COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: June 12, 2017
AGENDA NUMBER: 24
ITEM: Update on Building

AGENDA: Discussion

ACTION REQUESTED
Discuss and receive report

BACKGROUND
At the May 22 meeting the Board received an update on plan revisions to the building that separates the garage. Coon Rapids Council member Johnson wanted to reassure the Board that lease details were negotiable and suggested meeting with the District Attorney, Administrator, and a Board member to negotiate details. After considerable discussion, three actions were agreed upon to move the project forward:
1. Move ahead with putting out the Civil Engineer RFP,
2. Get a concept plan of the detached 3-stall garage,
3. Refine and revise the lease.

ISSUES/CONCERNS
Civil Engineering Services: Amcon contacted five engineering firms:
1. Kimley-Horn
2. Westwood
3. Carlson-McCain – Will not provide a proposal
4. Loucks
5. Hakanson-Anderson – Is late on submitting to Amcon

Are there any conflicts or reasons to disqualify any of these firms?

Revised Concept Plan with Detached 4-stall Garage:
Will be available at the Board meeting

Lease: Kelly and Ulrich met on May 30 to review and discuss the lease. Seven items of concern were identified:

<table>
<thead>
<tr>
<th>Issue/Concern</th>
<th>Description</th>
<th>Potential Remedy/Course of Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property -</td>
<td>Legal Description</td>
<td>Call City (6/2: They will take care of it)</td>
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<tr>
<td>Premises</td>
<td>Adequacy of definition</td>
<td>Michelle develop language</td>
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| Parameters of landscaping in “maintenance area”        | What are the activities and expectations for intensity and frequency of those activities.  
What would be the associated costs | Clarify with City (6/2: Discussed, they need to think through that)                                |
| Restoration of the Clay Hole                          | Draft lease expects the District to restore the Clay Hole to Fishable and Swimmable conditions, in part, through the use of native plantings around the lake.  
The restoration of the lake using native plants and the expectation of park maintenance are typically mutually exclusive.  
A suggestion is that restoration be done collaboratively, using a lake management plan format for the problem assessment, management capability and the roles and goals involved in implementation. |                                                                                                  |
| Parking & Snow Removal                                 | How many stalls will we use/own                                               | Will talk to architect 6/8  
Talked with city 6/2 – conveyed, if we are at bottom of removal list, then we will only pay to clear ‘our’ stalls. They will work on this |
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<td>Renewal of Lease</td>
<td>Currently there is no provision for renewing the lease.</td>
<td>Michelle worked up language</td>
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<td>Contingency</td>
<td>What if the building is not built</td>
<td>Clarification of District responsibilities should this happen.</td>
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<tr>
<td>Public Use of the Building</td>
<td>Further discussion should occur on the nature and type of public use of the facility</td>
<td>Mutually agree to accommodate use pending joint discussion and plan</td>
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**June 2:** Kelly had a conference call with Grant Fernelius, Coon Rapids Community Development Director about the above seven points. Kelly indicated that the District would make our concerns and suggested corrections available to the City by June 9 to 13.

**June 7:** Michelle Ulrich met with Brad Johnson to review and discuss lease

**June 8:** Kelly met with the architect to review Engineering quotes and revised plans

**PRIOR DECISIONS**  
na

**OPTIONS**

**RECOMMENDATION**  
Discuss and receive report