

Minutes of the Proceedings of the City Council of the City of Champlin in the County of Hennepin and the State of Minnesota
Pursuant to Due Call and Notice Thereof

Regular Session
March 28, 2016
Municipal Center

- Call to Order The Champlin City Council met in Regular Session and was called to order by Mayor ArMand Nelson at 7:03 p.m.
- Pledge of Allegiance/Flag Ceremony – Boy Scout Troop #575 The Pledge of Allegiance was recited and Boy Scout Troop #575 presented the colors as part of the flag ceremony.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Ryan Karasek, Bruce Miller and Kara Terry.
- Absent: None.
- Also present were City Administrator Bret Heitkamp, Community Development Director John Cox, City Engineer Tim Hanson, City Planner Scott Schulte, Assistant City Engineer Todd Tuominen and City Attorney Scott Lepak.
- Approval of Agenda (March 28, 2016) Motion by Councilmember Johnson and seconded by Councilmember Miller to approve the agenda for the March 28, 2016 Regular Meeting as presented. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Motion
- Approval of Minutes Motion by Councilmember Miller and seconded by Councilmember Karasek to approve the minutes of the March 14, 2016 Regular Meeting as presented. Voting in favor were Mayor Nelson, Councilmembers Karasek, Miller and Terry. Voting against: none. Abstained: Councilmember Johnson. Motion carried.
- Motion
- Approval of Bills (March 28, 2016) Motion by Councilmember Miller and seconded by Councilmember Terry to approve the bills as submitted for payment on March 28, 2016. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Motion
- Announcements Mayor Nelson made the following announcements:
- Mississippi Commons Master Plan Meeting – Tuesday, March 29th with the Park and Recreation Commission at 6:30 p.m. in the Emergency Operations Center of the Public Safety Facility.
 - Council Worksession – Monday, April 11th at 5:45 p.m. in the Council Conference Room.
 - City Council Meeting – Monday, April 11th at 7:00 p.m. in the Council Chambers.
 - EDA Meeting – Monday, April 11th immediately following the Council meeting in the Council Chambers.
 - Joint Meeting with the City of Dayton – Tuesday, April 19th at 6:30 p.m. at Buona Sera Ristorante
 - The Police and Fire Departments are hosting a Red Cross blood drive on Tuesday, April 26th from Noon to 6:00 p.m. in the Emergency Operations Center of the Public Safety Facility. You may pre-register at www.Redcrossblood.org or you can simply show up for the event.
 - Open Book Meeting – April 26, 2016 from 5:00 p.m. to 6:30 p.m. in the Council Chambers. If you believe the value of classification of your property is incorrect, please contact the Assessor's Office at 763-421-8100 or present your concerns at the Open Book Meeting.

Special Presentations

Elm Creek Watershed The Assistant City Engineer provided background information on the Elm Creek Watershed project, administered by the Watershed in cooperation with Three Rivers Park District and other governmental agencies. He stated that the Total Maximum Daily Load (TMDL) Report is currently out for public comment.

Total Maximum Daily Load Study (TMDL)

Rich Brash, Three Rivers Park District, provided background information on the Elm Creek Watershed

project noting that the intent was to develop a practical restoration and protection plan for streams and lakes within the Elm Creek watershed under one master TMDL framework. He reviewed the different impairments identified in the TMDL and the project status, noting that both a TMDL Report and Watershed Restoration and Protection Strategy (WRAPS) Report have been developed. He provided an overview of the key findings and the next steps for the process.

The Assistant City Engineer stated that the science in the TMDL has been helpful for the City in its application for grant funds. He reviewed projects within Champlin where the Three Rivers Park District has assisted, or plans to assist, with funding. He reviewed the implementation efforts the City has enacted, or plans to enact, in order to reach the goals for pollution reduction.

Councilmember Miller asked, and received confirmation that, this TMDL assisted in the Mill Pond grant funding.

Mayor Nelson asked what the Watershed is doing to work with cities upstream.

Mr. Brash stated that assignments for TMDL reductions are set for rural areas but explained that there is currently not enforcement in those areas. He noted that some communities further upstream are pursuing improvement projects.

The Assistant City Engineer stated that he will submit the comments in the report as official comments from the City.

Overview of Worksession Discussion

The City Administrator provided an overview of the discussion that occurred earlier at the City Council Worksession. He reported the Council received an update on the Three Rivers Park District, West Mississippi River Trail project. He stated that representatives from the Three Rivers Park District and Hennepin County provided a presentation for the route of a future trail system that will extend from Minneapolis through Brooklyn Center, Brooklyn Park, Champlin, and Dayton. He stated that the Park District requested a resolution of support regarding a segment of trail proposed to run through Champlin, which will be considered on April 11th.

The City Administrator also reported that the Council received an update on the Master Plan Update for the Mississippi Commons Park Improvement Project. He noted that the Park and Recreation Commission will review the draft consensus statements at their meeting the following night and will meet two additional times before a public meeting is held.

Consent Agenda

Resolution No. 2016-21
Approving Plans and Specifications and Order Advertisement of Bids for the Brittany Drive Area Mill & Overlay (Improvement Project No. 21508)
Resolution 2016-21

Councilmember Karasek introduced the following resolution and moved its adoption:

A Resolution Approving Plans and Specifications and Ordering Advertisement of Bids for the Brittany Drive Area Mill & Overlay (Improvement Project No. 21508)

The motion for the adoption of the resolution was duly seconded by Councilmember Miller, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers, Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 28th day of March 2016.

Approve Transfer of 2015 Funds from the General Fund to Infrastructure Funds
Motion

Motion by Councilmember Karasek and seconded by Councilmember Miller to approve the transfer of \$600,000 from the General Fund to the Infrastructure Funds as follows: Capital Improvement Fund (Streets) \$250,000, Storm Water Fund \$100,000, Park Reserve Fund \$200,000, and Ice Forum \$50,000. With further direction to amend the 2015 budget to reflect the transfers. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Resolution No. 2016-22
Adopting Part 2 of the City of Champlin Wellhead Protection Plan 2015 (Improvement Project No. 21307)
Resolution 2016-22

Councilmember Karasek introduced the following resolution and moved its adoption:

A Resolution Adopting Part 2 of the City of Champlin Wellhead Protection Plan 2015 (Improvement Project No. 21307)

The motion for the adoption of the resolution was duly seconded by Councilmember Miller, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers,

Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 28th day of March 2016.

Accept Transfer of West River Road Between Hayden Lake Road and Highway 169

The Community Development Director report stated that Hennepin County has approved the transfer of West River Road between Hayden Lake Road and Highway 169 along with surplus land along the roadway. The surplus land along West River Road will benefit our development of the Mississippi Crossings and Commons area.

Motion

Motion by Councilmember Karasek and seconded by Councilmember Miller to accept the transfer and direct staff to execute and record the necessary documents. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Appointment of Part-Time Community Service Officer
Motion

Motion by Councilmember Karasek and seconded by Councilmember Miller to authorize the appointment of Ian Rolshouse to the position of part-time Community Service Officer, conditional upon his successful completion of the required physical exam and drug screen. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Ice Cream Vendor License

Motion by Councilmember Karasek and seconded by Councilmember Miller to approve the license for an ice cream vending truck, for the period of April 1, 2016 to March 31, 2017, for Blaine/Anoka Ice Cream, Faysal Hasan, subject to the following conditions: Safety arm must be used at all times, No vending operations are permitted within 500 feet of any public parks where concessions are sold or within 100 feet of any state or county road, Payment of license fee, and Satisfactory background check. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.

Open Forum

No comments.

New Business

Resolution No. 2016-23
Approving a Comprehensive Land Use Plan Amendment, First Reading of an Ordinance Rezoning Property, Resolution No. 2016-24
Approving a Preliminary Plat, Resolution No. 2016-25
Approving a Site Plan for a 184 Unit Senior Apartment Development at 11635 Theatre Drive: Dominion (Project 2016-03)

The City Planner introduced plans for a 184 unit, four-story affordable senior housing development on a five-acre vacant parcel. He stated that the applicant, Dominion, has other successful projects in Champlin and other projects, through 23 states. He stated that the proposed development would require four specific approvals including a Comprehensive Land Use amendment, rezoning of the site, Preliminary Plat, and Site Plan. He stated that the current land use based on the Comprehensive Land Use Plan is commercial and was intended for hotel development, noting that there has been very little interest in the site although it has remained shovel ready for almost 15 years.

The City Planner noted that the proposed development would serve as a good buffer to the adjacent uses and is nearby retail amenities that would be desirable for seniors. He stated that there is a strong market demand for this type of affordable housing for seniors. He reported if the rent was determined today the rates would be \$860 for one bedroom, \$1,000+ for two bedrooms, and \$1,200+ for a three bedroom unit.

The City Planner stated that staff supports the land use amendment. He reviewed the rezoning request and explained that the proposed density currently exceeds the R-5 zoning district requirements. He noted that staff researched other senior developments in neighboring and comparable communities and stated that staff is comfortable with the density proposed.

The City Planner explained that a Planned Unit Development (PUD) would be created to allow the higher density, similar to what was done with another senior development in Champlin. He noted that while staff supports the density proposed, that same density would not be appropriate for other types of residential development and therefore conditions have been added to the PUD, which specify the senior aspect of the development.

The City Planner reviewed the Preliminary Plat request noting that the plat would reconfigure the site to place the entire property into one parcel. He stated that park dedication is required as a condition.

The City Planner reviewed the Site Plan and proposed elements, noting that this is a high quality proposal that is well designed. He stated that an open house was held on the proposed development and some of the attendees wanted to sign up to reserve units. He stated that there was some traffic concerns related to Champlin Drive and noted that the decision had already been made for the site to access Theatre Drive in attempt to minimize the traffic impact of the building. He reported that the Planning Commission held a public hearing at their meeting March and unanimously recommended approval of the request subject to the conditions recommended in the staff report.

Councilmember Miller asked for information on the expected lease up period for the building.

Nick Anderson, Dominion, stated that Dominion expects that construction would start later this summer, potentially in August or September, and would take approximately 14 months. He noted that the market study predicts a lease up period of nine months, which would mean that the building would be fully leased by summer of 2018. He advised of successful Dominion projects in the metro, which have leased up before their estimated timeframe.

Councilmember Miller asked for additional information on the proposal to use a specific type of cement fiberboard siding.

Mr. Anderson noted that the applicant is not committed to a specific manufacturer if the Council has a preference but would like to use a mason like cement fiberboard siding.

Councilmember Miller asked for additional information on the building lifespan in terms of maintenance and the commitment that Dominion would be making to the project.

Mr. Anderson stated that the lifespan is approximately 30 years and noted that Dominion makes high quality investments into the property to ensure that the materials last. He stated that originally, Dominion will sign a 15-year agreement and after that time would have the option to renew its ownership.

Councilmember Miller asked if there was a plan to provide services as building residents age.

Mr. Anderson explained that this development would not provide services and stated that Dominion can provide the connection to other assisted and service rich providers in the area, noting that there are 15 assisted living facilities within a five-mile radius of the site. He noted that outside care providers are registered with the Dominion office to ensure quality.

Councilmember Miller stated that he has heard exclusively positive comments and support for this project.

Councilmember Karasek stated that they had the opportunity to visit the Saint Anthony facility and noted that he was impressed with the quality and amenities provided. He stated that this would be a good fit for the community and the fact that it would be affordable for seniors was a positive. He believed that this site would be a good fit for this type of development.

Councilmember Johnson asked for additional information on the security plans for the facility.

Mr. Anderson replied that the building will be staffed by a property manager who would provide building access during working hours and that a key system would be used after hours.

Councilmember Johnson stated that he had recently toured the Crystal building and reported his concerns with the security at that site to Mr. Anderson.

Mr. Anderson thanked Councilmember Johnson for the feedback and stated that the issue would be corrected at the Crystal facility.

Mayor Nelson asked the City Planner for information on the sidewalk requirements.

The City Planner reported that the sidewalk is included in the plan and therefore was not required to be identified as a separate condition.

Resolution 2016-23

Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Comprehensive Land Use Plan Amendment from Commercial to High Density Residential for Five Acres Located at 11635 Theatre Drive (Lot 1, Block 1, Elm Creek Commons Third Addition, Hennepin County, Minnesota)

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers, Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 28th day of March 2016.

- Motion Motion by Councilmember Johnson and seconded by Councilmember Karasek to approve the first reading of an ordinance rezoning property. Voting in favor were Mayor Nelson, Councilmembers Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Resolution 2016-24 Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving the Preliminary Plat of Elm Creek Commons 3rd Addition

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers, Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 28th day of March 2016.
- Resolution 2016-25 Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving the Legends of Champlin Senior Planned Unit Development Plan

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers, Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 28th day of March 2016.
- Resolution 2016-26 Councilmember Johnson introduced the following resolution and moved its adoption:

A Resolution Approving a Site Plan for a 184 Unit Senior Apartment Development at 11635 Theatre Drive (Lot 1, Block 1, Elm Creek Commons Third Addition)

The motion for the adoption of the resolution was duly seconded by Councilmember Karasek, and upon vote being taken thereon, the following voted in favor thereof: Mayor Nelson, Councilmembers, Johnson, Karasek, Miller and Terry, and the following voted against the same: none, whereupon said resolution was passed this 28th day of March 2016.
- First Reading Ordinance Zoning Map: Elm Creek Commons 3rd Addition Motion by Councilmember Johnson and seconded by Councilmember Karasek to give first reading to an Ordinance Amending the City of Champlin Zoning Map Relative to Property Known as Elm Creek Commons Third Addition. The following voted in favor thereof: Mayor Nelson, Councilmembers, Johnson, Karasek, Miller and Terry, and the following voted against the same: none.
- Adjournment The Champlin City Council adjourned the regular meeting at 8:13 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk