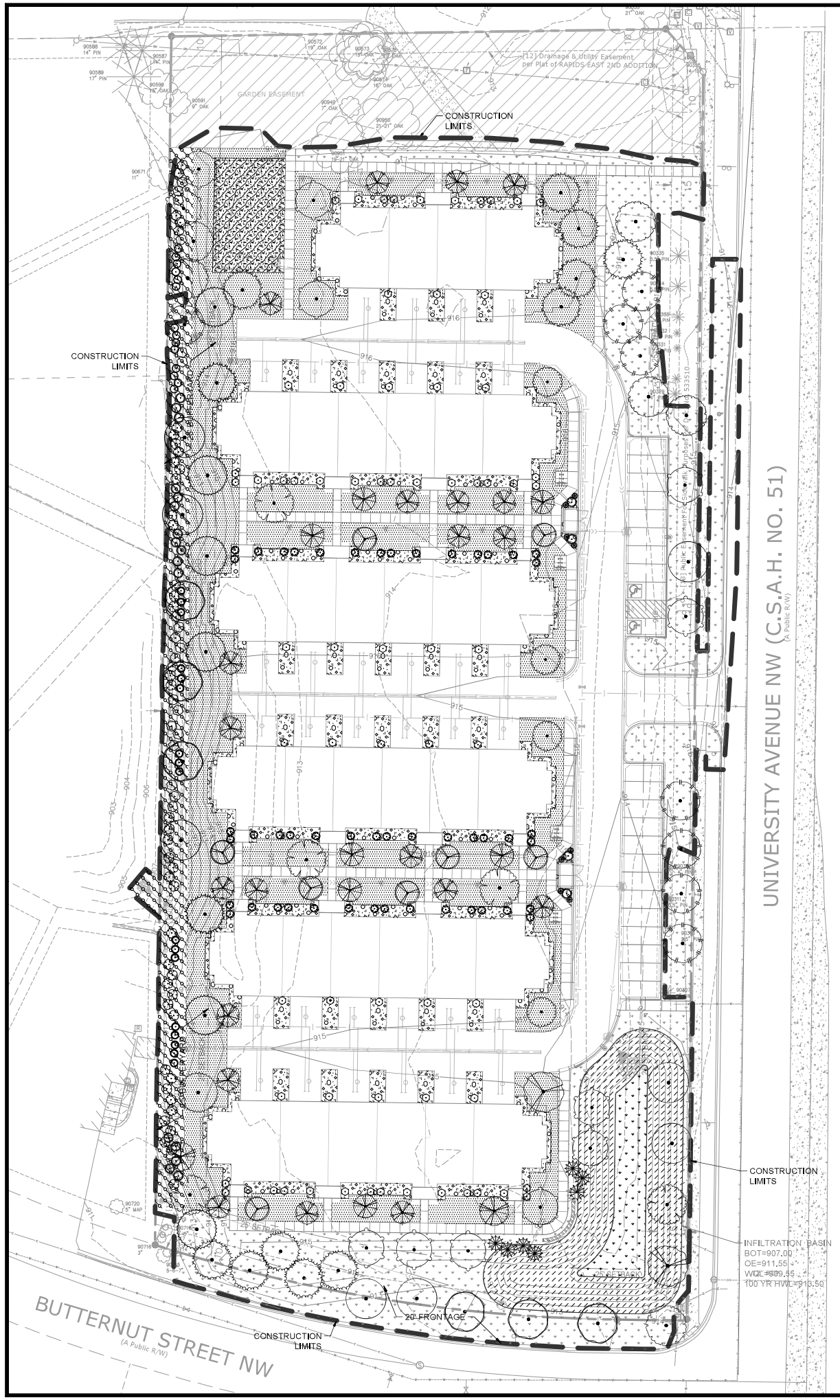
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

MULCH SCHEDULE				
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, 1 ½" GREY TRAP	YES	YES	FABRIC WITH STAPLES. PLANTS PLACED AND PLANTED. IRRIGATION SYSTEM TO BE INSTALLED ABOVE FABRIC. AFTER PLANTING, PROTECT PLANTS DURING ROCK INSTALLATION.
MAINT. STRIP AT BUILDING FOUNDATION	4" DEPTH, 1 ½" GREY TRAP	YES	YES	SEE DETAIL SHT. L1.1
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL KNIT TOGETHER TO FORM MATTED, ACCESSIBLE SURFACE. (I.E. SYLVA SOFTSTEP, SET, INC, PLAYGROUND, OR EQUIVALENT). PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE SEED AREAS	STRAW MULCH	NA	NA	INSTALL PER MN DOT SPEC.
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

PROPOSED SITE AREAS	SF	AC
BUILDING FOOTPRINTS & IMPERVIOUS SURFACES	82,309	1.89
PERVIOUS AREA	83,350	1.91
TOTAL SITE AREA	165,659	3.80
AREA IN STREET FRONTAGE (20' DEPTH ALONG STREETS) (20' DEPTH ALONG STREETS)	17,570	0.40
TOTAL OPEN SPACE AREA (PERVIOUS AREA - AREA IN STREET FRONTAGE)	65,780	1.51

REQUIRED OPEN SPACE LANDSCAPE (MDR/HDR ZONING)	NO OF PLANTS	PROPOSED
OVERSTORY TREES (1 PER 3,000 OPEN SPACE)	22	22
EVERGREEN TREES (1 PER 3,000 OPEN SPACE)	22	22
ORNAMENTAL TREES (1 PER 1,500 OPEN SPACE)	44	44
SHRUBS (1 PER 500 OPEN SPACE)	132	130

REQUIRED STREET FRONTAGE (MDR/HDR ZONING) (1 OVERSTORY TREE PER 40 LF FRONTAGE)	LF	NO OF TRE	PROPOSED	EXIST
BUTTERNUT ST NW	268	7	7	0
UNIVERSITY AVE NW	620	16	11	11

REQUIRED BUFFERYARD PLANTING (MDR ZONING)	LF	POINTS PER 100 LF	TOTAL POINTS
WEST PROPERTY LINE	584	40	234
NORTH PROPERTY LINE	239	40	96

BUFFERYARD PLANT MATERIAL OPTIONS	MAX	PROPOSED	EXIST
WEST PROPERTY LINE			
OVERSTORY (10 POINTS)	8	7	1
EVERGREEN/ORNAMENTAL (8 POINTS)	10	10	0
SHRUBS (1 POINTS)	78	78	0
NORTH PROPERTY LINE			
OVERSTORY (10 POINTS)	3	0	7
EVERGREEN/ORNAMENTAL (8 POINTS)	4	4	0
SHRUBS (1 POINTS)	32	32	0

LEGEND

GROUND COVER SCHEDULE			
SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
GROUND COVERS			
	Dog Park Mulch / Dog Park Mulch	1,979 sf	Mulch
	Shooting Star Dry Short Parairie Mix / Dry Short Prairie Seed Mix	6,536 sf	Seed Mix
	Lower Basin Native Seed Mix	1,747 sf	Seed Mix
	Rock Maintanence Strip / Rock Maintanence Strip	8,063 sf	Mulch
	Blue Grass Based / Sod	9,722 sf	Sod
	Shooting Star Sunny Lawn Mix / Turf Seed	21,437 sf	Seed Mix
	Turf Seed Low Grow Mix	7,020 sf	Seed Mix

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

CONSTRUCTION LIMITS

SEE SHEET L1.1 FOR PLANTING SCHEDULE

Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

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Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
UNIVERSITY AVENUE TOWNHOMES
UNIVERSITY AVE NW & BUTTERNUT ST NW, COON RAPIDS, MN 55434

NEW LIFE PROPERTIES, LLC
1020 EAST 146TH STREET, #209, BURNSVILLE, MN 55337

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Robert L. Binder
DATE 12/06/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/13/24	CITY SUBMITTAL
12/06/24	CITY RESUBMITTAL

DRAWN BY	AM, RB
REVIEWED BY	MP
PROJECT MANAGER	RG
PROJECT NUMBER	23408

REVISION SUMMARY

DATE	DESCRIPTION

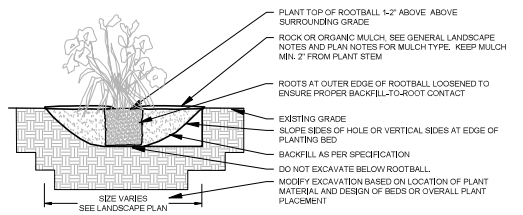
LANDSCAPE PLAN

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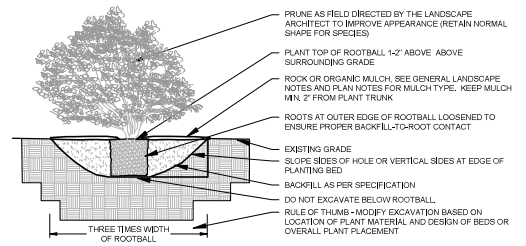
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PLANT SCHEDULE OVERALL

SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN	Northwood Red Maple / Acer rubrum `Northwood`	8	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	RB	River Birch / Betula nigra	12	2.5" Cal. B&B	NATIVE	N
	GA	Autumn Gold Maidenhair Tree / Ginkgo biloba `Autumn Gold` TM	2	2.5" Cal. B&B	NOT NATIVE	N
	SH	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	5	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	6	2.5" Cal. B&B	NATIVE CULTIVAR	N
	QB	Swamp White Oak / Quercus bicolor	6	2.5" Cal. B&B	NATIVE	Y
	TM	American Sentry Linden / Tilia americana `McKSentry`	2	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		SUBTOTAL:	41			
EVERGREEN TREES						
	AC	White Fir / Abies concolor	7	6` B&B	NOT NATIVE	
	JE	Eastern Red Cedar / Juniperus virginiana	7	6` B&B	NATIVE	
	PD	Black Hills Spruce / Picea glauca `Densata`	13	6` B&B	NATIVE CULTIVAR	
	WP	White Pine / Pinus strobus	8	6` B&B	NATIVE	
		SUBTOTAL:	35			
ORNAMENTAL TREES						
	AT	Three Flowered Maple / Acer triflorum	4	#15 CONT	NOT NATIVE	Y
	AG	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	12	1.5" Cal. B&B	NATIVE	Y
	CA2	American Hornbeam / Carpinus caroliniana	8	2" Cal. B&B	NATIVE	Y
	CA	Pagoda Dogwood / Cornus alternifolia	7	1.5" Cal. B&B	NATIVE	Y
	MS	Spring Snow Crabapple / Malus x `Spring Snow`	9	1.5" Cal. B&B	NATIVE CULTIVAR	Y
		SUBTOTAL:	40			
SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	CI	Isanti Redosier Dogwood / Cornus sericea `Isanti`	38	#5 CONT	NATIVE CULTIVAR	Y
	DL	Dwarf Bush Honeysuckle / Diervilla lonicera	70	#5 CONT	NATIVE	Y
	HA	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	48	#5 CONT	NOT NATIVE	Y
	SGJ	Sea Green Juniper / Juniperus chinensis `Sea Green`	17	#5 CONT	NOT NATIVE	N
	BAJ2	Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow`	8	3` Ht.	NOT NATIVE	N
	JM2	Medora Juniper / Juniperus scopulorum `Medora`	20	#5 CONT	NOT NATIVE	N
	RG	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	14	#5 CONT	NATIVE	Y
	SM2	Miss Kim Lilac / Syringa patula `Miss Kim`	25	#5 CONT	NOT NATIVE	Y
		SUBTOTAL:	240			

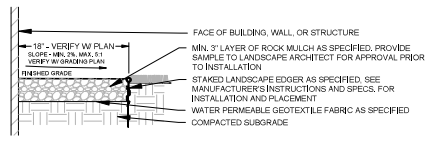


1 PERENNIAL BED PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS

DRAWN @ 1" size

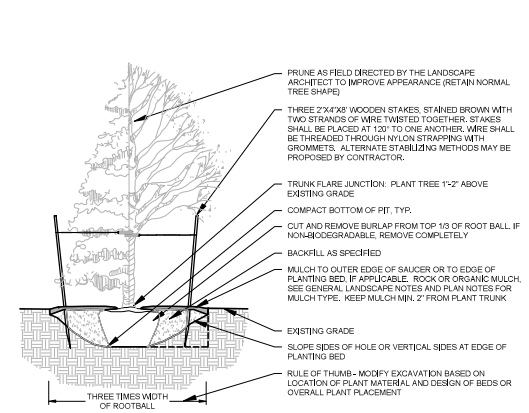


2 AGGREGATE MAINTANENCE STRIP
NTS

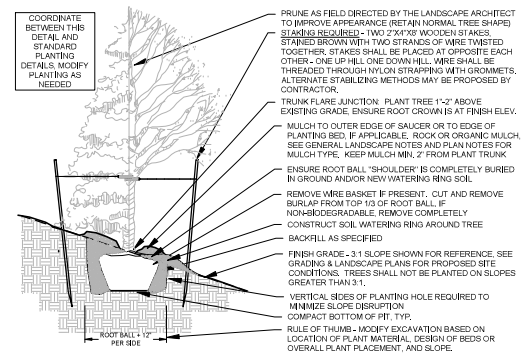
DRAWN @ 1" size

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS, USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



5 DECIDUOUS & CONIFEROUS TREE PLANTING ON SLOPE
NTS

DRAWN @ 1" size

811 Know what's below. Call before you dig.

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com
612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
UNIVERSITY AVENUE TOWNHOMES
UNIVERSITY AVE NW & BUTTERNUT ST NW, COON RAPIDS, MN 55434

NEW LIFE PROPERTIES, LLC
1020 EAST 146TH STREET, #269, BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder
DATE 12/06/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/13/24	CITY SUBMITTAL
12/06/24	CITY RESUBMITTAL

DRAWN BY	AM, RB
REVIEWED BY	MP
PROJECT MANAGER	PS
PROJECT NUMBER	23418

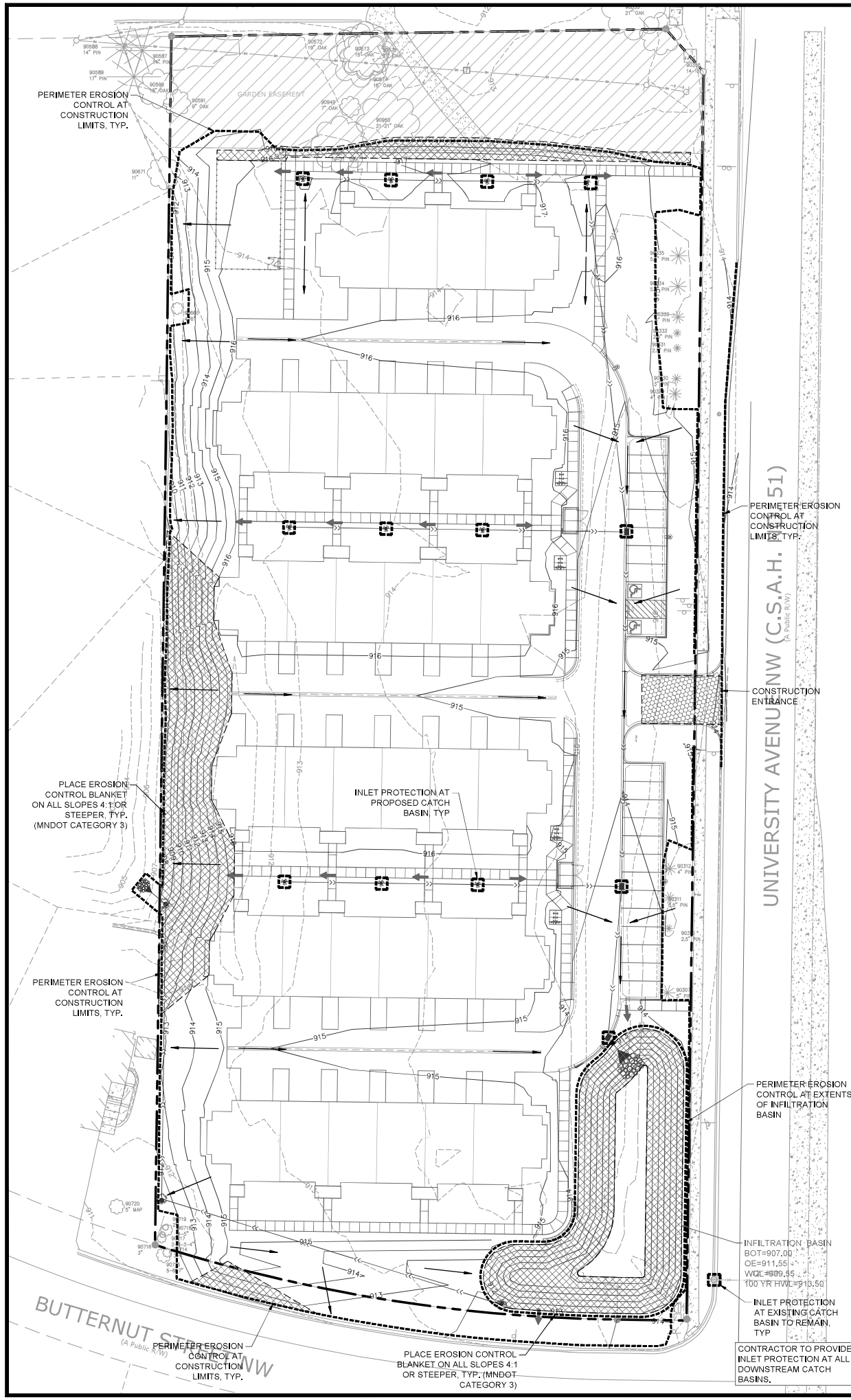
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN DETAILS & NOTES

L1.1

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CITY OF COON RAPIDS EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

COON CREEK WATERSHED DISTRICT GRADING NOTES:

1. DE-COMPACT ALL PERVIOUS AREAS.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

Know what's **below.** Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com
612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
UNIVERSITY AVENUE TOWNHOMES
UNIVERSITY AVE NW & BUTTERNUT ST NW, COON RAPIDS, MN 55434

NEW LIFE PROPERTIES, LLC
1020 EAST 146TH STREET I #209, BURNSVILLE, MN 54337

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDERS S. MELBY
DATE 12/06/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/13/24	CITY SUBMITTAL
12/06/24	CITY RESUBMITTAL

DRAWN BY	AM, RB
REVIEWED BY	MP
PROJECT MANAGER	PS
PROJECT NUMBER	23450

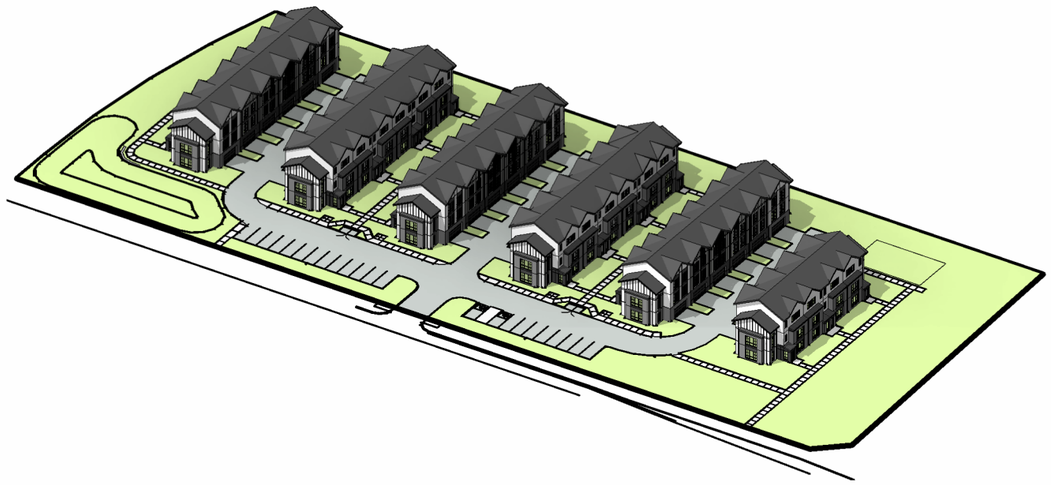
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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PLANNING APPLICATION SUBMITTAL

10701 Butternut Street NW, Coon Rapids, MN 55448

PROJECT DESCRIPTION

The 34-unit (three-story) townhouse development is located in at the intersection of University Avenue NW and Butternut Street NW in Coon Rapids, MN.

The building and site design will acknowledge the existing surrounding context while also providing a more communal and diverse residential housing opportunity for the overall Coon Rapids community.

PUD - Gross Building Area - Unit Type / Level		
Level	Name	Area
LEVEL 1	3 BR	21372 SF
LEVEL 1	3+ BR	15215 SF
		36587 SF
LEVEL 2	3 BR	20622 SF
LEVEL 2	3+ BR	14801 SF
		35424 SF
LEVEL 3	3 BR	19248 SF
LEVEL 3	3+ BR	14115 SF
		33363 SF
Grand total		105374 SF

UNIT MATRIX

UNIT TYPE		TOTAL GSF
3 BR	22	
3+ BR	12	
TOTAL	34	105,374 FT^2

+Refer to A0.1b for overall plan for Unit Type breakdown per Townhome Building Type

PROJECT DATA

Address:	10701 Butternut Street NW, Coon Rapids, MN 55448
Site	
Site Area:	3.8 Acres, 165,660 FT^2
Building Footprint: *(Total townhouse site footprint)*	36,587 FT^2
Gross Building Area:	105,374 FT^2
Lot Coverage:	Total Development Area (buildings, drives, and paths) / Site Area 48% **Refer to A0.2 for lot coverage calculation breakdown*
Zoning	
Current Zoning:	Office (O)
Future Zoning:	Moderate-Denisty Residential (MDR) with adjustments per the Planned Unit Development (PUD) process
Overlay Districts:	N/A
Building Height	
Allowed Height	55'-0"
Proposed Height	Three-Stories = 38'-0"
Dwelling Units	34 Total Units
Vehicle Parking	
Total Provided:	Surface: 23 stalls Townhome Garage: 2 stalls per unit = 68 stalls Total: 91 stalls
Parking Ratio:	91 total stalls / 34 total units = 2.67
Bicycle Parking	
Total Provided	12 Exterior Spaces (3 spaces at 4 pad locations)

SHEET INDEX

A0.0	Cover Sheet
A0.1a	Overall Site Plan & Site Location Map
A0.1b	Levels 1-3 Plan Overall and Metrics
A0.2	Lot Coverage Diagram
A0.3	Common vs Private Open Space Diagram
A3.1	Exterior Elevations - Townhouse Building (6 Units)
A3.2	Exterior Perspective Views
V1.0	ALTA/NSPS Land Title Survey
V2.0	Preliminary Plat
C0.0	Title Sheet
C1.0	Removals Plan
C1.1	Tree Inventory and Removals Plan
C2.0	Site Plan
C3.0	Grading Plan
C4.0	Utility Plan
C5.0	Civil Details
C5.1	Civil Details
C5.2	Civil Details
C5.3	Civil Details
C5.4	Civil Details
C5.5	Civil Details
C5.6	Civils Details
L1.0	Landscape Plan
L1.1	Landscape Plan Details & Notes
SW1.0	SWPPP - Existing Conditions
SW1.1	SWPPP - Proposed Conditions
SW1.2	SWPPP - Details
SW1.3	SWPPP - Narrative
SW1.4	SWPPP - Attachments
SW1.5	SWPPP - Attachments

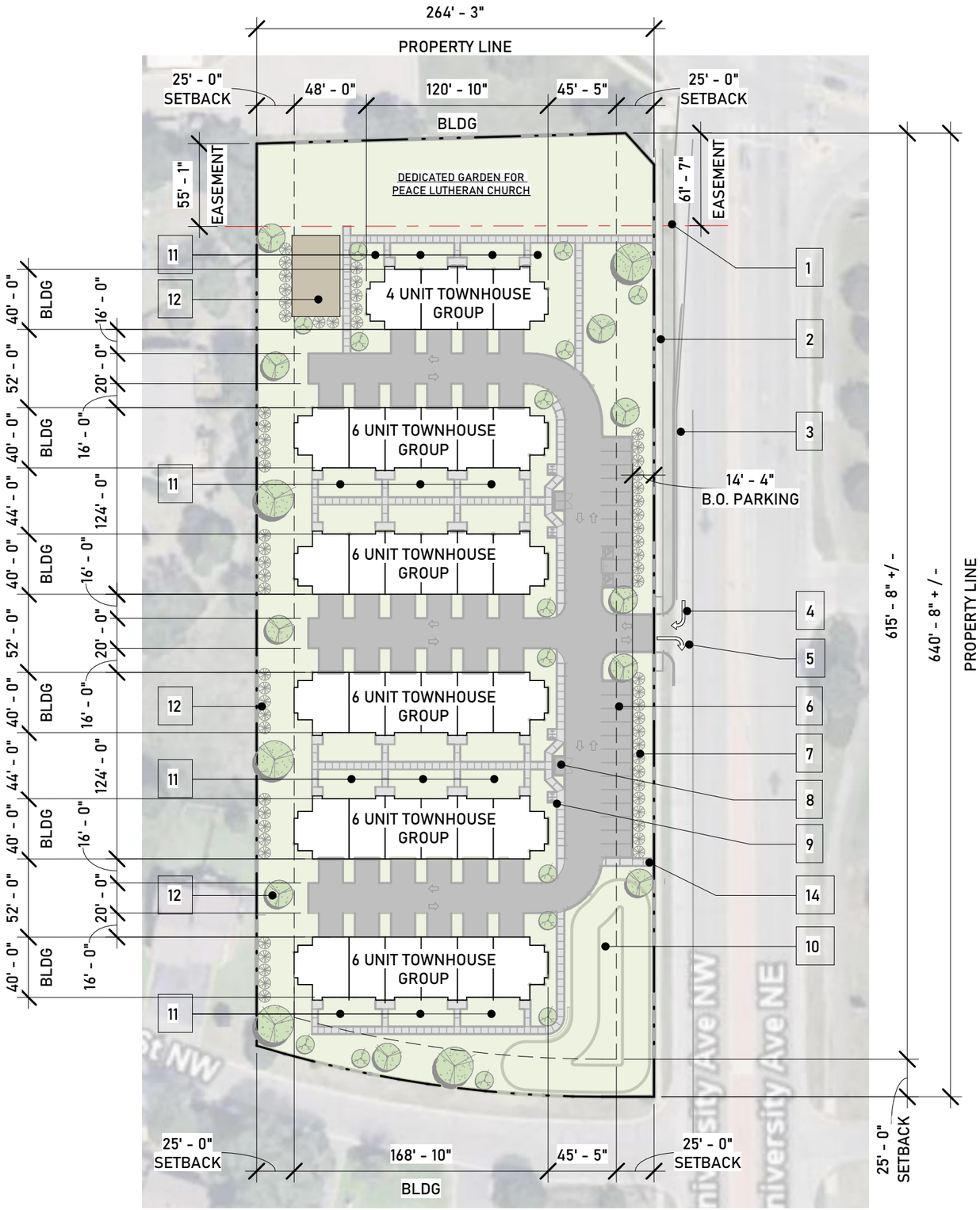
SEPTEMBER SON ARCHITECTURE

PLANNING APPLICATION SUBMITTAL
December 6th, 2024

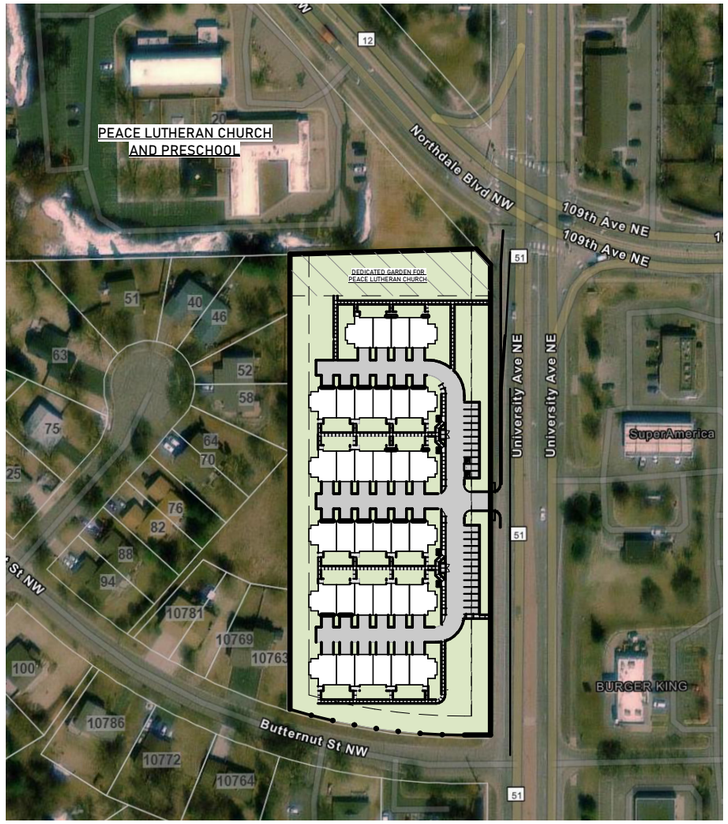
University Avenue NE

COVER SHEET

A0.0



1 OVERALL SITE PLAN
1" = 80'-0"



2 ADJACENT PARCEL AND CONTEXT MAP
1" = 200'-0"

SITE PLAN KEYNOTE LEGEND

1. PEACE LUTHERAN CHURCH EASEMENT
2. EXISTING SIDWALK ALONG UNIVERSITY AVENUE (TO BE MAINTAINED)
3. PROPOSED ADDITIONAL RIGHT TURN LANE EXTENSION, SEE CIVIL
4. RIGHT TURN ONLY ACCESS INTO THE DEVELOPMENT FROM UNIVERSITY AVENUE NE
5. RIGHT TURN ONLY ACCESS OUT OF THE DEVELOPMENT ONTO UNIVERSITY AVENUE NE
6. SURFACE PARKING STALLS (23 TOTAL)
7. LANDSCAPE SCREENING AT SURFACE PARKING ADJACENT TO UNIVERSITY AVENUE NE
8. TRASH COLLECTION AREA W/ MASONRY SCREENING (7'W x '13L 6'H) ON 3 SIDES
9. GROUND MOUNTED BIKE RACKS ADJACENT TO PATH
10. SITE INFILTRATION BASIN, SEE CIVIL
11. PRIVATE TENANT GREEN SPACE
12. ENCLOSED CHILDREN'S PLAY AREA
13. LANDSCAPE SCREENING
14. CONNECTION TO UNIVERSITY AVENUE PEDESTRIAN SIDEWALK

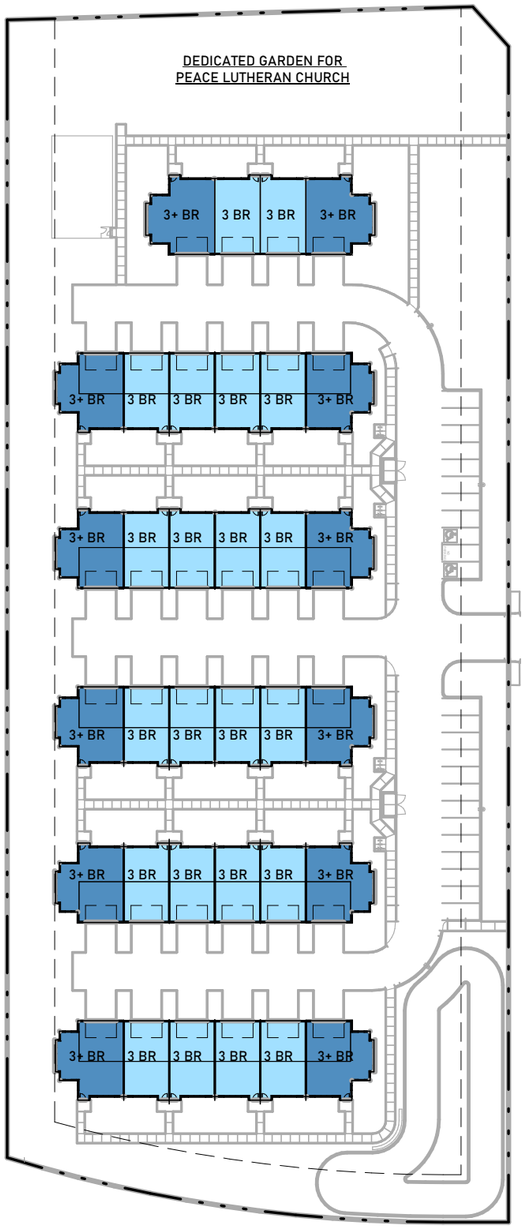
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December 6th, 2024

OVERALL SITE PLAN

University Avenue NE

A0.1a

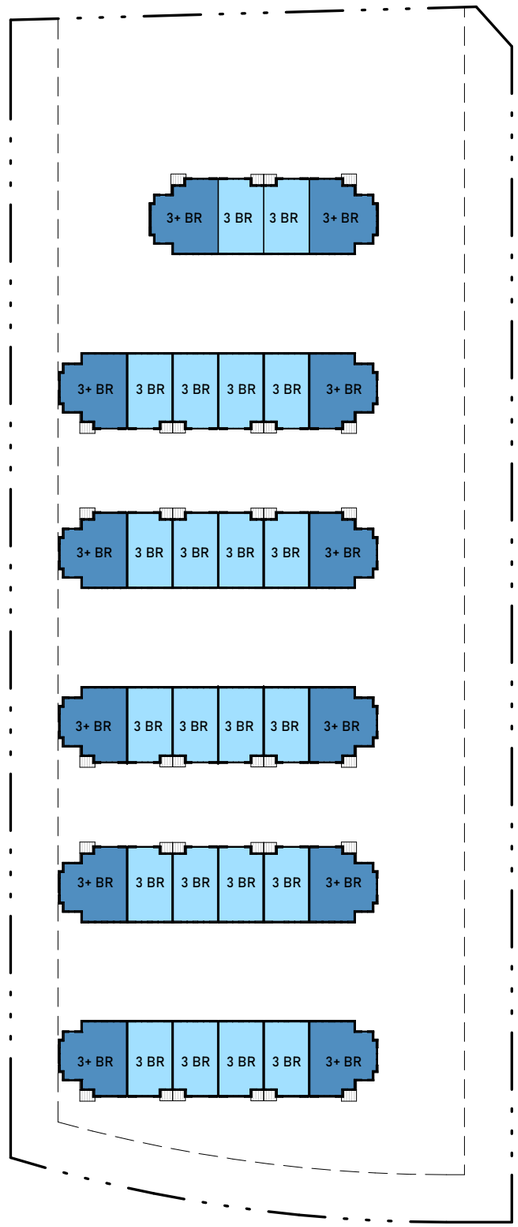


Building Area Legend

- 3 BR
- 3+ BR

Level 1 - Gross Building Area / Unit Type	
Name	Area
3 BR	21372 SF
3+ BR	15215 SF
	36587 SF

1 LUA - LEVEL 1 OVERALL PLAN
1" = 80'-0"

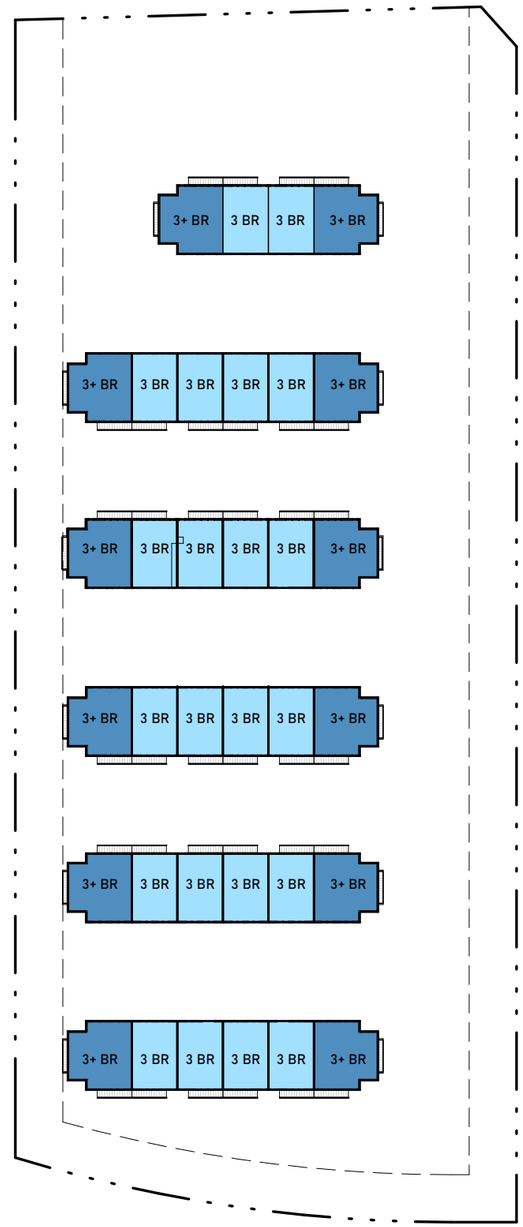


Building Area Legend

- 3 BR
- 3+ BR

Level 2 - Gross Building Area / Unit Type	
Name	Area
3 BR	20622 SF
3+ BR	14801 SF
	35424 SF

2 LUA - LEVEL 2 OVERALL PLAN
1" = 80'-0"



Building Area Legend

- 3 BR
- 3+ BR

Level 3 - Gross Building Area / Unit Type	
Name	Area
3 BR	19248 SF
3+ BR	14115 SF
	33363 SF

3 LUA - LEVEL 3 OVERALL PLAN
1" = 80'-0"

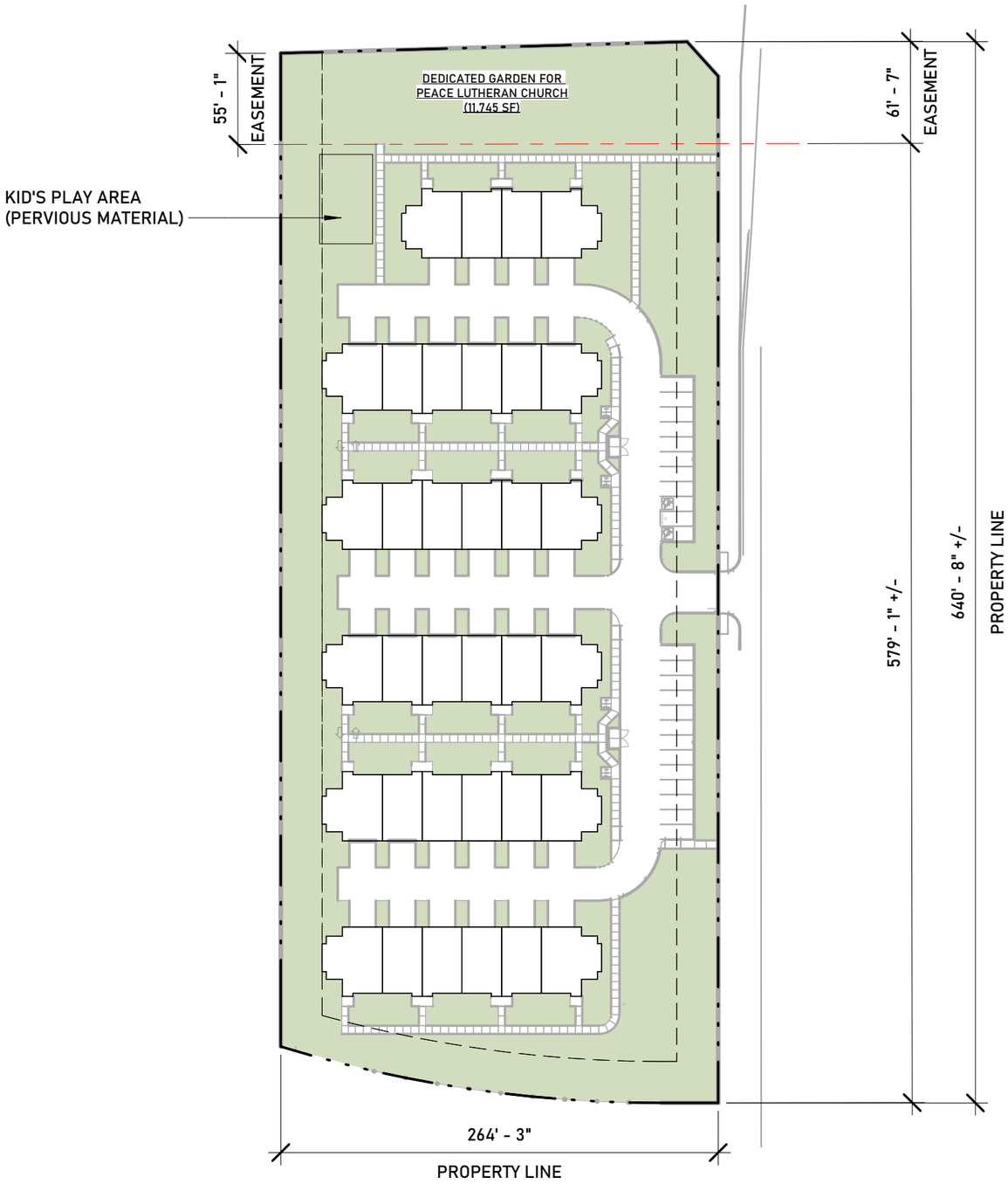
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LEVELS 1-3 OVERALL PLANS & METRICS

University Avenue NE

A0.1b



** Areas included in lot coverage calculation indicated 'white' in diagram.*

1 SITE PLAN - LOT COVERAGE
1" = 80'-0"

LOT COVERAGE CALCULATION

Provided:

78,692 SF / 165,660 SF = 48%

- Includes total building footprint SF, drives and paved walkways within site property lines.
  - Takeoff Values:
    1. Total Building Footprint: 36,587 SF
    2. Access Drives, Townhome Driveways & Parking: 33,260 SF
    3. Paved Walkways: 8,845 SF

    Total: 36,587 SF + 33,260 SF + 8,845 SF
    = 78,692 SF

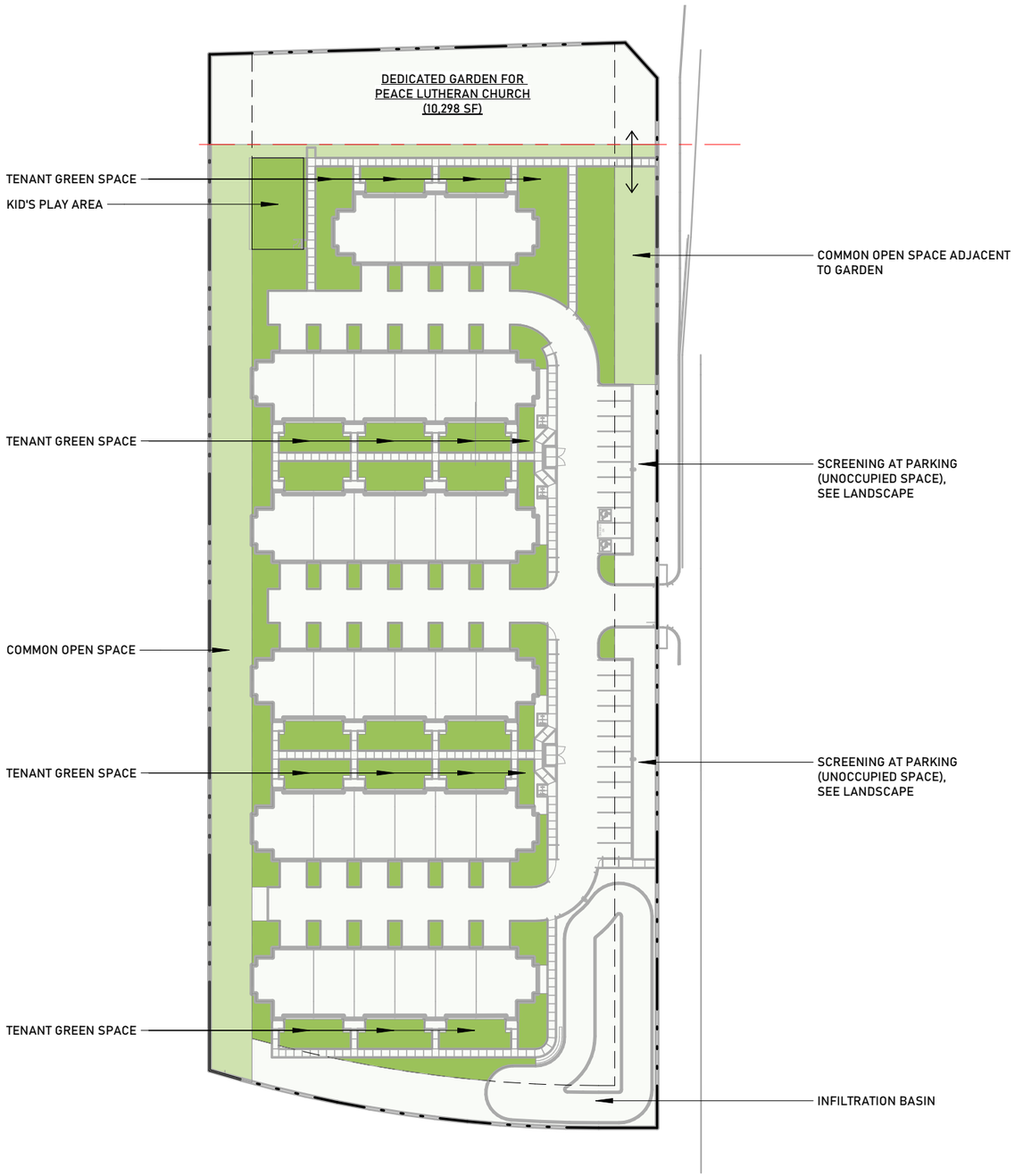
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December 6th, 2024

LOT COVERAGE DIAGRAM

University Avenue NE

A0.2



COMMON OPEN & USABLE SPACE CALCULATIONS

Required:

- *Common open space provided in accordance to the Coon Rapids Code of Ordinances, 1i-902.4 District Standards.*
  - *Common Open Space. Whenever possible, common open space must be linked to the open space areas of surrounding developments. Common open space must be of a size, shape, location, and usability for its proposed purpose.*
    - *Common Open Space. Land, water, or a combination of land and water within a planned residential development which is designed and intended for the use and enjoyment of residents of the development. Common open space includes all land within a development, except for individual building lots and land accepted for public dedication.*
  - *Minimum Usable Open Space. At least 20 percent of the area of the residential portion of a planned unit development shall be Usable open space.*
    - *Usable Open Space for land that is not occupied by buildings, streets, or parking, or which is not part of the land required for building setbacks and is suitable for recreational or scenic use and enjoyment by all the residents in the development.*

**Refer to the diagram (left) for delineation of Common and Usable Open Space*

Provided:

- Gross Site Area: 165,660, SF
- Common Open Space: 11,490 SF
- Usable Open Space: 33,000 SF
  - 33,000 SF / 165,660 SF = 20%

OPEN SPACE DIAGRAM LEGEND	
	COMMON OPEN SPACE
	USABLE RESIDENTIAL OPEN SPACE

SEPTEMBER SON ARCHITECTURE

PLANNING APPLICATION SUBMITTAL
December 6th, 2024

COMMON & USABLE SPACE DIAGRAM

University Avenue NE

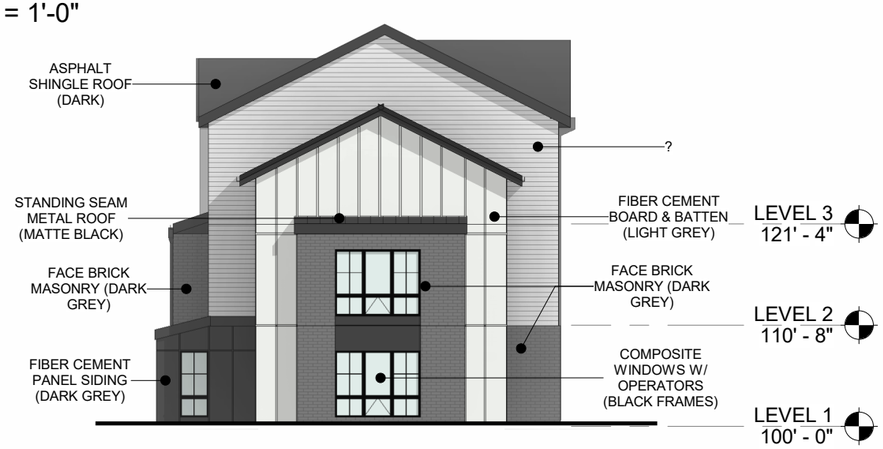
A0.3



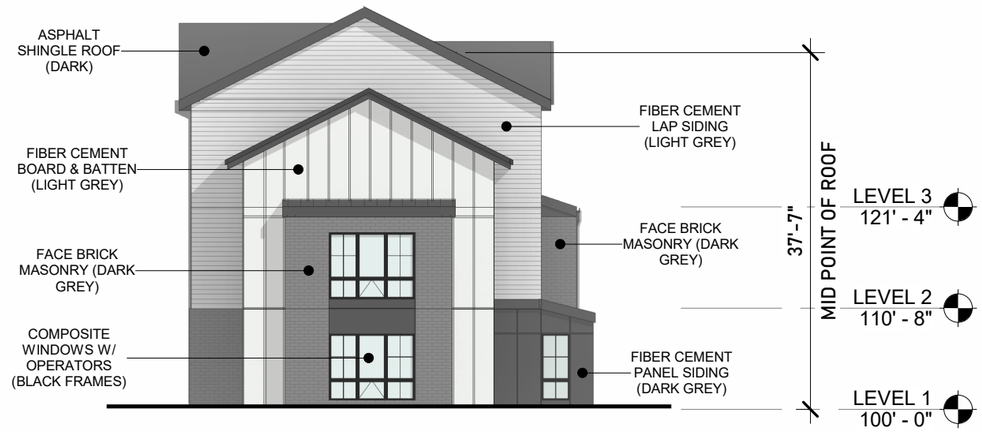
1 EXTERIOR ELEVATION - OVERALL SOUTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION - OVERALL NORTH
1/16" = 1'-0"



3 EXTERIOR ELEVATION - OVERALL WEST
1/16" = 1'-0"



4 EXTERIOR ELEVATION - OVERALL EAST
1/16" = 1'-0"

SEPTEMBER SON ARCHITECTURE

PLANNING APPLICATION SUBMITTAL
December 6th, 2024

EXTERIOR ELEVATIONS - TOWNHOUSE BUILDING (6 UNITS)

University Avenue NE

A3.1

EXTERIOR PERSEPECTIVE VIEW LOOKING AT TOWNHOUSE MAIN ENTRANCES FROM UNIVERSITY AVENUE NE

EXTERIOR PERSEPECTIVE AERIAL VIEW

SEPTEMBER SON ARCHITECTURE

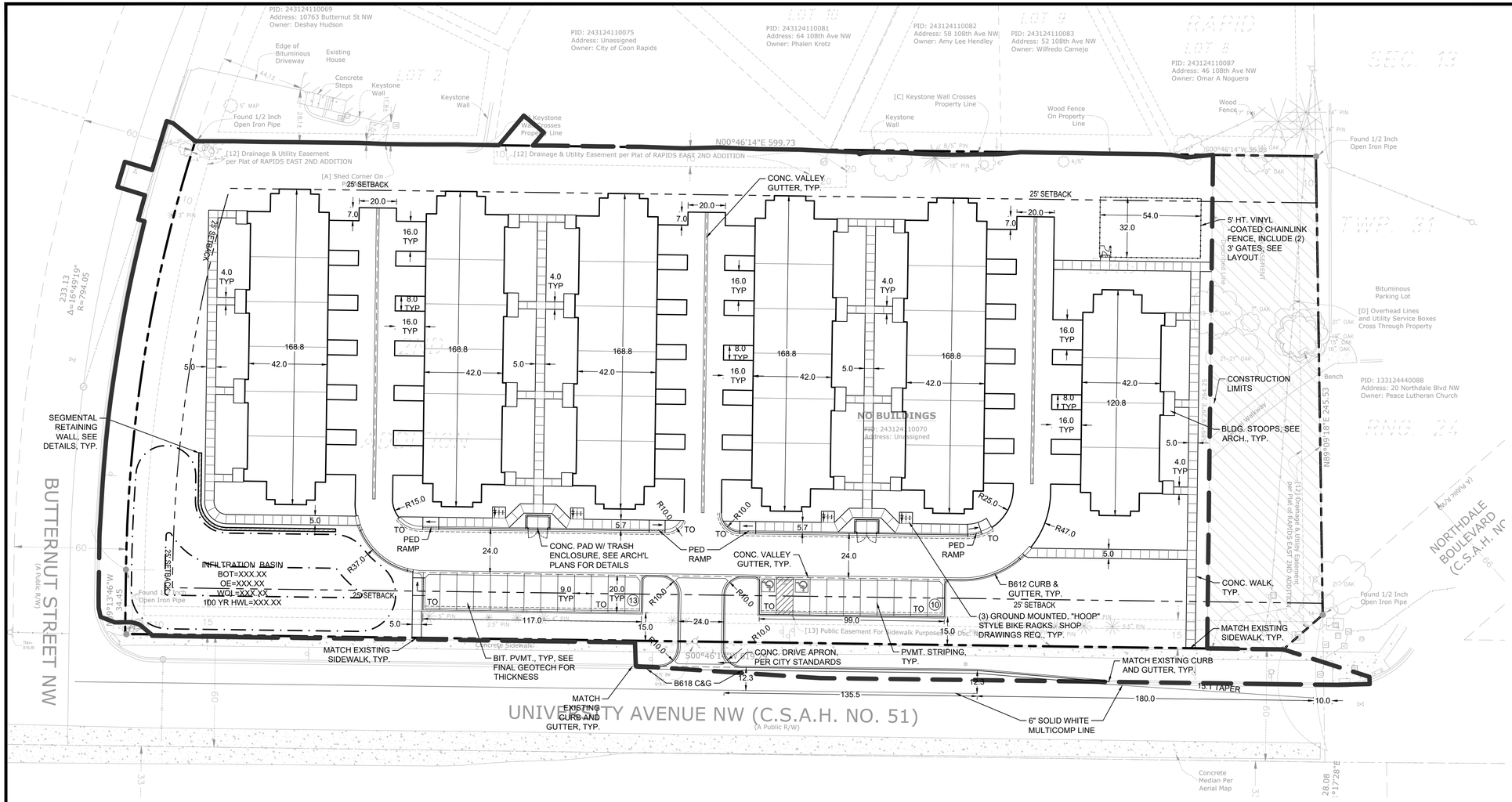
PLANNING APPLICATION SUBMITTAL

December 6th, 2024

EXTERIOR PERSPECTIVE VIEWS

University Avenue NE

A3.2



SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

CITY OF COON RAPIDS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OWNER INFORMATION

NEW LIFE PROPERTIES
1020 E 146TH ST, #269
BURNSVILLE, MN 55337
DANIEL CARLSON
612-221-1845
DANNEWLIFEPROPERTIES@GMAIL.COM

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		38,305 SF	23.1%	
PAVEMENT	5,761 SF	3.5%		44,004 SF	26.6%	
TOTAL	5,761 SF	3.5%	0.0 AC	82,309 SF	49.7%	1.9 AC
PERVIOUS SURFACES						
TOTAL	159,898 SF	96.5%	3.7 AC	83,350 SF	50.3%	1.9 AC
TOTAL SITE AREA	165,659 SF	100.0%	3.8 AC	165,659 SF	100.0%	3.8 AC
DIFFERENCE (EX. VS PROP.)	76,548 SF	46.2%				
DISTURBED AREA	0 SF	0.0 AC				

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	RESIDENTS SHALL PLACE TRASH IN EXTERIOR TRASH ENCLOSURES. ENCLOSURES TO BE COLLECTED BY COMMERCIAL CO.
DELIVERIES	DELIVERIES SHALL OCCUR TO AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com
612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
UNIVERSITY AVENUE TOWNHOMES
UNIVERSITY AVE NW & BUTTERNUT ST NW, COON RAPIDS, MN 55434

NEW LIFE PROPERTIES, LLC
1020 EAST 146TH STREET, #269, BURNSVILLE, MN 55337

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/13/2024	CITY SUBMITTAL

DRAWN BY	AM, RB
REVIEWED BY	MP
PROJECT MANAGER	PS
PROJECT NUMBER	23450

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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COON RAPIDS Minnesota

Engineering Division
11155 Robinson Drive NW, Coon Rapids, MN 55433
Web: coonrapidsmn.gov Phone: 763-767-6479

TO: Planning

FROM: Engineering

SUBJECT: Site Plan Review for University Ave Townhomes

DATE: January 13, 2025

The following comments are based on the Engineering Division review of the plans dated December 6, 2024, for the proposed University Avenue Townhome project to be located on the vacant lot along the west side of University Avenue between Butternut Street and Northdale Boulevard.

1. Required Permits & Approvals:

- CCWD Permit shall be required from the Coon Creek Watershed District.
- NPDES Permit & SWPPP shall be required by the MPCA.
- Anoka County ROW Permit shall be required for any work in the County ROW.
- City of Coon Rapids ROW Permit shall be required for utility connections/disconnections in the City public Right-of-Way.

2. Inspections:

- City Engineering Department shall inspect utility connections/disconnections to public infrastructure, per the City of Coon Rapids engineering and the City Engineers Association of Minnesota (CEAM) standard specifications.
- Third-party NPDES Inspections shall be required weekly and post-rain event during grading & construction.
- The costs of all these inspections shall be paid for by the applicant.

3. Stormwater Management:

- An Operations & Maintenance O&M plan for the proposed stormwater BMPs and infiltration basin shall be required by the CCWD. This O&M plan must be recorded to the property. A post-construction infiltration test is required for the proposed infiltration basin.

4. Legal & Administrative:

- A development agreement shall be required. City planning/engineering staff shall develop a draft agreement for the applicant to review. The developer shall be responsible for City engineering costs related to inspection of private street and utility infrastructure. Construction materials testing costs shall also be the responsibility of the developer. No building permits shall be issued until site grading and utility work is complete.
- A Right of Entry agreement shall be established between the City and property owner to provide access for City public works and fire department personnel to periodically operate valves and hydrants located outside the public right of way to verify proper working condition of the private watermain system. Provide a check made payable to “Anoka County Property Records” for the $46 Anoka County recording fee.

5. Design & Engineering:

- FES & Rip-Rap on the Utility Plan shall be extended further north to prevent short-circuiting and moved within the property limits.
- A 6” gate valve shall be required at the connection point between the existing and proposed watermain on sheet C4.0.
- Remove the 11.25-degree bends shown at the ends of the 6-inch watermain service lines on Sheet C4.0.
- Disconnect the existing water service line from Butternut St at the main. Coordinate the required ROW permit, water shutdown, and disconnection with the Engineering Department.
- Specify a new hydrant and valve for installation on University Ave NW.

COON RAPIDS Minnesota
11155 Robinson Drive NW, Coon Rapids, MN 55433
Web: coonrapidsmn.gov Phone: 763-755-2880

Sustainability Comments
Re: PC 25-2, September Son University Townhomes PUD

Solar

- The applicant should consider having a solar feasibility study conducted for the site to determine the economic feasibility of installing a solar energy system on site.

Light Pollution

- The applicant should consider installing Dark-Sky compliant lighting in outdoor fixtures to minimize light pollution and glare.

Green Buildings

- The applicant should consider adhering to or incorporating elements of a green development framework like LEED or B3.

Transportation

- The applicant has indicated that the project will include ground-mount bike adjacent to common paths on site to promote a more active use of trails and sidewalks as a recreational opportunity and means of transportation.

Other Sustainability Elements

- The applicant has indicated that the project will also include the following sustainable elements:
    - Pedestrian path connections from the main entrance side of the townhome groups to the existing sidewalk on University Avenue

Fire Comments

I have reviewed the new townhome update plans and added the following two notes.

1. Post the site with “No Parking Fire Lane” (we can go over the location of the sign if needed)
2. A fire sprinkler will be required.

Todd Williams
Fire Marshal
Coon Rapids Fire Department
763-767-6549
twilliams@coonrapidsmn.gov

Anoka County
TRANSPORTATION DIVISION
Highway

Max Pattsner
City of Coon Rapids
11155 Robinson Drive NW
Coon Rapids, MN 55433

December 11, 2024

RE: Preliminary Plat – University Avenue Townhomes

Dear Max,

We have reviewed the Preliminary Plat for University Avenue Townhomes to be located west of CSAH 51 (University Avenue NW) and north of Butternut Street NW within the City of Coon Rapids, and I offer the following comments:

- The existing right of way along CSAH 51 is 60 feet west of centerline, which should be sufficient for future reconstruction purposes.
- As proposed, the plat will introduce one new right in/right out access point onto CSAH 51. This access is acceptable to this department. A SB CSAH 51 right turn lane will be required to be constructed for the proposed access.
- No other access points onto CSAH 51 will be permitted for this plat and the right of access along CSAH 51 should be dedicated to Anoka County with the exception for the proposed new access.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- Any utility relocation in the CSAH 51 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 51.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 51 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 51 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer II, Brandon.Ulvenes@anokacountymn.gov (checklist and payment information are available on our website: https://www.anokacountymn.gov/4072/Development-Review):

- Construction plans (including turn lane plans)
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at $350.00)

Following the completion of the ACHD Engineering Plan Review Process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One Permit for work within the County Right of Way ($150.00) and one Access Permit ($175.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Logan Keehr, PE
Traffic Engineer II

xc: CSAH 51/Plats+Developments/2024
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Brandon Ulvenes, Engineer II

June 20, 2024

To: **Michael Kuntz, September Son Architecture**
Daniel Carlson, New Life Properties

From: **Vernon Swing, PE**

Re: **Trip Generation Study – University Ave NW & Butternut St NW, Coon Rapids, MN**

Per your request, S^2 Traffic Solutions, LLC has conducted a trip generation analysis for the proposed University Ave NW & Butternut St NW townhouse project (hereafter referred to as "Proposed Project") in Coon Rapids, MN. The Proposed Project will include 34 townhouse units on a 3.8-acre parcel that is zoned and guided for commercial/office use. The site is located in the northwest quadrant of the Butternut St NW and University Ave NW intersection, and access to the site is proposed from a single private access road that travels to the north from Butternut St NW into the site. The attached site plan illustrates the site location and access. This memorandum identifies the anticipated site generated traffic for the proposed use and compares the findings with the anticipated traffic forecast for some of the uses that the site is zoned for.

Trip Generation

The trip generation for the proposed townhouse development has been estimated based on the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 11th Edition. The Proposed Project includes 34-townhouse units which corresponds with ITE Land Use Code 220. Table 1 summarizes the findings.

Table 1
Trip Generation for Proposed Project

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Low-Rise Multi-Family/Townhome	220	3 Trips	11 Trips	11 Trips	6 Trips	229 Trips
TOTAL Trips		**14 Trips**		**17 Trips**		**229 Trips**

As shown in Table 1, the site is estimated to generate 3 entering and 11 exiting trips during the morning traffic peak, 11 entering and 6 exiting trips during the afternoon traffic peak hour, and 229 net trips per day.

To compare these estimated trips with the trips forecast for uses the site is zoned for, the data and methodology from ITE was employed again. The zoning for the site would allow without Conditional Use Permits the following uses among others: General Office, Medical Dental Office, Mid-sized shopping center, and Public Library. The ITE Land Use Codes corresponding to these uses are 710 for General Office, 720 for Medical Dental Office (clinic), 821 for Shopping Centers between 45,000 square feet to 150,000 square feet, and 590 for Public Library. Table 2 summarizes the trip generation for the land uses associated with the current zoning and guidance.

Table 2
Trip Generation for Current Zoning

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
General Office	710	87 Trips	12 Trips	16 Trips	78 Trips	705 Trips
TOTAL Trips		**99 Trips**		**94 Trips**		**705 Trips**
Medical/Dental Office	720	159 Trips	43 Trips	77 Trips	178 Trips	2,340 Trips
TOTAL Trips		**202 Trips**		**255 Trips**		**2,340 Trips**
Mid-sized Shopping (45 K-sf)	821	48 trips	30 Trips	115 Trips	119 Trips	3,038 Trips
TOTAL Trips		**78 Trips**		**234 Trips**		**3,038 Trips**
Public Library	590	46 Trips	19 Trips	239 Trips	291 Trips	4,683 Trips
Total Trips		**65 Trips**		**530 Trips**		**4,683 Trips**

As shown in Table 1, the Proposed Project will generate 14 AM Peak hour trips and 17 PM Peak hour trips which is substantially less traffic than any of the uses listed Table 2. In both the AM and the PM peak hours the greatest single movement of either entering trips or exiting trips is 11 trips, which equates to approximately one trip every three hundred and twenty-seven seconds or five and half minutes.

The distribution of the site generated traffic has also been reviewed based on existing traffic patterns and based on the routes selected as "fastest route" from Apple Maps and Google Maps. The overall distribution of traffic in the area from the MnDOT average daily traffic maps is as follows:

- 13 percent come from and go to the west on Northdale Blvd NW
- 28 percent to/from the east on 109th Ave NE
- 25 percent to/from the north on University Ave NW
- 34 percent to/from the south on University Ave NW

Per Apple Maps and Google Maps the fastest route for traffic destined to/from the north, east and south will be via University Ave NW, and the fastest route for the traffic destined to/from the east is Butternut St NW to Northdale Blvd NW. In other words, during the morning traffic peak time the distribution of the 11 exiting site trips is as follows, 10 will turn left onto Butternut St NW, travel to University Ave NW and turn right, and one will turn right onto Butternut St NW and turn left onto Northdale Blvd NW. All three AM Peak entering trips will turn right onto Butternut St NW from University Ave NW and turn right into the site. Similarly, during the afternoon traffic peak time, of the 11 entering trips 10 will turn right off University Ave NW and turn right into the site, and one will turn right onto Butternut St NW from Northdale Blvd NW and left into the site. Of six PM Peak trips exiting the site, five will turn right onto University Ave NW from Butternut St NW and one will turn left onto Northdale Blvd NW from Butternut St NW. This level of traffic will have a negligible impact on the traffic operations of the roadways surrounding the site.

In conclusion, the development will generate less traffic than initially anticipated for the area and has appropriate access to the site and to the surrounding roadway network. In other words, the roadway

network serving the proposed development will function well with the proposed addition of the University Ave NW & Butternut St NW townhouse development to the Coon Rapids area.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

City Council Regular **4.**

Meeting Date: 02/04/2025

Subject: PC 25-4, Consider Final Plat, Coon Creek Commons, 1210 117th Ln NW, SPL Holdings, LLC

Submitted For: Max Pattsner, Senior Planner **From:** Max Pattsner, Senior Planner

INTRODUCTION

The applicant is requesting final plat approval to create 21 lots for the purpose of building a 20-unit townhome and multi-family residential development. This plat was formerly titled Hidden Creek Woods 2nd Addition, and has been renamed Coon Creek Commons.

The Planning Commission held a public hearing on the Preliminary Plat and Site Plan for the proposed development at the October 17, 2024 Planning Commission meeting, with several public comments received. At the meeting the Planning Commission voted to postpone making a decision or recommendation on the items until the November 21, 2024 meeting.

At its November 7th, 2024 meeting, the Board of Adjustment held a public hearing to consider the requested Variance to City Code Section 11-604.2(18)(a), requiring a 20-foot setback between the internal drive lane and the Xeon St right-of-way. At the meeting, the Board heard public comments and voted to approve the Variance.

At its November 21st, 2024 meeting, the Planning Commission voted to approve the Site Plan and recommend to the Council approval of the Preliminary Plat for the proposed development. At its December 3rd, 2024 meeting, the City Council voted to approve the site plan and preliminary plat.

DISCUSSION

Project Overview. This final plat application (PC 25-4) relates to the parcel with temporary address 1210 117th Ln NW (PID 11-31-24-34-0103). The subject property is about 3.4 acres and is currently an undeveloped and wooded lot including part of Sand Creek. The applicant is proposing to construct 20 for-sale residential units on the site formerly called “Hidden Creek Woods 2nd Addition” and now called “Coon Creek Commons.”

The final plat has not been substantially changed from the preliminary plat, with the exception of the plat title. As a separate application, the applicant is also requesting that the City vacate the entirety of the drainage and utility easement (DUE) on the site, and will dedicate new DUE along the entirety of Lot 21, increasing the overall DUE coverage on the site. This is proposed to be accomplished after final plat approval, but the easement vacation and new easements will need to be recorded before Final Plat mylars are recorded, as reflected in the conditions of approval. Aside from this condition and several conditions that have already been met, the recommended conditions of approval are the same as those that were approved for the preliminary plat, and do not represent additional conditions on top of those approved for the preliminary plat.

RECOMMENDATION

In planning case 25-4, the City Council **adopt** Resolution 25-29 approving the final plat for Coon Creek Commons with the following conditions:

1. All required easement vacations be completed and recorded, and new easement dedications recorded before releasing the final plat for recording.
2. A park dedication fee of $28,200 ($1,410 per residential unit for 20 units) be paid prior to releasing the plat for recording.
3. Existing deferred assessment of $104,932.75 is paid in full to the City prior to releasing the plat for recording and prior to building permit approval.
4. The applicant draft and execute a Homeowners' Association Agreement to be made between the owner of Lot 21 and the owners of Lots 1-20 prior to releasing the plat for recording.
5. The applicant provide to the City dedication of a cross-access easement over the entirety of Lot 21, to benefit the owners of the Lots 1-20, prior to releasing the plat for recording.
6. The applicant enter into a Development Agreement with the City.
7. The applicant be granted all variances and other required approvals for the proposed site plan by the Coon Creek Watershed District before releasing the plat for recording.
8. A Letter of Map Revision (LOMR) be provided to the applicant, showing that after revision, no building pads or other prohibited elements of the proposed development encroach into a FEMA designated floodway. A LOMR must be received before building permits can be approved.

Attachments

Resolution No. 25-29

Preliminary Plat

Final Plat

Location Map

RESOLUTION 25-29

A RESOLUTION OF THE CITY OF COON RAPIDS GRANTING APPROVAL OF THE FINAL PLAT FOR COON CREEK COMMONS, PLANNING CASE 25-4

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as "the Property"; and

WHEREAS, the Planning Commission on October 17, 2024 held a public hearing and received public comment on the preliminary plat of the Property;

WHEREAS, the Planning Commission on November 21, 2024 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on December 3, 2024; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:

    A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.

    B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City's Comprehensive Plan.

    C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.

    D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.

    E. The proposed subdivision will not cause substantial environmental damage.

    F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.

2. Approval of the final plat is hereby granted for the Property, subject to the conditions set

forth in attached Exhibit B.

3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the plat.

4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the final plat is recorded.

5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 4th day of February, 2025.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

CERTIFICATION BY CLERK

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss.
CITY OF COON RAPIDS)

I, the undersigned, being the duly qualified City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution 25-29 Coon Creek Commons; and the same is a full, true and complete transcript there from.

WITNESS my hand officially as such City Clerk and the corporate seal of the City of Coon Rapids, Minnesota, this _____ day of _____, 2025.

_____
Joan Lenzmeier, City Clerk

(SEAL)

EXHIBIT A
LEGAL DESCRIPTION

EXISTING

Lots 1, 2, 3, 4 and 5, Block 1, HIDDEN CREEK WOODS, Anoka County, Minnesota

PROPOSED

Lots 1 through 21, Block 1, COON CREEK COMMONS, Anoka County, Minnesota.

EXHIBIT B
CONDITIONS OF APPROVAL

1. All required easement vacations be completed and recorded, and new easement dedications recorded before releasing the final plat for recording.
2. A park dedication fee of $28,200 ($1,410 per residential unit for 20 units) be paid prior to releasing the plat for recording.
3. Existing deferred assessment of $104,932.75 is paid in full to the City prior to releasing the plat for recording and prior to building permit approval.
4. The applicant draft and execute a Homeowners' Association Agreement to be made between the owner of Lot 21 and the owners of Lots 1-20 prior to releasing the plat for recording.
5. The applicant provide to the City dedication of a cross-access easement over the entirety of Lot 21, to benefit the owners of the Lots 1-20, prior to releasing the plat for recording.
6. The applicant enter into a Development Agreement with the City.
7. The applicant be granted all variances and other required approvals for the proposed site plan by the Coon Creek Watershed District before releasing the plat for recording.
8. A Letter of Map Revision (LOMR) be provided to the applicant, showing that after revision, no building pads or other prohibited elements of the proposed development encroach into a FEMA designated floodway. A LOMR must be received before building permits can be approved.

SURVEY LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- FOUND ANOKA COUNTY CAST IRON MONUMENT
- FOUND PINCH TOP
- FOUND PK NAIL
- ( ) INFORMATION AS SHOWN ON PLANS - NOT FIELD VERIFIED
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- CURB STOP
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- MAILBOX
- SIGN
- UTILITY PEDESTAL
- STORM SEWER
- SANITARY SEWER
- MAPPED STORM SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- MAPPED SANITARY SEWER SERVICE
- MAPPED WATER SERVICE
- MAPPED UNDERGROUND CABLE TV
- UNDERGROUND ELECTRIC
- MAPPED UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- 972 CONTOUR
- WATER LINE
- WL WETLAND AS DELINEATED BY KJOLHAUG ENV. SERVICES ON AUGUST 6, 2024

LEGAL DESCRIPTION

Lots 1, 2, 3, 4 and 5, Block 1, HIDDEN CREEK WOODS, Anoka County, MN

Abstract Property.

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
SPL Holdings, LLC
3500 Vicksburg Lane, Suite 120
Plymouth, MN 55447
763-218-3147

1. Prepared May 10, 2024.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 11790 Xeon Street, Coon Rapids, Minnesota 55433.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: MnDot control monument 0212 L. In Coon Rapids, 1.95 miles west of Hwy 65 & Co. Rd. 14, 175 feet East of mailbox #401, 76.0 feet North of Co Rd 14, 69.0 feet East of fire hydrant 1.0 ft South of a Witness Post. Elevation = 900.52 (NAVD88)

   Site Benchmark: Top Nut Hydrant, along the west side of Xeon Street, 90 feet ± north of south property line. Elevation = 871.77 (NAVD88)
5. This property is contained in 3 flood zones per Flood Insurance Rate Map No. 27003C0316E, Community Panel No. 2700110316E, effective date of December 16, 2015

   Zone AE: Base flood elevations determined
   Area of special flood hazard areas subject to inundation by the 1% annual chance flood.

   Floodway areas in Zone AE: The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

   Other flood areas.
   Zone X (Shaded): areas of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile: and area protected by levees from 1%annual chance flood.

   Other areas.
   Zone X: areas determined to be outside the 0.2% annual chance floodplain.
6. The field work was completed on December 11, 2018.

SITE DATA

Areas:

Lot 1	=	2,117 +/- square feet
Lot 2	=	1,843 +/- square feet
Lot 3	=	1,843 +/- square feet
Lot 4	=	2,117 +/- square feet
Lot 5	=	1,178 +/- square feet
Lot 6	=	988 +/- square feet
Lot 7	=	988 +/- square feet
Lot 8	=	1,178 +/- square feet
Lot 9	=	1,178 +/- square feet
Lot 10	=	988 +/- square feet
Lot 11	=	988 +/- square feet
Lot 12	=	1,178 +/- square feet
Lot 13	=	1,178 +/- square feet
Lot 14	=	988 +/- square feet
Lot 15	=	988 +/- square feet
Lot 16	=	1,178 +/- square feet
Lot 17	=	1,178 +/- square feet
Lot 18	=	988 +/- square feet
Lot 19	=	988 +/- square feet
Lot 20	=	1,178 +/- square feet
Lot 21	=	122,374 +/- square feet

Total Plat Area = 147,622 +/- square feet

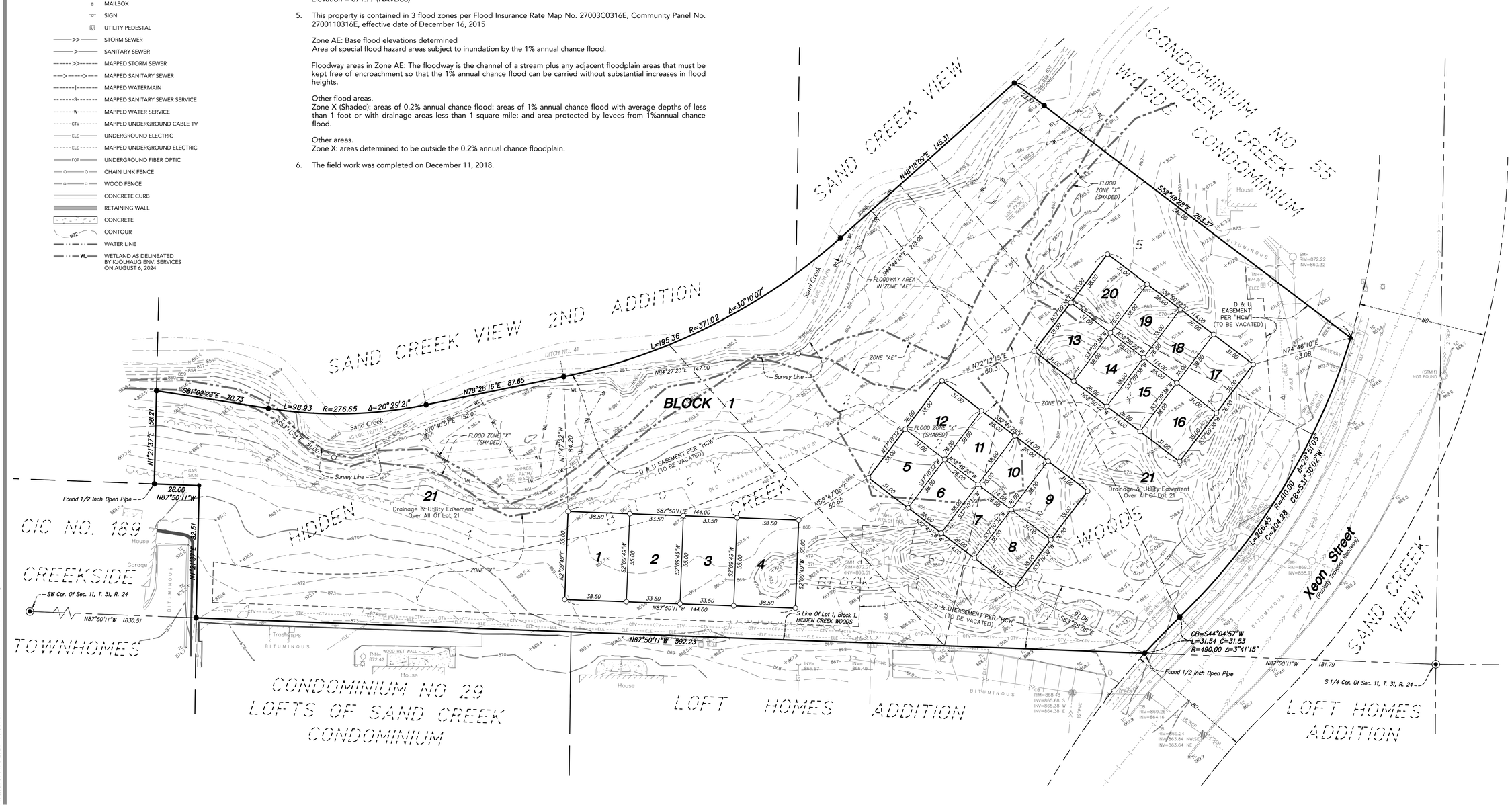
ZONING INFORMATION

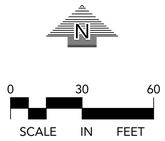
Current & Proposed Zoning: MDR (Moderate-Density Residential District)

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Coon Rapids Zoning Map and City Code, on 05/08/24, information for the subject property is as follows:

Building Setbacks:
- 25 feet from exterior boundary line
- 20 feet from another structure
- 35 feet from street ROW to front
- 25 feet from street ROW to side
- 10 feet from interior drive or parking

Parking Setbacks:
- 10 feet from Residential area
- 5 feet from Office/Commercial area
- 20 feet from street ROW





HIDDEN CREEK WOODS SECOND ADDITION

COON RAPIDS, MN

SPL HOLDINGS, LLC

3500 VICKSBURN LN N
SUITE 120
PLYMOUTH, MN 55311

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

05/13/2024	CITY SUBMITTAL
05/20/2024	CITY SUBMITTAL
09/09/2024	CITY SUBMITTAL
09/17/2024	SETBACKS/OPEN SPACE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

License Number: Jason Stanislowski - PLS 48988
Date:

QUALITY CONTROL

Loucks Project No.	18341C
Project Lead	MLS
Drawn By	SFM
Checked By	MLS
Field Crew	

SHEET INDEX

C1-0	COVER SHEET
C1-1	EX. CONDITIONS & DEMO PLAN
C2-1	PRELIMINARY PLAT
C2-2	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C3-4	FLOODPLAIN PLAN
C4-1	UTILITY PLAN
C8-1 - C8-3	DETAILS
L1-1	TREE INVENTORY PLAN
L1-2	TREE INVERTORY DETAIL
L2-1	LANDSCAPE PLAN
L2-2	LANDSCAPE DETAILS

PRELIMINARY PLAT

C2-1

Plotted: 09 / 17 / 2024 10:30 AM W:\2018\18341\CADD DATA\SURVEY_dwg Sheet Files\18341C-PPLAT

COON CREEK COMMONS

City of Coon Rapids
County of Anoka
Sec. 11, Twp. 31, Rng. 24

KNOW ALL PERSONS BY THESE PRESENTS: That SPL Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

Lots 1, 2, 3, 4 and 5, Block 1, HIDDEN CREEK WOODS, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as COON CREEK COMMONS, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said SPL Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

SPL HOLDINGS, LLC

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of SPL Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
LMax L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____, by Max L. Stanislowski.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of COON CREEK COMMONS was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: _____, Mayor By: _____, Clerk

PLANNING COMMISSION, CITY OF COON RAPIDS, MINNESOTA

Be it known that at a meeting held on this _____ day of _____, 20_____, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of COON CREEK COMMONS.

City Council, City of Coon Rapids, Minnesota

By: _____, Chairperson

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

_____
David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

By: _____ By: _____, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of COON CREEK COMMONS was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at ____ o'clock ___.M. and was duly recorded as Document Number _____.

By: _____ By: _____, Deputy
County Recorder/Registrar of Titles

LOUCKS

COON CREEK COMMONS

City of Coon Rapids
County of Anoka
Sec. 11, Twp. 31, Rng. 24

0 30 60
SCALE IN FEET
1 INCH = 30 FEET

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, HIDDEN CREEK WOODS HAVING A BEARING OF N 87°50'11"W.

- O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED "LS 48988" UNLESS SHOWN OTHERWISE
- ▲ FOUND PK NAIL
- DENOTES FOUND PINCH TOP
- ◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT

SAND CREEK VIEW 2ND ADDITION
SAND CREEK VIEW
CONDOMINIUM NO 189
HIDDEN CREEK WOODS CONDOMINIUM
CIC NO. 189
CREEKSIDE TOWNHOMES
CONDOMINIUM NO 29
LOFTS OF SAND CREEK CONDOMINIUM
LOFT HOMES ADDITION
HIDDEN CREEK
HIDDEN WOODS
Xeon Street
Sand Creek
Survey Line
BLOCK 1
21
Drainage & Utility Easement Over All Of Lot 21
S52°49'28"E 263.37
240.00
N48°18'09"E 145.31
L=195.36 R=371.02 Δ=30°10'07"
N44°44'18"E 218.00
S81°02'23"E 70.73
L=98.93 R=276.65 Δ=20°29'21"
N78°28'16"E 87.65
N70°40'57"E 152.00
S63°11'54"E 51.00
N84°27'23"E 147.00
N1°21'37"E 58.21
N1°21'37"E 82.51
28.00
N87°50'11"W
Found 1/2 Inch Open Pipe
SW Cor. Of Sec. 11, T. 31, R. 24
N87°50'11"W 1830.51
N87°50'11"W 592.23
N4°38'14"W 82.80
S87°50'11"E 136.00
N87°50'11"W 136.00
N2°09'49"E 56.50
S2°09'49"W 56.50
36.50
31.50
N66°30'14"E 55.18
S Line Of Lot 1, Block 1, HIDDEN CREEK WOODS
N71°52'44"E 60.80
N77°52'48"E 65.15
94.99
S63°01'23"E
L=206.45 R=410.00 Δ=28°51'02"
C=204.28 CB=S31°30'10"W
CB=S44°04'57"W
L=31.54 C=31.53
R=490.00 Δ=3°41'17"
Found 1/2 Inch Open Pipe
N87°50'11"W 181.79
S 1/4 Cor. Of Sec. 11, T. 31, R. 24
80
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

LOUCKS

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

Date Exported: 1/24/2025 11:30AM

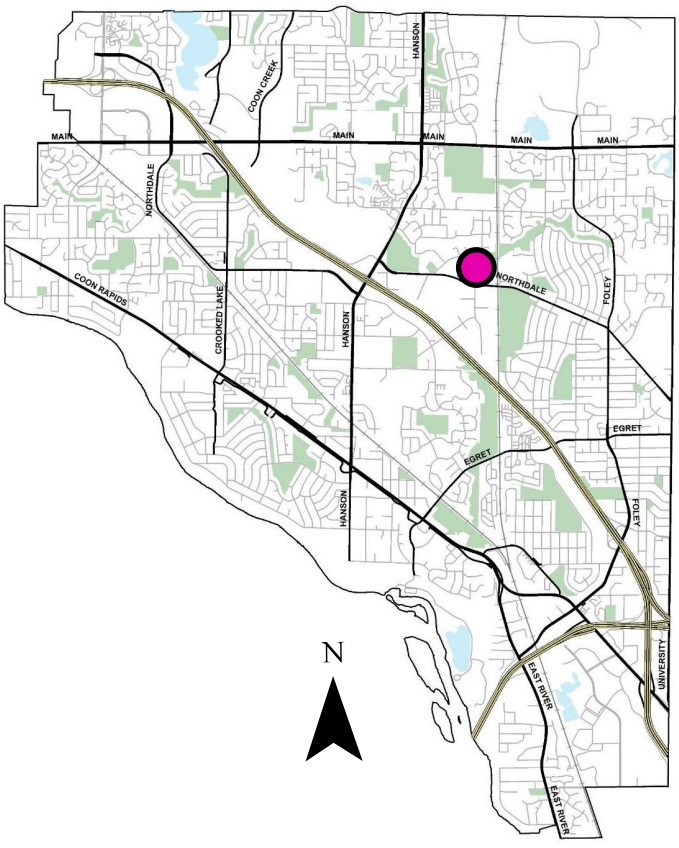
Planning Case: 25-4

Land Use Review: Final Plat

Applicant: SPL Holdings, LLC

Address: 1210 117th Ln NW

PID: 11-31-24-34-0103



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.

City Council Regular **5.**

Meeting Date: 02/04/2025

Subject: PC 25-1, Consider Design Flexibility, Club Car Wash, 2550 Coon Rapids Blvd

Submitted For: Max Pattsner, Senior Planner **From:** Max Pattsner, Senior Planner

INTRODUCTION

The applicant is requesting approval of "design flexibility" to implement a painted brick façade, rather than the required unpainted brick façade, for Club Car Wash at 2550 Coon Rapids Blvd. City Code Section 11-1003.11(7) requires that commercial buildings in the River Rapids Overlay district have a façade of at least 30% brick or natural stone, but approval of design flexibility can allow for alternate design options. This design flexibility can only be used in the River Rapids Overlay District along Coon Rapids Blvd.

The applicant received administrative site plan approval in the fall of 2024 to make minor changes to the site, as the business rebrands from Coon Rapids Express Car Wash to a location for the national chain Club Car Wash.

At its meeting on January 16, 2025, the Planning Commission held a public hearing and made a recommendation on the item. No comments were heard at the public hearing. At the meeting, the Planning Commission voted to recommend approval to Council of the flexibility request.

DISCUSSION

Background

Coon Rapids Express Car Wash, the former business at 2550 Coon Rapids Blvd, closed in 2024. The applicant, Robert E. Lee & Associates, is in the process of updating the building to become a Club Car Wash, maintaining the existing use of the site as a car wash. Proposed changes to the site and building exterior are primarily aesthetic, with the goal of bringing the building in line with the Club Car Wash brand.

Planning staff reviewed the changes to the building as part of a building permit review, and noted that the proposed removal of the building's windows and painting of the brick brought the building out of conformance with the RRO design standards. The applicant revised the building design to keep the windows on the north side of the building, thus keeping the overall percentage of the north building face with transparent/glass exterior materials consistent with the previous building design.

Instead of updating the building plans to include unpainted brick the applicant chose to request design flexibility to allow for the brick on the building to be painted, which brings the building more in line with the building aesthetics at other Club Car Wash locations. In City Code Section 11-1003.11(7), it is required that at least 30% of the building facing Coon Rapids Blvd must have siding consisting of brick, natural stone, stucco, textured cast stone, fiber-cement siding and shingles, or integrally colored concrete masonry units. Since these requirements are related to aesthetics, Staff do not believe that painted brick counts toward the brick requirement, since it does not visually resemble brick. It is the opinion of Staff that design flexibility would be required to allow existing brick on the building, which currently meets RRO design standards, to painted, thus no longer meeting standards.

Design Flexibility

The applicant is requesting Design Flexibility in order to waive a single aesthetic requirement in the River Rapids Overlay Districts. City Code Section 11-306.5 allows granting of Flexibility provided certain findings are met.

Staff' analysis of these findings is as follows:

- *The modification is necessary due to unique circumstances of the development or the site on which the development is placed.* The modification does not create a significant deviation from the façade materials requirement. The site is unique in that there is an existing car wash building, which the applicant would like to update so that it is similar to other Club Car Wash locations.
- *The modification will result in gained efficiencies, including, but not limited to: better integration of uses; a more efficient organization of uses; additional public amenities; or a significant reduction in environmental impact.* The above is not directly relevant to the request, which is viewed by Staff as a purely aesthetic variation.
- *The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use.* Staff do not foresee any potential harmful effects that could be caused by the use.
- *The modification significantly advances the intent of this Section and does not detract from uses in PORT Districts.* Staff believe that the modification is a very minor deviation from the RRO design requirements, and that the proposed building design is of high quality and is aesthetically appropriate for the site. It is the opinion of Staff that the proposed building design will improve the aesthetic quality of the corridor, and thus meets the intent of the PORT and RRO district requirements.

RECOMMENDATION

In planning case 25-1, the City Council **approve** Design Flexibility for a painted brick façade for Club Car Wash.

Attachments

Location Map
Applicant Narrative
Site Layout
Building Rendering
North Elevation - Before
North Elevation - After 1
North Elevation - After 2

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

Date Exported: 12/26/2024 11:01AM

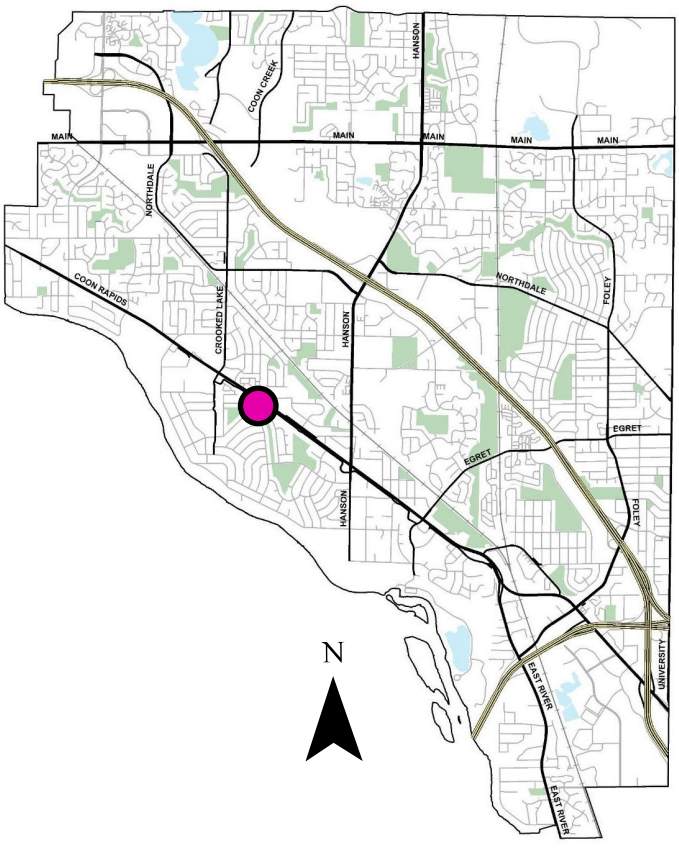
Planning Case: 25-1

Land Use Review: Design Flexibility

Applicant: Robert E. Lee & Associates

Address: 2550 Coon Rapids Blvd

PID: 21-31-24-11-0022



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.

Robert E. Lee & Associates, Inc.
Engineering • Surveying • Environmental Services
1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-662-9641 • www.releeinc.com

November 11, 2024

Mr. Max Pattsner
CITY OF COON RAPIDS
11155 Robbinson Drive NW
Coon Rapids, MN 55433

RE: Club Car Wash Coon Rapids ✦ 2550 Coon Rapids Blvd ✦ Design Standard Flexibility

Dear Mr. Pattsner:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Site Plan as part of a request for Design Standard Flexibility in the River Rapids Overlay District pursuant to 11-1003.16 (2) of the Coon Rapids Municipal Code. The Club Car Wash is located at 2550 Coon Rapids Blvd in the City of Coon Rapids. The proposed request looks to vary section 11-1103.11 (7) Building Materials. Specifically, this section requires that "at least 30 percent of the facades that face a street shall be brick or natural stone" Club Car Wash, to align with their corporate standard color scheme, is requesting the ability to paint this brick per the attached renderings which would include black and white. The intention is not to alter any of the building materials, meaning there will still be brick on the street facing facades per the requirement.

Please do not hesitate to contact me regarding any questions.

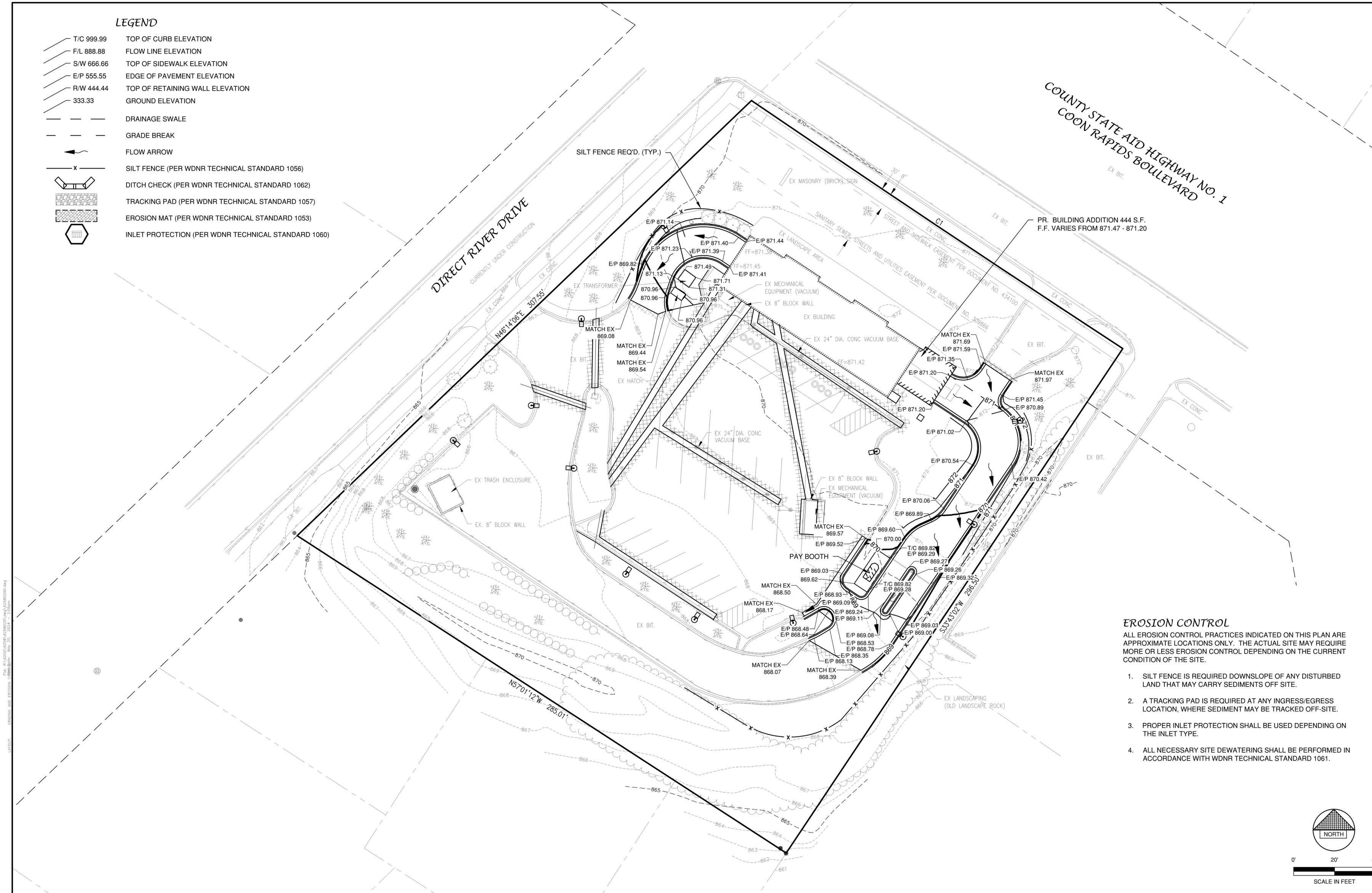
Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, E.I.T.
Project Engineer

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	GRADE BREAK
	FLOW ARROW
x	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)



EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	05/20/2024	MRL	CONSTRUCTION PLAN SET				

DRAWN MRL
CHECKED AJB
DESIGNED MRL

2550 COON RAPIDS BLVD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF COON RAPIDS
ANOKA COUNTY, MINNESOTA

GRADING AND EROSION CONTROL PLAN

DATE 05/2024
FILE 6258029D
JOB NO. 6258029

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 4

File: R:\6200\6258\6258029\dwg\6258029D.dwg
Date/Time: May 20, 2024 - 12:39pm
Login: MRoche
Plotted: May 20, 2024 - 12:39pm


City of Coon Rapids
Inspection Division
Reviewed for Code Compliance
Comments Noted
Date
By
SEPARATE PERMITS
REQUIRED FOR:
PLUMBING
MECHANICAL
ELECTRICAL
FIRE SPRINKLER
FIRE ALARM
SEWER/WATER


CAR WASH
FREE VACUUMS
2550


Club
CARWASH



City Council Regular **6.**

Meeting Date: 02/04/2025

Subject: Consider Resolution No. 25-8(8) Accepting Plans and Specifications for 2025 Well Rehabilitation, and Authorizing Solicitation of Bids

Submitted For: Tim Himmer, Public Works Director

From: Amanda Romano, Administrative Assistant II

INTRODUCTION

Staff is seeking acceptance of plans and specifications, and authorization to bid the 2025 Well Rehabilitation project.

DISCUSSION

Staff proposes to continue the regular rotation for rehabilitation of the City's 24 wells and nine booster pumps. The 2025 program will consist of Wells 7, 12, and the East Treatment Plant Booster Pump No. 1. Sambatek, under their Master Consulting Agreement, will provide design, bidding, and inspection services for the project. Bids will be received in late February and presented to the City Council for consideration on a March agenda.

RECOMMENDATION

Staff recommends Council adopt Resolution No. 25-8(8) accepting plans and specifications for 2025 Well Rehabilitation, and authorize the solicitation of bids.

BUDGET IMPACT:

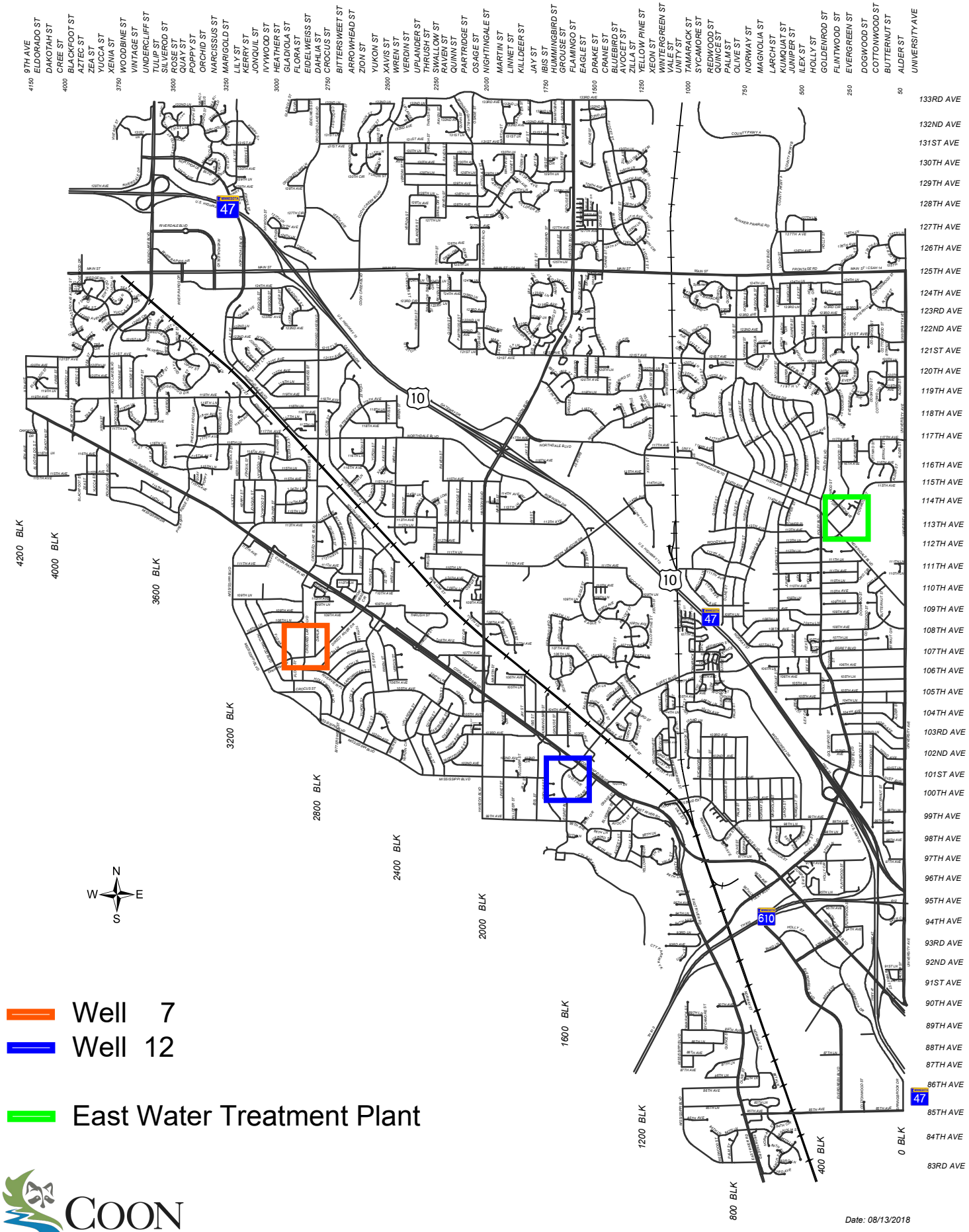
The approved 2025 budget includes funds for the annual well rehab program in the Water Enterprise Fund (601).

Attachments

Project Locations

Resolution No. 25-8(8)

25-8 Project Locations



RESOLUTION NO. 25-8(8)

(8) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS

WHEREAS, Sambatek has prepared plans and specifications for the improvement of the City's water system by rehabilitation of Well Nos. 7, and 12, and the East Treatment Plant Booster Pump No. 1, and has presented such plans and specifications to the Council for approval; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. Such plans and specifications, a copy of which is on file and available for review in the office of the Public Works Director, are hereby approved.

2. The City Clerk shall prepare and cause to be inserted in the official paper and in a trade journal, if applicable, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for 21 days, shall specify the work to be done, shall state that bids will be received by the City of Coon Rapids until 9:00 a.m. on the 25th day of February 2025, at which time they will be publicly opened by Sambatek, will then be tabulated, and will be considered by the Council at 7:00 p.m. on the 4th day of March, 2025, in the Council Chambers, and that no bids will be considered unless sealed and filed with the City and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the City Clerk for 5% of the amount of such bid.

Adopted this 4th day of February, 2025.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **7.**

Meeting Date: 02/04/2025

Subject: Consider Two Joint Powers Agreements for Signal Reconstructions and ADA Improvements at Two Locations on CSAH 12 (Northdale Blvd)

Submitted For: Mark Hansen, City Engineer

From: Amanda Romano, Administrative Assistant II

INTRODUCTION

Council is requested to approve two Joint Powers Agreements (JPAs) with Anoka County for replacement of the aged traffic signal systems on County State Aid Highway 51 (University Avenue NE) at County State Aid Highway 12 (Northdale Boulevard) and for the system on County State Aid Highway 12 (Northdale Boulevard) at 111th Avenue.

DISCUSSION

The existing traffic signals located at University Avenue NE (CSAH 51) and Northdale Boulevard (CSAH 12), and Northdale Boulevard (CSAH 12) and 111th Avenue are both planned for replacement in 2025 by Anoka County.

The proposed signal replacement at University and Northdale includes complete replacement of the existing traffic signal system along with ADA pedestrian improvements at each intersection corner. Because of the location, at the border between Blaine and Coon Rapids, the cities will share costs associated with the Emergency Vehicle Preemption (EVP) system and power for the signal and light luminaries. Blaine will continue to pay the costs and invoice Coon Rapids for its share, as it does today.

The proposed signal replacement at Northdale and 111th includes complete replacement of the existing traffic signal system along with ADA pedestrian improvements at each intersection corner. Coon Rapids will be responsible for half the cost of the signal replacement, as well as EVP system and power supply costs for the signal and light luminaries.

The project will be let by Anoka County as the lead agency for contracting and administering construction of this project. The work is planned to occur during the summer and fall of 2025.

RECOMMENDATION

Staff recommends Council approve the two Joint Powers Agreements (JPAs) with Anoka County for replacement of the traffic signal systems on County State Aid Highway 51 (University Avenue NE) at County State Aid Highway 12 (Northdale Boulevard) and at County State Aid Highway 12 (Northdale Boulevard) at 111th Avenue.

BUDGET IMPACT:

The estimated cost to the City of Coon Rapids for the signal replacement at Northdale Boulevard and University Avenue is $4,080.00 and the estimated cost for the signal replacement at Northdale Boulevard and 111th Avenue is $255,820.00. These costs will be covered by the City's Municipal State Aid (MSA) account.

Attachments

JOINT POWERS AGREEMENT
FOR THE SIGNAL RECONSTRUCTION AND ADA IMPROVEMENTS OF COUNTY STATE AID HIGHWAY 12 (NORTHDALE BLVD NW/109TH AVE NE) AT CSAH 51 (UNIVERSITY AVE NW/UNIVERSITY AVE NE) IN THE CITIES OF BLAINE AND COON RAPIDS, MN
(SAP 002-612-037)
(SAP 106-020-043)
(SAP 114-020-066)

THIS AGREEMENT is made by the parties on the last date executed below, by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", City of Coon Rapids, 11155 Robinson Drive NW, Coon Rapids, MN 55433, hereinafter referred to as "Coon Rapids", and the City of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, hereinafter referred to as "Blaine". Coon Rapids and Blaine may also be referred to herein as the "Cities".

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interest of the traveling public to reconstruct the signal on County State Aid Highway (CSAH) 12 (Northdale Blvd NW/109th Ave NE) at CSAH 51 (University Ave NW/University Ave NE) and,

WHEREAS, the parties mutually agree that the signal at CSAH 12 at CSAH 51 is in need of reconstruction; and,

WHEREAS, the County has prepared preliminary design plans for the reconstruction of CSAH 12 at CSAH 51 in accordance with Anoka County and the Minnesota Department of Transportation standards to a staff approved layout condition; and,

WHEREAS, Anoka County has jurisdiction over CSAH 12 and CSAH 51 and,

WHEREAS, the parties agree that it is in their best interests that the cost of said project be shared; and,

WHEREAS, Minn. Stat. § 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of reconstructing the signal system on CSAH 12 at CSAH 51 and updating pedestrian ramps for ADA compliance; as described in the preliminary design plans (hereinafter the "Project"). The County and the Cities project numbers are noted above. The engineering plans are filed in the office of the Anoka County Highway Department and incorporated herein by reference.

The parties to this Joint Powers Agreement (JPA) agree in principle that construction of the Project is in the best interest of the traveling public and that the Preliminary Layout as shown in Exhibit "A" defines the preliminary design of the Project.

It is agreed that the Exhibit "A" Layout dated December 04, 2024 has been reviewed and accepted by the parties and is suitable for preparation of final construction documents. Any significant changes made hereafter to the design as presented in the Exhibit "A" Layout will require approval by the parties as an amendment to this JPA. These same changes will require a change in the cost share to include any additional design engineering costs that may occur.

II. METHOD

The County shall cause the construction of the Project.

IMPROVEMENTS:

It is agreed by the parties that in 2025, the CSAH 12 signal system at CSAH 51 will be reconstructed to the extent shown in "Exhibit A".

INTERSECTIONS:

As agreed by the parties, and shown in the Exhibit "A" Layout design, the CSAH 12 at CSAH 51 intersection will continue to be a full access signalized intersection.

RIGHT OF WAY:

The parties agree that the County will acquire all necessary right-of-way and easements for the Project. Acquisition of any additional right-of-way and/or easements needed for improvements to the City street intersections beyond what is defined in the Exhibit "A" Layout will be the respective responsibility of Blaine and/or Coon Rapids. It is agreed by the parties that all necessary right of way and easements will be in legal possession of the County prior to construction of the project. Any property or easements owned by Blaine or Coon Rapids that are required for the Project will be conveyed by the respective City to the County at no cost.

TRAFFIC SIGNALS:

The parties agree that the existing traffic control signal system at the CSAH 12 and CSAH 51 intersection will be reconstructed with this project. The parties agree that the cost of the reconstruction of this signal shall be standard County cost share; with 50% of the EVP costs to Blaine and 50% of the EVP costs to Coon Rapids, and 100% of the traffic signal cost to the County. Traffic signal steel will be galvanized finish.

Following the reconstruction, the ongoing traffic signal maintenance at the CSAH 12 and CSAH 51 intersection will be consistent with Anoka County warranted traffic signal maintenance practices, with the County 100% responsible for all ongoing traffic signal maintenance. Blaine and Coon Rapids will reimburse the County for 100% for all ongoing EVP maintenance. Blaine and Coon Rapids are 100% responsible for all luminaire maintenance, and 100% responsible for the ongoing supply of electrical power for the traffic signal system.

DRAINAGE:

Associated drainage improvement costs of this project will be responsibility of the County.

SIDEWALK:

The parties agree that Coon Rapids will be responsible for the sidewalk cost in areas where no sidewalk exists on the west side of CSAH 12/CSAH 51. Blaine will be responsible for the sidewalk cost in areas where no sidewalk exists on the east side of CSAH 12/CSAH 51. The County will be responsible for the cost at the signal pedestrian ramps and where a sidewalk currently exists. Sidewalk locations have been agreed to by Blaine and Coon Rapids. If the sidewalk location changes in the future, the additional costs associated with these changes will be the responsibility of Blaine and/or Coon Rapids.

The parties understand that the cost for the sidewalk includes: concrete surfacing, aggregate base, excavation (including muck excavation), borrow material (granular and topsoil), and turf establishment. The parties agree that the County will be responsible for the costs for the design of the sidewalk, the additional right of way and easements required to construct the sidewalk at the proper location, and any removal items required to construct the sidewalk.

TRAFFIC CONTROL:

The parties agree that CSAH 12 and CSAH 51 will be open to through traffic during construction. The parties further agree that the cost share for traffic control for Blaine and Coon Rapids shall be a prorated share based on the respective City's project costs divided by the total project cost.

DRIVEWAYS:

The parties agree that all driveways affected (excluding those identified for removal) by the Project will be reconstructed in kind at 100% Anoka County cost, with the cost of any upgrades requested by Blaine and Coon Rapids, including concrete aprons, to be the respective City's sole responsibility.

UTILITIES:

The parties agree that the Exhibit "A" Layout does not include any anticipated utility relocations or improvements as part of this Project.

PERMITS:

No permits are required for this project. The County requests that each City inform the County of any ordinances or city regulations that affect construction at the time of the signing of this JPA (e.g. setbacks, tree clearing ordinances, or any other city ordinances).

III. COSTS

The contract costs of the work, or if the work is not contracted, the cost of all labor, materials, normal engineering costs and equipment rental required to complete the work, shall constitute the "actual construction costs" and shall be so referred to herein. "Estimated construction costs" are good faith projections of the costs, which will be incurred for this project. Actual costs will vary and those will be the costs for which the relevant parties will be responsible.

The estimated construction cost of the total project is $807,063.00.

The estimated cost of the County Furnished Signal Cabinet is $30,000.00.

City of Blaine Cost Breakdown

The total estimated construction cost to Blaine is $4,780.00

Blaine's participation in construction engineering will be at a rate of eight percent (8%) of their designated construction share of $4,780.00. The estimated cost to Blaine for construction engineering is $380.00. In summary, Blaine's total share of this Project is $5,160.00 (includes construction and construction engineering). **(see summary below).**

*($4,780.00 + $380.00 = **$5,160.00**)

Upon award of the contract Blaine shall pay to the County ninety five percent (95%) of its portion of the cost of the project estimated at $4,902.00. Prior to billing, this estimate will be updated by the County to reflect the actual bid prices as awarded. An updated cost estimate shall be provided to Blaine at the time of billing. Blaine's share of the cost of the project shall include only construction and construction engineering expense and does not include engineering design and administrative expenses incurred by the County.

After final completion of the project Blaine's share of the construction cost will be based upon actual construction costs. If necessary, adjustments to the initial ninety five percent (95%) charged will be made in the form of credit or additional charges to Blaine's share. Also, the remaining five percent (5%) of Blaine's portion of the construction costs shall be paid.

The County agrees to submit to Blaine for review final quantities and cost within one year of project substantial completion.

City of Coon Rapids Cost Breakdown

The total estimated construction cost to Coon Rapids is $3,780.00.

Coon Rapids' participation in construction engineering will be at a rate of eight percent (8%) of their designated construction share of $3,780.00. The estimated cost to Coon Rapids for construction engineering is $300.00. In summary, Coon Rapids' total share of this Project is $4,080.00 (includes construction and construction engineering). **(see summary below).**

*($3,780.00 + $300.00 = **$4,080.00**)

Upon award of the contract Coon Rapids shall pay to the County ninety five percent (95%) of its portion of the cost of the project estimated at $3,876.00. Prior to billing, this estimate will be updated by the County to reflect the actual bid prices as awarded. An updated cost estimate shall be provided to Coon Rapids at the time of billing. Coon Rapids' share of the cost of the project shall include only construction and construction engineering expense and does not include engineering design and administrative expenses incurred by the County.

After final completion of the project Coon Rapids' share of the construction cost will be based upon actual construction costs. If necessary, adjustments to the initial ninety five percent (95%) charged will be made

in the form of credit or additional charges to the Coon Rapids' share. Also, the remaining five percent (5%) of Coon Rapids' portion of the construction costs shall be paid.

The County agrees to submit to Coon Rapids for review final quantities and cost within one year of project substantial completion.

IV. TERM / TERMINATION

This Agreement shall become effective immediately upon execution, and will remain in effect until the Project and all restoration activities are completed, *with exception* of the ownership and maintenance provisions within this Agreement which shall continue indefinitely.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County, Blaine or Coon Rapids pursuant to this Agreement shall be disbursed by each entity pursuant to the method provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the County in conformance with federal, state, and local laws and regulations.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party. Prior to the City's payment to the County, the County shall provide Blaine and Coon Rapids a copy of all cost participation documents submitted to MnDOT State Aid to assist the cities in their application for MSA funding.

VIII. SIGNALIZATION POWER

Blaine shall at their sole expense, install and cause the installation of an adequate electrical power source to the service cabinet for all the previously mentioned CSAH 12 traffic control signal systems including any necessary extension of power lines. Blaine shall be the lead agency in this matter. Upon completion of said traffic control signal installations, the ongoing cost of the electrical power to the signal system shall be the responsibility of Blaine.

IX. MAINTENANCE

A. Maintenance of the sidewalk on the west side of CSAH 12/51 shall be the responsibility of Coon Rapids. Coon Rapids shall be responsible for general routine maintenance, such as sweeping, clearing, plowing, trash removal and other incidental items. Coon Rapids shall be responsible for long-term maintenance, such as crack sealing and replacement on the west side of CSAH 12/51. Maintenance of the sidewalk on the east side of CSAH 12/51 shall be the responsibility of Blaine. Blaine shall be responsible for general routine maintenance, such as sweeping, clearing, plowing, trash removal and other incidental items. Blaine shall be responsible for long-term maintenance, such as crack sealing and replacement on the east side of CSAH 12/51.

B. Maintenance of crosswalk pavement markings shall be the responsibility of the County. The County will be responsible for the maintenance of the crosswalk pavement marking for the crossings at the signalized intersection.

C. Cost of electrical power to the signal system shall be the obligation of Blaine with Blaine billing Coon Rapids in a separate agreement.

D. Maintenance of the completed traffic control signal and signal equipment at the intersection of CSAH 12 and CSAH 51 shall be the sole obligation of the County.

E. The County shall maintain the traffic signal controllers, traffic signal and pedestrian indications, loop detectors and associated wiring of the said traffic control signals at the sole obligation of the County.

F. Painting of the traffic signal shall be the sole obligation of the County. Any variation of painting color standards will be billed to the respective City making the request.

G. Timing of the completed traffic control signal shall be determined by the County.

H. Only the County shall have access to the controller cabinets.

I. The traffic control signals shall be the property of the County.

J. Blaine shall be responsible for maintenance of the luminaries, luminaire relamping, and luminaire painting with Blaine billing Coon Rapids in a separate agreement.

K. All maintenance of the EVP System shall be completed by the County. Blaine shall be billed by the County on a quarterly basis for all incurred costs with Blaine billing Coon Rapids in a separate agreement.

L. EVP Emitter Units may be installed on and used only by Emergency Vehicles responding to an emergency as defined in Minnesota Statutes §169.011, Subdivision 3, and §169.03. Blaine and Coon Rapids shall provide a list to the County Engineer, or the County's duly appointed representative, of all such vehicles with emitter units on an annual basis.

M. Malfunctions of the EVP System shall be immediately reported to the County.

N. All timing of said EVP System shall be determined by the County.

O. In the event said EVP System or components are, in the opinion of the County, being misused, or the conditions set forth are violated, and such misuse or violation continues after receipt by Blaine and/or Coon Rapids, written notice thereof from the County, the County shall remove the EVP System. Upon removal of the EVP System pursuant to this paragraph, the field wiring, cabinet wiring, detector receiver, infrared detector heads and indicator lamps and all other components shall become the property of the County.

X. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, to the City Manager of Coon Rapids, 11155 Robinson Drive NW, Coon Rapids, MN 55433, on behalf of Coon Rapids, and to the City Administrator of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, on behalf of Blaine.

XI. INDEMNIFICATION

Blaine, Coon Rapids and the County all mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by any party under this Agreement.

XII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XIII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

By: _____
Jim Dickinson
County Administrator

RECOMMENDED FOR APPROVAL:

By: _____
Joseph J. MacPherson, P.E.
Transportation Division Manager

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine V. Carney
Assistant County Attorney

CITY OF BLAINE

By: _____
Tim Sanders
Mayor

Dated: _____

By: _____
Michelle A. Wolfe
City Administrator

Dated: _____

CITY OF COON RAPIDS

By: _____
Jerry Koch
Mayor

Dated: _____

By: _____
Matt Stemwedel
City Manager

Dated: _____

By: _____
Tim Himmer
Public Works Director

Dated: _____

By: _____
David Brodie
City Attorney

Dated: _____

EXHIBIT "A"

Layout

EXHIBIT A

CSAH 12 @ CSAH 51 & 111TH LN NW
SIGNALS RECONSTRUCTION

DECEMBER 04, 2024

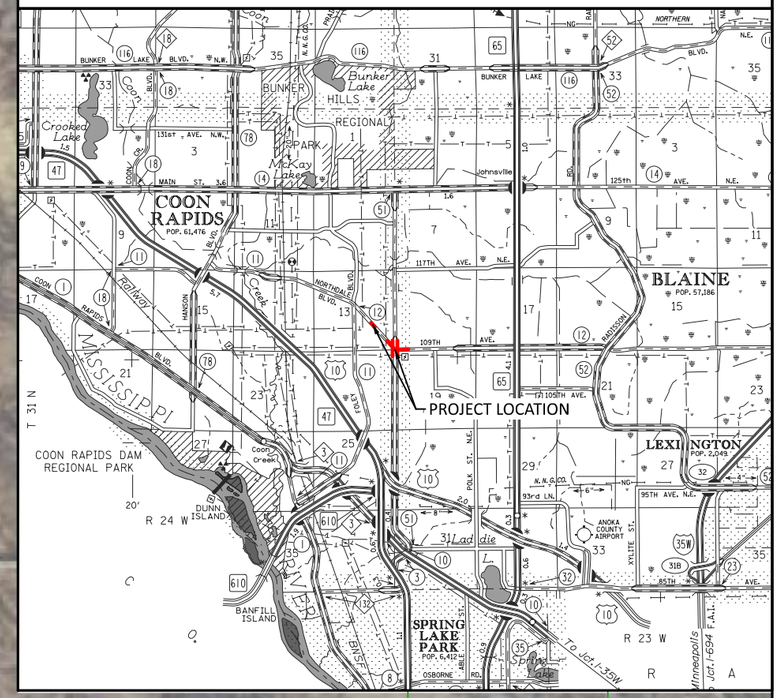
Anoka County MINNESOTA

ALLIANT

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Disclaimer:
This drawing represents a potential design concept only.
This document is a draft, subject to change, and is provided for information only.
This draft document does not commit Anoka County to construct the project as shown in part or in whole.
The actual project plan may differ from this draft plan.
Contact the Anoka County Highway Department with any questions: 763-324-3100

INDEX MAP



CSAH 51 (UNIVERSITY AVE)

CITY OF COON RAPIDS

CITY OF BLAINE

CSAH 12 (NORTHDALE BLVD)

CSAH 12 (109TH AVE)

CSAH 51 (UNIVERSITY AVE)

12.5' LTL

15.5' THRU

12.5' THRU

11.5' LTL

14' THRU

11.5' THRU

8.5' SHLD

R 64'

B618 C&G

R 40'

B612 C&G OUTPUT

13' LTL

12' THRU

12.5' RTL

R 369'

19' THRU

B612 C&G OUTPUT

R 50'

B618 C&G

B612 C&G OUTPUT

13' RTL

12' THRU

13' LTL

B612 C&G OUTPUT

13' THRU

14' SHLD

R 50'

B618 C&G

R 82'

B612 C&G

RELOCATE CB

4' MEDIAN

B612 C&G OUTPUT

7.5' SHLD

12.5' THRU

13.5' THRU

12' LTL

12' THRU

12' THRU

13' RTL

10000

SCALE IN FEET

LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE C&G/MEDIAN
- PROPOSED CONCRETE WALK
- PROPOSED SIGNAL MAST ARM
- PROPOSED APS PUSH BUTTON
- EXISTING RIGHT OF WAY

EXHIBIT "B"

Cost Distribution Spreadsheet

EXHIBIT B

Construction Cost Estimate - 95% Construction Plans

CSAH 12 AT CSAH 51 & 111TH LN NW SIGNALS RECONSTRUCTION

Date Prepared: 1/10/2025

Item #	Description	Units	Unit Cost	Total Estimate		ANOKA CO SAP 002-612-037		BLAINE SAP 106-020-043		COON RAPIDS SAP 114-020-066		ANOKA CO SAP 002-612-036		COON RAPIDS SAP 114-020-067	
				Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
2021.501	MOBILIZATION	LUMP SUM	$ 50,000.00	1	$ 50,000.00	0.57	$ 28,500.00	0.01	$ 500.00	0.01	$ 500.00	0.25	$ 12,500.00	0.16	$ 8,000.00
2102.518	PAVEMENT MARKING REMOVAL	SQ FT	$ 5.00	1296	$ 6,480.00	1044	$ 5,220.00		$ -		$ -	252	$ 1,260.00		$ -
2104.502	REMOVE CATCH BASIN	EACH	$ 1,000.00	1	$ 1,000.00	1	$ 1,000.00		$ -		$ -		$ -		$ -
2104.502	REMOVE CASTING	EACH	$ 500.00	1	$ 500.00		$ -		$ -		$ -	1	$ 500.00		$ -
2104.502	REMOVE VALVE BOX	EACH	$ 500.00	1	$ 500.00		$ -		$ -		$ -		$ -	1	$ 500.00
2104.502	REMOVE DELINEATOR / MARKER	EACH	$ 25.00	1	$ 25.00	1	$ 25.00		$ -		$ -		$ -		$ -
2104.502	REMOVE SIGN	EACH	$ 60.00	11	$ 660.00	11	$ 660.00		$ -		$ -		$ -		$ -
2104.502	REMOVE SIGNAL SYSTEM A	EACH	$ 30,000.00	1	$ 30,000.00	1	$ 30,000.00		$ -		$ -		$ -		$ -
2104.502	REMOVE SIGNAL SYSTEM B	EACH	$ 30,000.00	1	$ 30,000.00		$ -		$ -		$ -	0.5	$ 15,000.00	0.5	$ 15,000.00
2104.502	REMOVE HANDHOLE	EACH	$ 500.00	1	$ 500.00		$ -		$ -		$ -	1	$ 500.00		$ -
2104.503	REMOVE CURB & GUTTER	LIN FT	$ 6.00	1001	$ 6,006.00	830	$ 4,980.00		$ -		$ -	171	$ 1,026.00		$ -
2104.504	REMOVE PAVEMENT	SQ YD	$ 13.00	692	$ 8,996.00	358	$ 4,654.00		$ -		$ -	334	$ 4,342.00		$ -
2104.518	REMOVE BITUMINOUS WALK	SQ FT	$ 5.00	1145	$ 5,725.00		$ -		$ -		$ -	1145	$ 5,725.00		$ -
2104.518	REMOVE CONCRETE WALK	SQ FT	$ 3.00	5212	$ 15,636.00	4322	$ 12,966.00		$ -		$ -	890	$ 2,670.00		$ -
2211.507	AGGREGATE BASE (CV) CLASS 6	CU YD	$ 110.00	286	$ 31,460.00	163	$ 17,930.00		$ -		$ -	123	$ 13,530.00		$ -
2360.509	TYPE SP 12.5 WEARING COURSE MIX (4,E)	TON	$ 125.00	147	$ 18,375.00	67	$ 8,375.00		$ -		$ -	80	$ 10,000.00		$ -
2504.602	VALVE BOX	EACH	$ 1,500.00	1	$ 1,500.00		$ -		$ -		$ -		$ -	1	$ 1,500.00
2506.502	CASTING ASSEMBLY	EACH	$ 1,200.00	2	$ 2,400.00	1	$ 1,200.00		$ -		$ -	1	$ 1,200.00		$ -
2506.502	ADJUST FRAME & RING CASTING	EACH	$ 1,000.00	1	$ 1,000.00		$ -	1	$ 1,000.00		$ -		$ -		$ -
2506.503	CONST DRAINAGE STRUCTURE DES 72-4020	LIN FT	$ 1,500.00	5	$ 7,500.00	5	$ 7,500.00		$ -		$ -		$ -		$ -
2521.518	4" CONCRETE WALK	SQ FT	$ 8.00	2194	$ 17,552.00	1308	$ 10,464.00		$ -		$ -	886	$ 7,088.00		$ -
2521.518	6" CONCRETE WALK	SQ FT	$ 9.00	1335	$ 12,015.00	707	$ 6,363.00		$ -		$ -	628	$ 5,652.00		$ -
2521.518	3" BITUMINOUS WALK	SQ FT	$ 13.00	872	$ 11,336.00		$ -		$ -		$ -	872	$ 11,336.00		$ -
2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	$ 15.00	296	$ 4,440.00	177	$ 2,655.00		$ -		$ -	119	$ 1,785.00		$ -
2521.618	CONCRETE CURB RAMP WALK	SQ FT	$ 18.00	2194	$ 39,492.00	1308	$ 23,544.00		$ -		$ -	886	$ 15,948.00		$ -
2531.503	CONCRETE CURB & GUTTER DESIGN B612	LIN FT	$ 23.00	589	$ 13,547.00	589	$ 13,547.00		$ -		$ -		$ -		$ -
2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	$ 25.00	71	$ 1,775.00	24	$ 600.00		$ -		$ -	47	$ 1,175.00		$ -
2531.603	CONCRETE SILL	LIN FT	$ 30.00	23	$ 690.00	6	$ 180.00		$ -		$ -	17	$ 510.00		$ -
2531.603	CONCRETE CURB & GUTTER	LIN FT	$ 50.00	313	$ 15,650.00	190	$ 9,500.00		$ -		$ -	123	$ 6,150.00		$ -
2531.604	6" CONCRETE VALLEY GUTTER	SQ YD	$ 150.00	52	$ 7,800.00		$ -		$ -		$ -	52	$ 7,800.00		$ -
2531.618	TRUNCATED DOMES	SQ FT	$ 80.00	266	$ 21,280.00	162	$ 12,960.00		$ -		$ -	104	$ 8,320.00		$ -
2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	$ 3,000.00	1	$ 3,000.00	0.57	$ 1,710.00	0.01	$ 30.00	0.01	$ 30.00	0.25	$ 750.00	0.16	$ 480.00
2563.601	TRAFFIC CONTROL	LUMP SUM	$ 15,000.00	1	$ 15,000.00	0.57	$ 8,550.00	0.01	$ 150.00	0.01	$ 150.00	0.25	$ 3,750.00	0.16	$ 2,400.00
2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	$ 10,000.00	1	$ 10,000.00	0.57	$ 5,700.00	0.01	$ 100.00	0.01	$ 100.00	0.25	$ 2,500.00	0.16	$ 1,600.00
2563.613	PORTABLE CHANGEABLE MESSAGE SIGN	UNIT DAY	$ 120.00	60	$ 7,200.00	40	$ 4,800.00		$ -		$ -	20	$ 2,400.00		$ -
2564.602	DELINEATOR / MARKER PANEL	EACH	$ 100.00	3	$ 300.00	3	$ 300.00		$ -		$ -		$ -		$ -
2564.618	SIGN	SQ FT	$ 50.00	103	$ 5,150.00	83	$ 4,150.00		$ -		$ -	20	$ 1,000.00		$ -
2564.618	SIGN PANEL	SQ FT	$ 40.00	12	$ 480.00	12	$ 480.00		$ -		$ -		$ -		$ -
2565.501	EMERGENCY VEHICLE PREEMPTION SYSTEM A	LUMP SUM	$ 6,000.00	1	$ 6,000.00		$ -	0.5	$ 3,000.00	0.5	$ 3,000.00		$ -		$ -
2565.501	EMERGENCY VEHICLE PREEMPTION SYSTEM B	LUMP SUM	$ 6,000.00	1	$ 6,000.00		$ -		$ -		$ -		$ -	1	$ 6,000.00
2565.501	TRAFFIC CONTROL INTERCONNECT	LUMP SUM	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00		$ -		$ -		$ -		$ -
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM A	SYSTEM	$ 400,000.00	1	$ 400,000.00	1	$ 400,000.00		$ -		$ -		$ -		$ -
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM B	SYSTEM	$ 375,000.00	1	$ 375,000.00		$ -		$ -		$ -	0.5	$ 187,500.00	0.5	$ 187,500.00
2565.616	TEMPORARY SIGNAL SYSTEM A	SYSTEM	$ 100,000.00	1	$ 100,000.00	1	$ 100,000.00		$ -		$ -		$ -		$ -
2573.502	STORM DRAIN INLET PROTECTION	EACH	$ 220.00	12	$ 2,640.00	12	$ 2,640.00		$ -		$ -		$ -		$ -
2575.602	SITE RESTORATION	EACH	$ 3,500.00	8	$ 28,000.00	4	$ 14,000.00		$ -		$ -	4	$ 14,000.00		$ -
2582.503	4" SOLID LINE PAINT	LIN FT	$ 1.00	650	$ 650.00	650	$ 650.00		$ -		$ -		$ -		$ -
2582.503	12" SOLID LINE PAINT	LIN FT	$ 3.00	900	$ 2,700.00	900	$ 2,700.00		$ -		$ -		$ -		$ -
			Total:		$ 1,375,960.00		$ 798,503.00		$ 4,780.00		$ 3,780.00		$ 345,917.00		$ 222,980.00

FUNDING SPLITS - CSAH 12 AT CSAH 51 & 111TH LN NW SIGNALS RECONSTRUCTION

	PROJECT TOTALS	ANOKA COUNTY TOTALS	ANOKA COUNTY STATE AID FUNDS SAP 002-612-037	ANOKA COUNTY STATE AID FUNDS SAP 002-612-036	CITY OF BLAINE TOTALS	CITY OF BLAINE STATE AID FUNDS SAP 106-020-043	CITY OF COON RAPIDS TOTALS	CITY OF COON RAPIDS STATE AID FUNDS SAP 114-020-066	CITY OF COON RAPIDS STATE AID FUNDS SAP 114-020-067
CONSTRUCTION TOTAL	**$ 1,375,960.00**	**$ 1,144,420.00**	**$ 798,503.00**	**$ 345,917.00**	**$ 4,780.00**	**$ 4,780.00**	**$ 226,760.00**	**$ 3,780.00**	**$ 222,980.00**
8% CONSTRUCTION ENGINEERING	$ 110,070.00	$ 91,550.00	$ 63,880.00	$ 27,670.00	$ 380.00	$ 380.00	$ 18,140.00	$ 300.00	$ 17,840.00
COUNTY FURNISHED SIGNAL CABINET - SYS A	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -
COUNTY FURNISHED SIGNAL CABINET - SYS B	$ 30,000.00	$ 15,000.00	$ -	$ 15,000.00	$ -	$ -	$ 15,000.00	$ -	$ 15,000.00
PROJECT TOTAL	**$ 1,546,030.00**	**$ 1,280,970.00**	**$ 892,383.00**	**$ 388,587.00**	**$ 5,160.00**	**$ 5,160.00**	**$ 259,900.00**	**$ 4,080.00**	**$ 255,820.00**

EXHIBIT "C"

FOR PROJECTS CONSTRUCTED IN ANOKA COUNTY

ITEMS	COUNTY SHARE	CITY SHARE
Concrete Curb & Gutter	50%	50%
Concrete Curb & Gutter for Median and Center Island Construction	100%	0%
Concrete Median	100%	0*1
Concrete Sidewalk	0%	100%
Concrete Sidewalk Replacement	100%	0%
Bikeways	0%	100%
Bikeway Replacement	100%, Unless existing trail not placed at edge of R/W	0%
Construction or Adjustment of Local Utilities	0%	100%
Grading, Base and Bituminous	100%	0%
Storm Sewer	based on state aid letter*2	based on state aid letter*2
Driveway Upgrades	100%, in-kind	100%, of up-grades
Traffic Signals, new (communities larger than 5,000) w/ State Aid approved SJR	½ the cost of its legs of the intersection	the cost of its legs of the intersection plus ½ the cost of the County legs of the intersection
Traffic Signals, replacement (communities larger than 5,000) w/ State Aid approved SJR	the cost of its legs of the intersection	the cost of its legs of the intersection
Traffic Signals, new & replacements (communities less than 5,000) w/ State Aid approved SJR	100%	0%
Traffic Signal, w/o State Aid approved SJR	0%	100%
EVP	0%	100%
Engineering Services	*3	*3
Right-of-Way	100%*4	0%
Street Lights	0%	100%
Noise Walls	100%, if not previously notified*5	100%, if previously notified*5

*1 The County pays for 100% of Standard Median Design such as plain concrete. If a local unit of government requests decorative median such as brick, stamped concrete, or landscaping, the local unit will pay the additional cost above the cost of standard median.

*2 In the event no State Aid is being used, or in the event the state aid letter does not determine cost split percentages, drainage cost shares will be computed by the proportion of contributing flow outside the County right of way to the total contributing flow.

*3 Engineering shall be paid by the Lead Agency except that any participating agency will pay construction engineering in the amount of 8% of the construction costs paid by that agency.

*4 In the event that the Township or City requests purchase of right-of-way in excess of those right-of-ways required by County construction, the Township or City participates to the extent an agreement can be reached in these properties. For instance, a Township or City may request a sidewalk be constructed alongside a County roadway which would require additional right-of-way, in which case the Township or City may pay for that portion of the right-of-way. Acquisition of right-of-way for new alignments shall be the responsibility of the Township or City in which the alignment is located. This provision may be waived by agreement with the County Board if the roadway replaces an existing alignment and the local unit of government takes jurisdiction of that existing alignment. In addition, any costs, including right-of-way costs, incurred by the County because a Township or City did not acquire sufficient right-of-way during the platting process or redevelopment process as requested by the County shall be paid by the Township or City.

*5 Notification includes any letter to the agency indicating that noise will potentially be an issue in the future, likely received during the Plat Review Process. Maintenance shall be the responsibility of the agency paying for the initial installation. When the County is the responsible agency, it shall pay 100% of Standard Noise Wall Cost. If a local agency requests decorative noise walls, the requesting agency will pay the additional cost above the cost of standard noise wall.

JOINT POWERS AGREEMENT FOR THE SIGNAL RECONSTRUCTION AND ADA IMPROVEMENTS OF COUNTY STATE AID HIGHWAY 12 AT 111TH LN NW IN THE CITY COON RAPIDS, MN (SAP 002-612-036) (SAP 114-020-067)

THIS AGREEMENT is made by the parties on the last date executed below, by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", City of Coon Rapids, 11155 Robinson Drive NW, Coon Rapids, MN 55433, hereinafter referred to as "City".

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interests of the traveling public to reconstruct the signal on County State Aid Highway (CSAH) 12 (Northdale Blvd NW) at 111th Lane NW and,

WHEREAS, the parties mutually agree that the signal on CSAH 12 at 111th Lane NW is in need of reconstruction; and,

WHEREAS, the County has prepared preliminary design plans for the reconstruction of the traffic signal system at CSAH 12 at 111th Lane NW in accordance with Anoka County and the Minnesota Department of Transportation standards to a staff approved layout condition; and,

WHEREAS, Anoka County has jurisdiction over CSAH 12 and the City has jurisdiction over 111th Lane NW and,

WHEREAS, the parties agree that it is in their best interests that the cost of said project be shared; and,

WHEREAS, Minn. Stat. § 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of reconstructing the signal system on CSAH 12 at 111th Lane NW and updating pedestrian ramps for ADA compliance, as described in the preliminary design plans (hereinafter the “Project”). The County and the city project numbers are noted above. The engineering plans for the Project are filed in the office of the Anoka County Highway Department and incorporated herein by reference.

The parties to this Joint Powers Agreement (JPA) agree in principle that construction of the Project is in the best interest of the traveling public and that the Preliminary Layout as shown in Exhibit “A” defines the preliminary design of the Project.

It is agreed that the Exhibit "A" Layout dated December 04, 2024 has been reviewed and accepted by the parties and is suitable for preparation of final construction documents. Any significant changes made hereafter to the design as presented in the Exhibit "A" Layout will require approval by the parties as an amendment to this JPA. These same changes will require a change in the cost share to include any additional design engineering costs that may occur.

II. METHOD

The County shall cause the construction of the Project.

IMPROVEMENTS:

It is agreed by the parties that in 2025, the CSAH 12 signal system at 111th Lane NW will be reconstructed to the extent shown in "Exhibit A".

INTERSECTIONS:

As agreed by the parties and shown in the Exhibit "A" Layout design, the CSAH 12 at 111th Lane NW intersection will continue to be a full access signalized intersection.

RIGHT OF WAY:

The parties agree that the County will acquire all necessary right-of-way and easements for the Project. Acquisition of any additional right-of-way and/or easements needed for improvements to the City street intersections beyond what is defined in the Exhibit "A" Layout, will be the responsibility of the City. It is agreed by the parties that all necessary right of way and easements will be in legal possession of the County prior to construction of the project. Any City owned property or easements required for the Project will be conveyed to the County at no cost.

TRAFFIC SIGNALS:

The parties agree that the existing traffic control signal system at the CSAH 12 and 111th Lane NW intersection will be reconstructed with this Project. The parties agree that the cost of the reconstruction of this signal shall be standard County cost share: with 100% of the EVP costs and 50% of the traffic signal cost to the City and 50% of the traffic signal cost to the County. Traffic signal steel will be galvanized finish.

Following the reconstruction, the ongoing traffic signal maintenance at the CSAH 12 and 111th Lane NW intersection will be consistent with Anoka County warranted traffic signal maintenance practices, with the County 100% responsible for all ongoing traffic signal maintenance. The City will reimburse the County 100% for all ongoing EVP maintenance and the City 100% responsible for all luminaire maintenance, and 100% responsible for the ongoing supply of electrical power for the traffic signal system.

DRAINAGE:

Associated drainage improvement costs of this project will be responsibility of the County.

SIDEWALK**:**

The County will be responsible for the sidewalk cost at the signal pedestrian ramps and where a sidewalk currently exists. This sidewalk location has been agreed to by the City. If the sidewalk location changes in the future, the additional costs associated with this change will be the responsibility of the City.

The parties understand that the cost for the sidewalk includes: concrete surfacing, aggregate base, excavation (including muck excavation), borrow material (granular and topsoil), and turf establishment. The parties agree that the County will be responsible for the costs for the design of the sidewalk, the additional right of way and easements required to construct the sidewalk at the proper location, and any removal items required to construct the sidewalk.

TRAFFIC CONTROL**:**

The parties agree that CSAH 12 and 111th Lane NW will be open to through traffic during construction. The parties further agree and that cost share for traffic control for the City shall be a prorated share based on the respective City's project costs divided by the total Project cost.

DRIVEWAYS**:**

The parties agree that all driveways affected (excluding those identified for removal) by the Project will be reconstructed in kind at 100% Anoka County cost, with the cost of any upgrades requested by the City, including concrete aprons, to be the City's sole responsibility.

UTILITIES**:**

The project shall include the replacement of one City owned and operated watermain valve box. The cost for this item shall be the responsibility of the City.

PERMITS:

No permits are required for this project. The County requests that the City inform the County of any ordinances or city regulations that affect construction at the time of the signing of this JPA (e.g. setbacks, tree clearing ordinances, or any other city ordinances).

III. COSTS

The contract costs of the work, or if the work is not contracted, the cost of all labor, materials, normal engineering costs and equipment rental required to complete the work, shall constitute the "actual construction costs" and shall be so referred to herein. "Estimated construction costs" are good faith projections of the costs, which will be incurred for this project. Actual costs will vary and those will be the costs for which the relevant parties will be responsible.

The estimated construction cost of the total project is $568,897.00.

The total estimated construction cost to the City is $222,980.00

The estimated cost of the County furnished Signal Cabinet is $30,000.00, with the City's contribution toward the Signal Cabinet being $15,000.00.

The City participation in construction engineering will be at a rate of eight percent (8%) of their designated construction share of $222,980.00. The estimated cost to Coon Rapids for construction engineering is $17,840.00. In summary, the total City share of this project is $255,820.00 (includes construction, construction engineering, and County furnished materials costs). **(see summary below).**

* $222,980.00 + $17,840.00 + $15,000.00 = **$255,820.00**

Upon award of the contract the City shall pay to the County, ninety five percent (95%) of its portion of the cost of the project estimated at $243,029.00. Prior to billing, this estimate will be updated by the County to reflect the actual bid prices as awarded. An updated cost estimate shall be provided to the City at the time of billing. The City's share of the cost of the Project shall include only construction and construction engineering expense and does not include engineering design and administrative expenses incurred by the County.

After final completion of the project the City's share of the construction cost will be based upon actual construction costs. If necessary, adjustments to the initial ninety five percent (95%) charged will be made in the form of credit or additional charges to the Coon Rapids' share. Also, the remaining five percent (5%) of the City's portion of the construction costs shall be paid.

The County agrees to submit to the City for review all final quantities and cost within one year of Project substantial completion.

IV. TERM / TERMINATION

This Agreement shall become effective immediately upon execution, and will remain in effect until the Project and all restoration activities are completed, *with exception* of the ownership and maintenance provisions within this Agreement which shall continue indefinitely.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County or City pursuant to this Agreement shall be disbursed by each entity pursuant to the methods provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the County in conformance with federal, state, and local laws and regulations.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party. Prior to City payment to the County, the County shall provide the City a copy of all cost participation documents submitted to MnDOT State Aid to assist the City in their application for MSA funding.

VIII. SIGNALIZATION POWER

The City shall at their sole expense, install and cause the installation of an adequate electrical power source to the service cabinet for all the previously mentioned CSAH 12 traffic control signal systems including any necessary extension of power lines. The City shall be the lead agency in this matter. Upon completion of said traffic control signal installations, the ongoing cost of the electrical power to the signal system shall be the sole responsibility of the City.

IX. MAINTENANCE

A. Maintenance of the sidewalk at the intersection of CSAH 12 and 111th Lane NW shall be the responsibility of the City. The City shall be responsible for general routine maintenance, such as sweeping, clearing, plowing, trash removal and other incidental items. The City shall be responsible for long-term maintenance, such as crack sealing and replacement.

B. Maintenance of crosswalk pavement markings shall be the responsibility of the County. The County will be responsible for the maintenance of the crosswalk pavement marking for the crossings at the signalized intersection.

C. Cost of electrical power to the signal system shall be the obligation of the City.

D. Maintenance of the completed traffic control signal and signal equipment at the intersection of CSAH 12 and 111th Lane NW shall be the sole obligation of the County.

E. The County shall maintain the said traffic signal controllers, traffic signal and pedestrian indications, loop detectors and associated wiring of the said traffic control signals at the sole obligation of the County.

F. Painting of the traffic signal shall be the sole obligation of the County. Any variation of painting color standards will be billed to the City.

G. Timing of the completed traffic control signal shall be determined by the County.

H. Only the County shall have access to the controller cabinets.

I. The traffic control signals shall be the property of the County.

J. The City shall be responsible for maintenance of the luminaries, luminaire relamping, and luminaire painting.

K. All maintenance of the EVP System shall be completed by the County. The City shall be billed by the County on a quarterly basis for all incurred costs.

L. EVP Emitter Units may be installed on and used only by Emergency Vehicles responding to an emergency as defined in Minnesota Statutes §169.011, Subdivision 3, and §169.03. The City shall provide a list to the County Engineer, or the County's duly appointed representative, of all such vehicles with emitter units on an annual basis.

M. Malfunctions of the EVP System shall be immediately reported to the County.

N. All timing of said EVP System shall be determined by the County.

O. In the event said EVP System or components are, in the opinion of the County, being misused, or the conditions set forth are violated, and such misuse or violation continues after receipt by the City, written notice thereof from the County, the County shall remove the EVP System. Upon removal of the EVP System pursuant to this paragraph, the field wiring, cabinet wiring, detector receiver, infrared detector heads and indicator lamps and all other components shall become the property of the County.

X. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, and to the City Administrator of Coon Rapids, 11155 Robinson Drive NW, Coon Rapids, MN 55433, on behalf of the City.

XI. INDEMNIFICATION

The City and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XIII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

By: _____
Jim Dickinson
County Administrator

RECOMMENDED FOR APPROVAL:

By: _____
Joseph J. MacPherson, P.E.
Transportation Division Manager

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine V. Carney
Assistant County Attorney

CITY OF COON RAPIDS

By: _____
Jerry Koch
Mayor

Dated: _____

By: _____
Matt Stemwedel
City Manager

Dated: _____

By: _____
Tim Himmer
Public Works Director

Dated: _____

By: _____
David Brodie
City Attorney

Dated: _____

EXHIBIT "A"

Layout

CSAH 12 @ CSAH 51 & 111TH LN NW
SIGNALS RECONSTRUCTION

DECEMBER 04, 2024

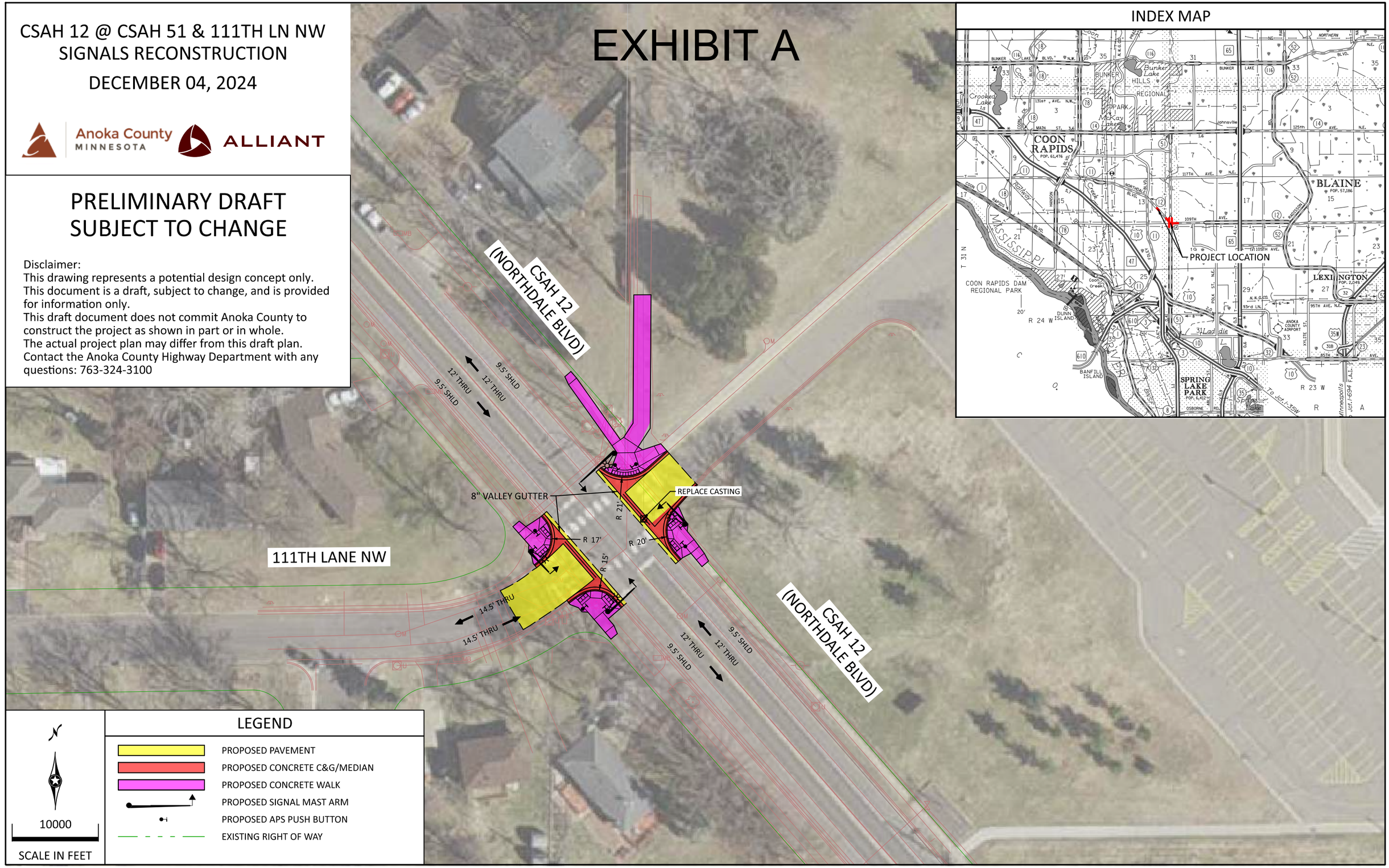
Anoka County MINNESOTA

ALLIANT

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Disclaimer:
This drawing represents a potential design concept only.
This document is a draft, subject to change, and is provided for information only.
This draft document does not commit Anoka County to construct the project as shown in part or in whole.
The actual project plan may differ from this draft plan.
Contact the Anoka County Highway Department with any questions: 763-324-3100

EXHIBIT A



INDEX MAP

10000
SCALE IN FEET

LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE C&G/MEDIAN
- PROPOSED CONCRETE WALK
- PROPOSED SIGNAL MAST ARM
- PROPOSED APS PUSH BUTTON
- EXISTING RIGHT OF WAY

EXHIBIT "B"

Cost Distribution Spreadsheet

EXHIBIT B

Construction Cost Estimate - 95% Construction Plans

CSAH 12 AT CSAH 51 & 111TH LN NW SIGNALS RECONSTRUCTION

Date Prepared: 1/10/2025

Item #	Description	Units	Unit Cost	Total Estimate		ANOKA CO SAP 002-612-037		BLAINE SAP 106-020-043		COON RAPIDS SAP 114-020-066		ANOKA CO SAP 002-612-036		COON RAPIDS SAP 114-020-067	
				Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
2021.501	MOBILIZATION	LUMP SUM	$ 50,000.00	1	$ 50,000.00	0.57	$ 28,500.00	0.01	$ 500.00	0.01	$ 500.00	0.25	$ 12,500.00	0.16	$ 8,000.00
2102.518	PAVEMENT MARKING REMOVAL	SQ FT	$ 5.00	1296	$ 6,480.00	1044	$ 5,220.00		$ -		$ -	252	$ 1,260.00		$ -
2104.502	REMOVE CATCH BASIN	EACH	$ 1,000.00	1	$ 1,000.00	1	$ 1,000.00		$ -		$ -		$ -		$ -
2104.502	REMOVE CASTING	EACH	$ 500.00	1	$ 500.00		$ -		$ -		$ -	1	$ 500.00		$ -
2104.502	REMOVE VALVE BOX	EACH	$ 500.00	1	$ 500.00		$ -		$ -		$ -		$ -	1	$ 500.00
2104.502	REMOVE DELINEATOR / MARKER	EACH	$ 25.00	1	$ 25.00	1	$ 25.00		$ -		$ -		$ -		$ -
2104.502	REMOVE SIGN	EACH	$ 60.00	11	$ 660.00	11	$ 660.00		$ -		$ -		$ -		$ -
2104.502	REMOVE SIGNAL SYSTEM A	EACH	$ 30,000.00	1	$ 30,000.00	1	$ 30,000.00		$ -		$ -		$ -		$ -
2104.502	REMOVE SIGNAL SYSTEM B	EACH	$ 30,000.00	1	$ 30,000.00		$ -		$ -		$ -	0.5	$ 15,000.00	0.5	$ 15,000.00
2104.502	REMOVE HANDHOLE	EACH	$ 500.00	1	$ 500.00		$ -		$ -		$ -	1	$ 500.00		$ -
2104.503	REMOVE CURB & GUTTER	LIN FT	$ 6.00	1001	$ 6,006.00	830	$ 4,980.00		$ -		$ -	171	$ 1,026.00		$ -
2104.504	REMOVE PAVEMENT	SQ YD	$ 13.00	692	$ 8,996.00	358	$ 4,654.00		$ -		$ -	334	$ 4,342.00		$ -
2104.518	REMOVE BITUMINOUS WALK	SQ FT	$ 5.00	1145	$ 5,725.00		$ -		$ -		$ -	1145	$ 5,725.00		$ -
2104.518	REMOVE CONCRETE WALK	SQ FT	$ 3.00	5212	$ 15,636.00	4322	$ 12,966.00		$ -		$ -	890	$ 2,670.00		$ -
2211.507	AGGREGATE BASE (CV) CLASS 6	CU YD	$ 110.00	286	$ 31,460.00	163	$ 17,930.00		$ -		$ -	123	$ 13,530.00		$ -
2360.509	TYPE SP 12.5 WEARING COURSE MIX (4,E)	TON	$ 125.00	147	$ 18,375.00	67	$ 8,375.00		$ -		$ -	80	$ 10,000.00		$ -
2504.602	VALVE BOX	EACH	$ 1,500.00	1	$ 1,500.00		$ -		$ -		$ -		$ -	1	$ 1,500.00
2506.502	CASTING ASSEMBLY	EACH	$ 1,200.00	2	$ 2,400.00	1	$ 1,200.00		$ -		$ -	1	$ 1,200.00		$ -
2506.502	ADJUST FRAME & RING CASTING	EACH	$ 1,000.00	1	$ 1,000.00		$ -	1	$ 1,000.00		$ -		$ -		$ -
2506.503	CONST DRAINAGE STRUCTURE DES 72-4020	LIN FT	$ 1,500.00	5	$ 7,500.00	5	$ 7,500.00		$ -		$ -		$ -		$ -
2521.518	4" CONCRETE WALK	SQ FT	$ 8.00	2194	$ 17,552.00	1308	$ 10,464.00		$ -		$ -	886	$ 7,088.00		$ -
2521.518	6" CONCRETE WALK	SQ FT	$ 9.00	1335	$ 12,015.00	707	$ 6,363.00		$ -		$ -	628	$ 5,652.00		$ -
2521.518	3" BITUMINOUS WALK	SQ FT	$ 13.00	872	$ 11,336.00		$ -		$ -		$ -	872	$ 11,336.00		$ -
2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	$ 15.00	296	$ 4,440.00	177	$ 2,655.00		$ -		$ -	119	$ 1,785.00		$ -
2521.618	CONCRETE CURB RAMP WALK	SQ FT	$ 18.00	2194	$ 39,492.00	1308	$ 23,544.00		$ -		$ -	886	$ 15,948.00		$ -
2531.503	CONCRETE CURB & GUTTER DESIGN B612	LIN FT	$ 23.00	589	$ 13,547.00	589	$ 13,547.00		$ -		$ -		$ -		$ -
2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	$ 25.00	71	$ 1,775.00	24	$ 600.00		$ -		$ -	47	$ 1,175.00		$ -
2531.603	CONCRETE SILL	LIN FT	$ 30.00	23	$ 690.00	6	$ 180.00		$ -		$ -	17	$ 510.00		$ -
2531.603	CONCRETE CURB & GUTTER	LIN FT	$ 50.00	313	$ 15,650.00	190	$ 9,500.00		$ -		$ -	123	$ 6,150.00		$ -
2531.604	6" CONCRETE VALLEY GUTTER	SQ YD	$ 150.00	52	$ 7,800.00		$ -		$ -		$ -	52	$ 7,800.00		$ -
2531.618	TRUNCATED DOMES	SQ FT	$ 80.00	266	$ 21,280.00	162	$ 12,960.00		$ -		$ -	104	$ 8,320.00		$ -
2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	$ 3,000.00	1	$ 3,000.00	0.57	$ 1,710.00	0.01	$ 30.00	0.01	$ 30.00	0.25	$ 750.00	0.16	$ 480.00
2563.601	TRAFFIC CONTROL	LUMP SUM	$ 15,000.00	1	$ 15,000.00	0.57	$ 8,550.00	0.01	$ 150.00	0.01	$ 150.00	0.25	$ 3,750.00	0.16	$ 2,400.00
2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	$ 10,000.00	1	$ 10,000.00	0.57	$ 5,700.00	0.01	$ 100.00	0.01	$ 100.00	0.25	$ 2,500.00	0.16	$ 1,600.00
2563.613	PORTABLE CHANGEABLE MESSAGE SIGN	UNIT DAY	$ 120.00	60	$ 7,200.00	40	$ 4,800.00		$ -		$ -	20	$ 2,400.00		$ -
2564.602	DELINEATOR / MARKER PANEL	EACH	$ 100.00	3	$ 300.00	3	$ 300.00		$ -		$ -		$ -		$ -
2564.618	SIGN	SQ FT	$ 50.00	103	$ 5,150.00	83	$ 4,150.00		$ -		$ -	20	$ 1,000.00		$ -
2564.618	SIGN PANEL	SQ FT	$ 40.00	12	$ 480.00	12	$ 480.00		$ -		$ -		$ -		$ -
2565.501	EMERGENCY VEHICLE PREEMPTION SYSTEM A	LUMP SUM	$ 6,000.00	1	$ 6,000.00		$ -	0.5	$ 3,000.00	0.5	$ 3,000.00		$ -		$ -
2565.501	EMERGENCY VEHICLE PREEMPTION SYSTEM B	LUMP SUM	$ 6,000.00	1	$ 6,000.00		$ -		$ -		$ -		$ -	1	$ 6,000.00
2565.501	TRAFFIC CONTROL INTERCONNECT	LUMP SUM	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00		$ -		$ -		$ -		$ -
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM A	SYSTEM	$ 400,000.00	1	$ 400,000.00	1	$ 400,000.00		$ -		$ -		$ -		$ -
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM B	SYSTEM	$ 375,000.00	1	$ 375,000.00		$ -		$ -		$ -	0.5	$ 187,500.00	0.5	$ 187,500.00
2565.616	TEMPORARY SIGNAL SYSTEM A	SYSTEM	$ 100,000.00	1	$ 100,000.00	1	$ 100,000.00		$ -		$ -		$ -		$ -
2573.502	STORM DRAIN INLET PROTECTION	EACH	$ 220.00	12	$ 2,640.00	12	$ 2,640.00		$ -		$ -		$ -		$ -
2575.602	SITE RESTORATION	EACH	$ 3,500.00	8	$ 28,000.00	4	$ 14,000.00		$ -		$ -	4	$ 14,000.00		$ -
2582.503	4" SOLID LINE PAINT	LIN FT	$ 1.00	650	$ 650.00	650	$ 650.00		$ -		$ -		$ -		$ -
2582.503	12" SOLID LINE PAINT	LIN FT	$ 3.00	900	$ 2,700.00	900	$ 2,700.00		$ -		$ -		$ -		$ -
			Total:		$ 1,375,960.00		$ 798,503.00		$ 4,780.00		$ 3,780.00		$ 345,917.00		$ 222,980.00

FUNDING SPLITS - CSAH 12 AT CSAH 51 & 111TH LN NW SIGNALS RECONSTRUCTION

	PROJECT TOTALS	ANOKA COUNTY TOTALS	ANOKA COUNTY STATE AID FUNDS SAP 002-612-037	ANOKA COUNTY STATE AID FUNDS SAP 002-612-036	CITY OF BLAINE TOTALS	CITY OF BLAINE STATE AID FUNDS SAP 106-020-043	CITY OF COON RAPIDS TOTALS	CITY OF COON RAPIDS STATE AID FUNDS SAP 114-020-066	CITY OF COON RAPIDS STATE AID FUNDS SAP 114-020-067
CONSTRUCTION TOTAL	**$ 1,375,960.00**	**$ 1,144,420.00**	**$ 798,503.00**	**$ 345,917.00**	**$ 4,780.00**	**$ 4,780.00**	**$ 226,760.00**	**$ 3,780.00**	**$ 222,980.00**
8% CONSTRUCTION ENGINEERING	$ 110,070.00	$ 91,550.00	$ 63,880.00	$ 27,670.00	$ 380.00	$ 380.00	$ 18,140.00	$ 300.00	$ 17,840.00
COUNTY FURNISHED SIGNAL CABINET - SYS A	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -
COUNTY FURNISHED SIGNAL CABINET - SYS B	$ 30,000.00	$ 15,000.00	$ -	$ 15,000.00	$ -	$ -	$ 15,000.00	$ -	$ 15,000.00
PROJECT TOTAL	**$ 1,546,030.00**	**$ 1,280,970.00**	**$ 892,383.00**	**$ 388,587.00**	**$ 5,160.00**	**$ 5,160.00**	**$ 259,900.00**	**$ 4,080.00**	**$ 255,820.00**

EXHIBIT "C"

FOR PROJECTS CONSTRUCTED IN ANOKA COUNTY

ITEMS	COUNTY SHARE	CITY SHARE
Concrete Curb & Gutter	50%	50%
Concrete Curb & Gutter for Median and Center Island Construction	100%	0%
Concrete Median	100%	0*1
Concrete Sidewalk	0%	100%
Concrete Sidewalk Replacement	100%	0%
Bikeways	0%	100%
Bikeway Replacement	100%, Unless existing trail not placed at edge of R/W	0%
Construction or Adjustment of Local Utilities	0%	100%
Grading, Base and Bituminous	100%	0%
Storm Sewer	based on state aid letter*2	based on state aid letter*2
Driveway Upgrades	100%, in-kind	100%, of up-grades
Traffic Signals, new (communities larger than 5,000) w/ State Aid approved SJR	½ the cost of its legs of the intersection	the cost of its legs of the intersection plus ½ the cost of the County legs of the intersection
Traffic Signals, replacement (communities larger than 5,000) w/ State Aid approved SJR	the cost of its legs of the intersection	the cost of its legs of the intersection
Traffic Signals, new & replacements (communities less than 5,000) w/ State Aid approved SJR	100%	0%
Traffic Signal, w/o State Aid approved SJR	0%	100%
EVP	0%	100%
Engineering Services	*3	*3
Right-of-Way	100%*4	0%
Street Lights	0%	100%
Noise Walls	100%, if not previously notified*5	100%, if previously notified*5

*1 The County pays for 100% of Standard Median Design such as plain concrete. If a local unit of government requests decorative median such as brick, stamped concrete, or landscaping, the local unit will pay the additional cost above the cost of standard median.

*2 In the event no State Aid is being used, or in the event the state aid letter does not determine cost split percentages, drainage cost shares will be computed by the proportion of contributing flow outside the County right of way to the total contributing flow.

*3 Engineering shall be paid by the Lead Agency except that any participating agency will pay construction engineering in the amount of 8% of the construction costs paid by that agency.

*4 In the event that the Township or City requests purchase of right-of-way in excess of those right-of-ways required by County construction, the Township or City participates to the extent an agreement can be reached in these properties. For instance, a Township or City may request a sidewalk be constructed alongside a County roadway which would require additional right-of-way, in which case the Township or City may pay for that portion of the right-of-way. Acquisition of right-of-way for new alignments shall be the responsibility of the Township or City in which the alignment is located. This provision may be waived by agreement with the County Board if the roadway replaces an existing alignment and the local unit of government takes jurisdiction of that existing alignment. In addition, any costs, including right-of-way costs, incurred by the County because a Township or City did not acquire sufficient right-of-way during the platting process or redevelopment process as requested by the County shall be paid by the Township or City.

*5 Notification includes any letter to the agency indicating that noise will potentially be an issue in the future, likely received during the Plat Review Process. Maintenance shall be the responsibility of the agency paying for the initial installation. When the County is the responsible agency, it shall pay 100% of Standard Noise Wall Cost. If a local agency requests decorative noise walls, the requesting agency will pay the additional cost above the cost of standard noise wall.

City Council Regular **8.**

Meeting Date: 02/04/2025

Subject: Consider Resolution 24-22(8) Accepting Plans and Specifications for Foley Monopole, and Authorizing Solicitation of Bids

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Support Lead - PW

INTRODUCTION

As part of the City's planned water tower decommissioning and subsequent monopole construction at 11316 Foley Blvd, staff requests Council approval of plans and specifications for construction of the new monopole and ordering the advertisement for bids for the project.

DISCUSSION

In conjunction with construction of the new water tower located near the intersection of Foley Blvd and Coon Rapids Blvd, staff are coordinating decommissioning of the existing tower at 11316 Foley Blvd and construction of a permanent monopole to continue telecommunication services at the site.

City staff retained SEH Inc., the City's telecom consultant, to prepare plans and specifications to complete the project. While this authorization is to construct the permanent 150-foot monopole, as approved by the Planning Commission in August 2024 (PC 24-18), it is not an all-encompassing project scope. Due to the estimated costs for this specialized work, public bidding is required. Two other bid packages for demolition of the existing water tower and site preparation work will be solicited by request for quotes.

If approved, the projects will be advertised in February, with bid openings in early March. Bid results, a total project budget, and recommendations for contract awards will be presented to City Council at the March 18 meeting, with project commencement occurring in the spring and final completion anticipated in November.

RECOMMENDATION

Staff recommends Council adopt Resolution No. 24-22(8) approving plans and specifications and ordering an advertisement for bids for the Foley Monopole project.

BUDGET IMPACT:

Funding for this project is included in the Revolving Construction Fund (759) of the approved 2025 City budget.

Attachments

Location Map

Resolution 24-22(8)

Location Map



COON RAPIDS
Minnesota

Prepared by: Planning Division

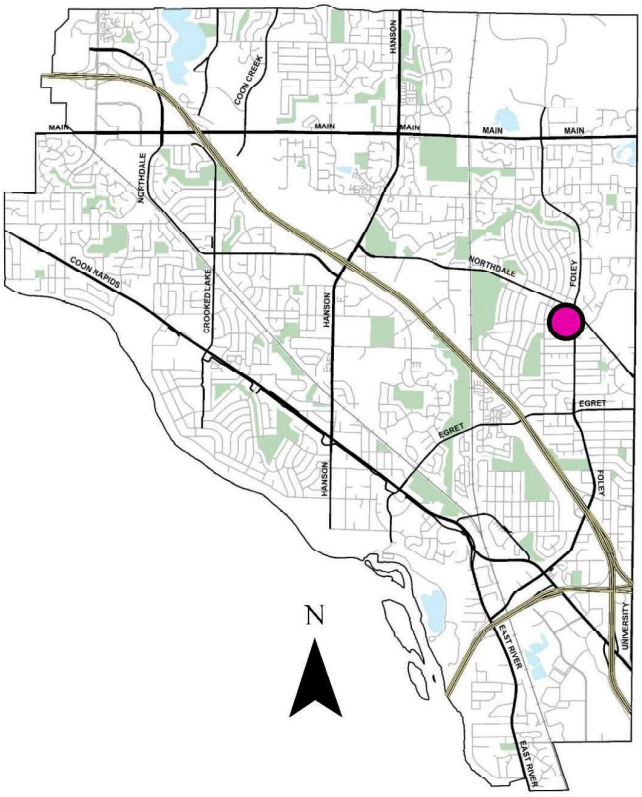
Date Exported: 7/1/2024 12:23 PM

Planning Case: 24-18

Land Use Review: Commercial Antenna - New Tower

Applicant: City of Coon Rapids

Address or PID: 13-31-24-24-0009



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.

RESOLUTION NO. 24-22(8)

(8) RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS

WHEREAS, Short Elliott Hendrickson Inc. (SEH) has prepared plans and specifications for the improvement of the City's decommissioned water tower site located at 11316 Foley Boulevard Avenue NW by construction of a permanent monopole, and has presented such plans and specifications to the Council for approval; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. Such plans and specifications, a copy of which is on file and available for review in the office of the City Engineer, are hereby approved.

2. The City Clerk shall prepare and cause to be inserted in the official paper and in a trade journal, if applicable, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for 21 days, shall specify the work to be done, shall state that bids will be received by the City of Coon Rapids until 2:00 p.m. on the 6th day of March, 2025, at which time they will be publicly opened by SEH, will then be tabulated, and will be considered by the Council at 7:00 p.m. on the 18th day of March, 2025, in the Council Chambers, and that no bids will be considered unless sealed and filed with the City and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the City Clerk for 5% of the amount of such bid.

Adopted this 4th day of February, 2025.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **9.**

Meeting Date: 02/04/2025

Subject: Consider Resolution 25-32 Accepting the 2025 Crisis Response Grant From the Minnesota Department of Public Safety, Office of Justice Programs

Submitted For: Bill Steiner, Chief of Police **From:** Adam Jacobson, Deputy Chief

INTRODUCTION

The Police Department applied for the 2025 Minnesota Department of Public Safety, Office of Justice Programs, Crisis Response Grant. The Police Department was notified of its selection for the grant which will be used to fund an additional Mental Health Professional/Social Worker within the department. The grant period is from March 1st, 2025 to June 30th, 2026.

DISCUSSION

In 2024, the Police Department applied for the 2025 Minnesota Department of Public Safety, Office of Justice Programs, Crisis Response Grant. The department learned there were 27 different agencies in the state who applied for approximately $1.9 million in funding. Each agency could request up to $200,000. The Office of Justice Programs selected 10 of the 27 proposals for funding. Recently, the Police Department learned it was one of the projects selected for funding.

The department will use the funding for an additional embedded social worker/mental health professional. In 2022, the Police Department hired its first full-time embedded social worker/mental health professional. Since that time, the department has learned the importance of the position within the department. In 2023, the embedded social worker/mental health professional was involved with approximately 2,192 different cases or calls, which included approximately 206 on-scene responses. One of the main goals in receiving this grant is to increase the in-person crisis response and follow-up contacts by 50%.

The grant period is from March 1st, 2025, to June 30th, 2026, in the amount of $199,180.80. The award will be used for the salary and benefits of the position. As part of the grant, the Police Department has developed a work plan and budget approved by the Office of Justice Programs. The funding source was allocated by the State of Minnesota in 2023 and there are no Federal funds involved. The grant agreement and Resolution 25-32, which would approve the agreement and acceptance of the funds, are attached for the Council's review.

Accepting the grant requires the addition of a temporary, full-time position within the Police Department in 2025. The associated budget amendment is before the Council under Resolution 25-30. The amendment includes 10 months of the position to be expensed through the General Fund that is 100% funded through the grant. The remaining grant funding and position expenditures for 2026 will be incorporated during the 2026 budget process.

RECOMMENDATION

Staff recommends the following:

- Approval of Resolution 25-32 authorizing the Agreement with the Minnesota Department of Public Safety, Office of Justice Programs, for the 2025 Crisis Response Grant, and;
- Approval of Resolution 25-30 amending the 2025 General Fund Budget for the Crises Response Grant.

Attachments

2025 Crisis Response Grant Agreement
Resolution 25-32 Approving a Grant Agreement
Resolution 25-30 Amending the General Fund Budget

Minnesota Department of Public Safety ("State") Office of Justice Programs 445 Minnesota Street, Suite 2300 St. Paul, MN 55101-2139	**Grant Program:** Crisis Response Grants 2025 **Grant Contract Agreement No.:** A-CRG-2025-CNRPDSPD-051
Grantee: City of Coon Rapids Police Department 11155 NW Robinson Drive Coon Rapids, Minnesota 55433	**Grant Contract Agreement Term:** **Effective Date:** 3/1/2025 **Expiration Date:** 6/30/2026
Grantee's Authorized Representative: Deputy Chief of Police, Adam Jacobson City of Coon Rapids Police Department 11155 NW Robinson Drive Coon Rapids, Minnesota 55433 (763) 767-6509 ajacobson@coonrapidsmn.gov	**Grant Contract Agreement Amount:** Original Agreement $199,180.80 Matching Requirement $0.00
State's Authorized Representative: Natty Hels, Grant Manager Office of Justice Programs 445 Minnesota Street, Suite 2300 St. Paul, MN 55101-2139 (651) 230-2845 Natty.b.hels@state.mn.us	**Federal Funding:** CFDA/ALN: None **FAIN:** N/A **State Funding**: Minnesota Session Laws of 2023, Chapter 52, Article 2, Section 3, Subdivision 8. **Special Conditions:** None

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: Per Minn. Stat.§16B.98, Subd. 5, the Grantee must not begin work until this grant contract agreement is fully executed and the State's Authorized Representative has notified the Grantee that work may commence. Per Minn.Stat.§16B.98 Subd. 7, no payments will be made to the Grantee until this grant contract agreement is fully executed. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee, will:
Perform and accomplish such purposes and activities as specified herein and in the Grantee's approved Crisis Response Grants 2025 Application ["Application"] which is incorporated by reference into this grant contract agreement and on file with the State at 445 Minnesota Street, Suite 2300, St. Paul, Minnesota 55101-2139. The Grantee shall also comply with all requirements referenced in the Crisis Response Grants 2025 Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (https://app.dps.mn.gov/EGrants), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee's Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee's Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

Matching Requirements: (If applicable.) As stated in the Grantee's Application, the Grantee certifies that the matching requirement will be met by the Grantee.

***Payment*:** As stated in the Grantee's Application and Grant Program Guidance, the State will promptly pay the Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over $100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Grant Contract Agreement No./ P.O. No. A-CRG-2025-CNRPDSPD-051 / 3-100707

Project No.(*indicate N/A if not applicable*): N/A

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

Organization: Coon Rapids Police Department

A-CRG-2025-CNRPDSPD-051

Budget Summary

CRG: Expanding Crisis Response in Coon Rapids				
Budget Category	**Award**			
Personnel				
Salary for additional Mental Health Professional (MHP) for the grant period.	$159,286.40			
Total	$159,286.40			
Payroll Taxes and Fringe				
Payroll Taxes and Fringe for additional Mental Health Professional	$39,894.40			
Total	$39,894.40			
Total	$199,180.80			

RESOLUTION NO. 25-32

A RESOLUTION TO ACCEPT THE 2025 CRISIS RESPONSE GRANT FROM THE MINNESOTA DEPARTMENT OF PUBLIC SAFETY, OFFICE OF JUSTICE PROGRAMS TO BE USED TOWARD FUNDING A FULL-TIME SOCIAL WORKER/MENTAL HEALTH PROFESSIONAL

WHEREAS, the Minnesota Department of Public Safety's Office of Justice Programs awarded in 2025, a grant to fund an additional social worker/mental health professional between March 1, 2025, and June 30, 2026; and

WHEREAS, the total grant amount will be $199,180.80; and

WHEREAS, Minn. Stat. § 465.03 allows cities to accept donations of real or personal property by resolution adopted by a two-thirds majority of Council; and

WHEREAS, the City Council finds that it is in the best interest of its citizens to enter into a grant agreement with the Minnesota Department of Public Safety, for an additional social worker/mental health professional beginning on March 1, 2025, and accept the City's portion of the offered grant money; and

WHEREAS, the Coon Rapids Police Department will be the fiscal agent and administrator of the grant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coon Rapids, Minnesota, the grant of $199,180.80, is hereby accepted on behalf of the Police Department.

BE IT FURTHER RESOLVED the Coon Rapids Police Department enter into a grant agreement with the Minnesota Department of Public Safety, to fund an additional social worker/mental health professional between March 1, 2025, and June 30, 2026.

BE IT FURTHER RESOLVED the Coon Rapids Police Department Chief of Police or designee is hereby authorized to execute such agreements and amendments as are necessary to implement the project on behalf of the Coon Rapids Police Department and to be the fiscal agent and administer the grant.

BE IT FURTHER RESOLVED that the City of Coon Rapids hereby extends its gratitude to the Minnesota Department of Public Safety's Office of Justice Programs for grant funding for an additional social worker/mental health professional.

Adopted by the Coon Rapids City Council this 4th day of February 2025.

_____

Jerry Koch, Mayor

ATTEST:

_____

Joan Lenzmeier, City Clerk

RESOLUTION NO. 25-30

RESOLUTION TO AMEND THE GENERAL FUND BUDGET FOR A CRISIS RESPONSE GRANT FROM THE MINNESOTA DEPARTMENT OF PUBLIC SAFETY

WHEREAS, the Minnesota Department of Public Safety offered a grant to fund a dedicated mental health professional position; and

WHEREAS, the City of Coon Rapids was awarded and accepted a maximum of $199,180.80 for a 16-month period beginning March 2025 under this grant program; and

WHEREAS, the City will amend the 2025 General Fund budget for an anticipated amount of approx. $99,160 in revenues and approx. $99,160 in expenditures to reflect the new position through 2025; and

WHEREAS, Section 1-700 of the City Charter provides for adoption of an annual budget and subsequent amendments; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota, to amend the 2025 General Fund Budget as follows:

Activity 202 – Intergovernmental Revenue: $99,160
Activity 202 – Personal Service Expenditures: $99,160

Adopted by the Coon Rapids City Council this 4th day of February, 2025.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **10.**

Meeting Date: 02/04/2025

Subject: Consider Introduction of Ordinance Amending City Code Section 13-1300 Storm Water Drainage Utility

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Support Lead - PW

INTRODUCTION

Council is asked to introduce an Ordinance amending Chapter 13-1300 Storm Water Drainage Utility.

DISCUSSION

On December 17, 2024, the City Council approved ordinance changes to Chapter 13 of the City Code that included new Residential Equivalent Factors (REFs) within the storm water drainage utility. As part of the approval, Council directed staff to review the REF for sod farms.

In a work session held January 14, 2025, staff provided background stormwater information and the rationale used in developing the proposed REFs adopted in the ordinance. Based upon discussion and direction, staff is recommending the attached updates to chapter 13-1300.

RECOMMENDATION

Staff is recommending the City Council introduce an ordinance amending Chapter 13-1300 Storm Water Drainage Utility.

Attachments

Proposed Ordinance

ORDINANCE NO.

AN ORDINANCE REVISING STORM WATER DRAINAGE FEE AND THEREBY AMENDING REVISED CITY CODE - 1982, SECTION 13-1304

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Section 13-304 is hereby amended as follows:

(deletions in brackets, additions double underlined).

13-1304 Storm Water Drainage Fee. A storm water drainage fee for each parcel of land is required. The fee will be determined by:

(1) A per unit calculation for residential land uses, as determined from time to time by resolution of the City Council;

(2) Multiplying the REF for the following land uses by the parcel's size in acres, and then multiplying the resulting product by the corresponding storm water drainage rate, as determined annually by resolution of the City Council. [Adopted 12/17/2024, Ordinance 2319]

LAND USE CATEGORY	REF
Commercial/Industrial/Hospital/Other	2.2
Parks/Designated Open Space/Cemeteries	0.2
Schools/Churches [Adopted 12/17/2024, Ordinance 2319]	1.3
Sod Farm	0.07

Introduced this 4th day of February, 2025.

Adopted this _____ day of _____, 2025.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **11.**

Meeting Date: 02/04/2025

Subject: Consider Resolution 25-31 Amending the 2025 Golf Fund Budget for Additional Expenses Related to Well Rehabilitation

From: Tim Anderson, Golf Pro/Manager

INTRODUCTION

Staff is requesting a budget amendment for additional funds needed for rehabilitation of golf course well #3.

DISCUSSION

The City's approved 2025 budget included $25,000 for golf course well rehabilitation (pump #3). The need for a replacement bowl assembly was not anticipated nor was the amount of pitting that had taken place on the column pipe. An additional amount of $8,000 will be needed to complete the well rehabilitation project (pump #3).

Because capital outlay purchases must specifically be identified and funded, staff is recommending the budget in the Golf fund be amended to include the funds needed to rehabilitate the well. Funds are available in the balance of the Golf fund.

RECOMMENDATION

Staff recommends authorization of Resolution 25-31, amending the Golf capital outlay budget by adding $8,000 from the Golf fund balance for completion of the well rehabilitation project (pump #3).

Attachments

RS 25-31 Amend Golf Budget for Well Rehabilitation Project

RESOLUTION NO. 25-31

RESOLUTION AMENDING THE 2025 GOLF FUND BUDGET FOR ADDITIONAL EXPENSES RELATED TO THE WELL REHABILITATION PROJECT (PUMP #3)

WHEREAS, Section 1-700 of the City Charter provides for adoption of an annual budget and the subsequent amendments; and

WHEREAS, capital outlay purchases must specifically be identified and funded per the City Code 2-803; and

WHEREAS, the 2025 budget does not include enough funds needed to complete the well rehabilitation project (pump #3); and

WHEREAS, an additional amount of $8,000 over the net budgeted amount $25,000 will be needed to complete the well rehabilitation project (pump #3); and

WHEREAS, the total net cost for the well rehabilitation project (pump #3) will be $33,000; and

WHEREAS, funds are available in the fund balance of the Golf Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota to appropriate funds in the Golf Fund capital outlay budget for an additional $8,000 from fund balance for completion of the well rehabilitation project (pump #3).

Adopted this 4th day of February 2025, by the Coon Rapids City Council.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk