COON CREEK WATERSHED DISTRICT
BOARD OF MANAGERS’ WORKSHOP
March 20, 2017

The Board of Managers of the Coon Creek Watershed District held a workshop on March 20, 2017 at the Coon Creek Watershed District Office.

Call to Order: The meeting was called to order at 4:20 PM
Staff: Corinne Elfelt, Tim Kelly, Ed Matthiesen, Michelle Ulrich.
Others: Dennis Cornelius and Mark Huus, AMCON

Approval of the Agenda: Wilder moved to approve the Agenda. Seconded by Hoffman. Motion carried with five yeas (Bromley, Hoffman, Phelps, Westlund and Wilder) and no nays.

DISCUSSION ITEMS

Presentation of Concept Plan:
Huus presented the concept plan, discussing changes to the exterior column locations at the front entry and rear deck due to the soil conditions and foundation requirements. A change to the lower plans would include a fully excavated lower level. Soil conditions at this site will require a fully excavated lower level and a pile or pier system to support the foundation. A portion of the lower level would remain unfinished. The stairway configuration has been changed from earlier plans.

Presentation of Construction Budget:
AMCON provided a preliminary budget of $3.2 million. Cornelius provided cost estimates for a fully piled foundation and the Geopier system. Cornelius also noted the cost savings for this site with the parking lot (with curb and gutter) and utilities being on site.

The Board then discussed design alternatives to reduce the estimated cost. Additional possible cost savings measures were discussed including: asphalt shingle roof, different siding on a portion of the building, and detaching the garage, thus decreasing the square footage of the building.

Review and Discussion of Alternatives:

Phelps asked what the City of Coon Rapids’ expectations are regarding use of the building. Staff noted that in addition to being available space for community meetings, the City has expressed their support as a feature or wayside for the city and regional trails intersecting near the proposed office site. Kelly reminded the Board that the building is part of the Port River Walk Development District which includes architectural sites.
Hoffman stated the importance of projecting to the future needs of the District regarding the proposed space.

As there was some mention of possible space near Blaine City Hall, all Board member felt that it should be explored.

Bromley moved that he and Wilder talk to the City of Blaine regarding the possible availability of property for the District to build. Seconded by Hoffman. Motion carried with five yeas (Bromley, Hoffman, Phelps, Westlund and Wilder) and no nays.

Kelly noted the next step would be for the Board to Receive the Report, plans and budget discussed at this workshop at the Board of Managers’ Meeting to be held on Monday, March 27, 2017.

**ADJOURN**
The meeting adjourned at 5:28 PM on a motion by Hoffman, seconded by Phelps. Motion carried with five yeas (Bromley, Hoffman, Phelps, Westlund and Wilder) and no nays.

Byron Westlund, President