COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: May 9, 2016
AGENDA NUMBER: 18
ITEM: Update on Building Sites

AGENDA: Information

ACTION REQUESTED
Receive update

BACKGROUND
In the District’s search for building sites, the process has boiled down the apparent opportunities to four sites: 3 in Coon Rapids & 1 in Ham Lake. The Board was promised an update in May although the developer for Port River Walk has until ‘early May’ to get back to the city.

The sites are:

<table>
<thead>
<tr>
<th>Site</th>
<th>City/Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Coon Rapids</td>
<td>West side of Old River Rd South of Coon Creek</td>
</tr>
<tr>
<td>2</td>
<td>Coon Rapids</td>
<td>West of Coon Rapids Bld East side of Old River Rd North of Coon Creek</td>
</tr>
<tr>
<td>3</td>
<td>Coon Rapids Old City Hall Site &amp; Clay Hole</td>
<td>South East of Old City Hall, North of Coon Creek</td>
</tr>
<tr>
<td>4</td>
<td>Ham Lake City Hall</td>
<td>North, across parking lot from existing City Hall</td>
</tr>
</tbody>
</table>

ISSUES/CONCERNS
Sites 1 & 2 Port Riverwalk: Part of the proposed Port River Walk Development. Sites adjacent to and south of these sites are now being investigated for potential hazardous waste and soil vapor issues. Will be several more weeks before outcome and therefore availability and timing is known.

Site 3 Clay Hole: City of Coon Rapids is investigating utility availability, and any land or title restrictions. Should be known by May 23 Board meeting.

Site 4 Ham Lake City Hall: Still have yet to fully connected with Mayor. Preliminary information shows easements and setbacks over the proposed construction and building site discussed for the T-Mobile equipment and antenna and may involve property apparently owned by Verizon. See attached figure. Other concerns with the site are access to and/or the cost of sewer and water to the site.