

26 June 81



DON TAYLOR, ward two council candidate, his wife Pat and daughter Holly.

# Taylor runs in two

Don Taylor announced his candidacy for Coon Rapids councilmember for ward two this week.

He resides at 11975 Ibis Street NW with his wife Pat and daughter, Holly. He presently serves the community as a vice-chairman on the Coon Rapids Economic Development Commission.

Taylor was raised in the Twin Cities metropolitan area. He is a graduate of Osseo High School and attended Chaminade University, Hawaii.

He is a Vietnam veteran, serving 10 years as an electronics technician in the U.S. Navy. Currently Taylor is employed as a quality assurance specialist with the Defense Contract Administration Services. In the past he has been active with the cub scouts and Jaycees.

Mrs. Taylor is employed as a cash grain clerk at the Continental Grain Company and is a member of Mensa.

Their daughter, Holly, will be entering first grade at Morris Bye Elementary School this fall.

# Green, Taylor file, set up ward two election

Fri Jul 31



SUE GREEN files for re-election.

"Coon Rapids has undergone many changes since I was first elected to the City Council seven years ago," said ward two councilwoman Susan Green in her filing statement to the HERALD this week.

"It has been an exciting seven years and I am very happy that I had the opportunities to help Coon Rapids grow into the wonderful community it is today."

"I am seeking a fourth term on the city council and as the senior member, I have the background and experience to represent the residents of ward two as best as can be done," Green said.

"I feel that I have been a leader in reaching sensible compromises, issue after issue. And most often, if enough time and thought is given, a realistic and agreeable solution can be reached," she continued.

"I also have been responsible for putting people back into government. During my three terms in office, I have done my best to keep people informed of items affecting them so that they could have district input to the council from the start of the governmental process to the end."

"I believe strongly in the representative form of government and through my votes on the city council, I think the residents of ward two and the entire city have benefited."

Green was the first woman to be elected to the city council in November 1974. She was re-elected in 1975 and 1978.

She has been actively involved in such activities as Brownies, Cub Scouts, CRAA, soccer, Little League, was past council representative to Coon Rapids Economic Development Commission, past vice-chair of Anoka-Hennepin District 11 Community School Advisory Council, was city council president in 1978 and currently holds that position.

"During my seven years on the city council, I have initiated many new changes which have helped the residents of the community. I will continue to represent

and serve ward two and the city when I am re-elected in November," Green concluded.

Green is married. Husband Tom is employed by Northern States Power Company. He is a former member of the Coon Rapids Economic Development Commission, member of the Coon Rapids maintenance tax levy sub-

committee and coaches CRAA soccer.

The Greens live at 326-114th Avenue NW., Coon Rapids with their four children, Erin, Tim, Brady and Rory.

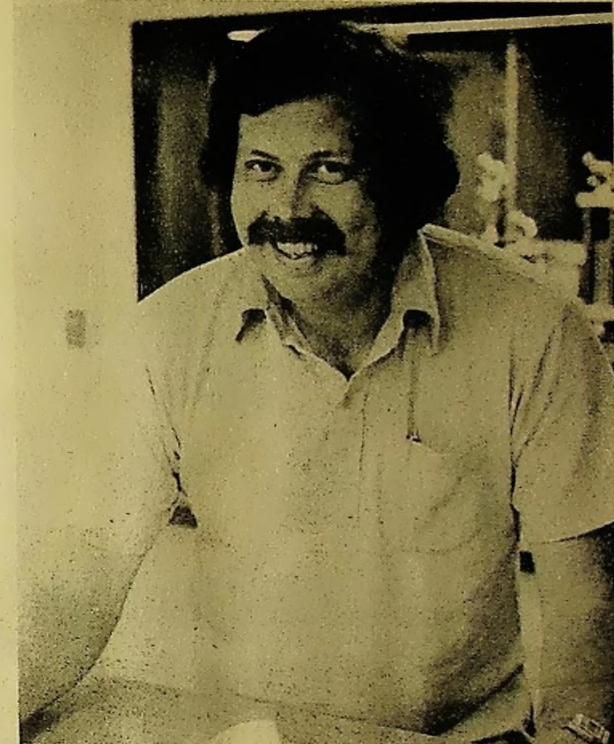
Ward two is that part of Coon Rapids which lies easterly of Hanson Boulevard to University Avenue, the north side of 101st Avenue to the northern boundary of Coon Rapids.

Don Taylor filed for the second ward Coon Rapids City Council seat Monday afternoon to set up a contest with incumbent Councilwoman Susan Green in the November general election.

Taylor lives with his wife Pat and daughter Holly at 11975 Ibis Street NW., Coon Rapids. He is currently vice chairman of Coon Rapids Economic Development Commission.

Raised in the Twin Cities metropolitan area, Taylor is a graduate of Osseo High School and attended Chaminade University Hawaii.

He is a Vietnam veteran, serving 10 years as an electronics technician in the U.S. Navy. Currently, Taylor is employed as a quality assurance specialist with the Defense Contract Administration Services. In the past he has been active with the cub scouts and Jaycees.



DON TAYLOR files for the ward two council seat.

## No-one files

With less than a week left for filing, there were no candidates for the job of Mayor of Coon Rapids as these newspapers went to press Wednesday afternoon.

Filings opened July 15 and will close Tuesday at 4:30 p.m. for the offices of Mayor and council ward two. Incumbent Councilwoman Susan Green and challenger Don Taylor have filed in the ward two race.

Mayor Dave McCauley has announced he will not seek a second term in that position.



Korus, Lewis, Caviness, White seek the job

# Four file for Mayor, set up primary

Four candidates, including former Mayor George White, filed for the office of Mayor of Coon Rapids before filings closed Tuesday to set up a primary election for Tuesday, September 15.

James Korus, 645-109th Avenue NW., filed Friday afternoon, followed by Robert Lewis, 401-97th Avenue NW., and Gary Caviness, 2600-103rd Avenue NW. Monday. White was the fourth to file Tuesday afternoon.

The top two votegetters in the September 15 primary will advance to the general election Tuesday, November 3.

In ward two there will be no primary. Incumbent Susan Green, 326-114th Avenue NW., will be challenged by Don Taylor, 11975 Ibis Street NW., in the general election.

The Mayoral candidates will be vying for the job currently held by Mayor Dave McCauley, who declined to seek re-election to a second term.

White was Mayor from 1976 through 1979 before he, too, did not seek re-election at the 1979 election. None of the other three candidates have held elective office before, although Lewis is a long-time member of Coon Rapids Park and Recreation Commission and is a past-chairman of that body.

James Korus, 645-109th Avenue NW.

## ELECTION 1981

## Caviness explains candidacy

Mayoral candidate Gary Caviness this week issued a statement to the HERALD on his reasons for running for the office and some of the concerns expressed to him.

Said Caviness, "The inevitable first question asked of a mayoral candidate is 'What made you decide to run?'"

"So I will start from there. In my case, a strong desire to be a more contributing and involved citizen in my community led to my decision.

"I feel Coon Rapids is a great family community, offering quality education, good parks and recreation, and services such as police and fire department that are second to none. I recognize the importance of working to keep the quality of life offered here at a high standard.

"I plan on listening to the voice of the people. Their feelings and opinions are important, and should be considered in the making of decisions. I feel this is the way to develop a growing, ever improving, and workable means of local government.

"Some of the concerns that people have expressed to me are the possible over-extension of multiple housing; and the lack of encouragement for business growth.

"First of all, many people feel that in the past, Coon Rapids has not been the most receptive community to new business development. I strongly support new business or improvement of existing area business. These establishments are the backbone for growth in our city. They bring in jobs and needed revenue which, in turn, will help keep the individual taxes down.

"Another concern voiced to me is multi-housing. I feel

Coon Rapids is a family community, and as such, multi-housing should be closely watched and controlled at our local level.

"Right now we have a very nice blend of multi and single family dwellings. I would hate to see Coon Rapids go the route of some of the neighboring communities, which have allowed the construction of too many apartment buildings.

"This can stifle the development of single family dwellings, cause taxes to go up and home values to go down.

"I do feel some multi-family buildings do take exception, such as the Grassland project. I strongly support this great service, and I do not feel it should be considered multi-housing due to the wonderful reasons for which it is designed.

"I would appreciate, and ask for any comments and concerns you may have, or anyone interested in helping in my campaign, please feel free to call me."

Spending city tax collars must be done in a commonsense manner, Coon Rapids Mayoral candidate George White said this week.

Said White in a statement to the HERALD, "How do you treat your personal dollars? With commonsense. If

## Taylor names committee

Don Taylor, candidate for ward two Coon Rapids City Council seat, announced the members of his campaign committee this week.

"I have a fantastic team," said Taylor. "The members' enthusiasm and dedication are amazing. I am extremely grateful for their overwhelming support."

Heading up the volunteer committee to elect Taylor are campaign manager, Jean Racutt; treasurer, Matt Hagman; and finance chairman, John Raetz. Other

members of the committee include Pat Daly, Isla Richtner, Chuck Gallagher, Florian Gutzmer, Janna Hatch, Jack Johnson, Gen Sand, Gloria Swanson, Pat Taylor and Jan Nelson.

"Through my attendance at numerous council meetings over the past year, I have developed a concern over what I feel is a need for more aggressive representation for ward two," stated Taylor.

"My committee shares this concern and is confident that I can provide more effective leadership."



Sue Green

## AFL-CIO supports Green

Virgil Moline, president, Minneapolis Central Labor Union Council, AFL-CIO, announced this week the union's committee on political education has endorsed Councilwoman Susan Green for re-election in the ward two Coon Rapids City Council race.

Moline states that "this endorsement is the only official endorsement that can be given by the AFL-CIO in this area.

"The Minneapolis Central Labor Union Council, AFL-CIO, will do everything in its power to assist Susan Green in a successful campaign.

On learning of the CLU endorsement, Green said, "I was extremely pleased to receive the endorsement of the Minneapolis Central Labor Council. I have always tried to uphold the ideals of the labor movement and to represent the working people of ward two."

Green is seeking her fourth term on the city council and was the labor-endorsed candidate in 1974, 1975 and 1978.

## Dollars and sense, says White

you don't it must be pretty hard to make ends meet in any economic climate. The same is true in family units, business and governments, at all levels.

"For instance, you don't buy something you don't need, don't want and can't afford. This should be the guiding rules in all activities whether personal, business or government.

"As individuals, we look at our income. As business, we look at profit and as government we look at taxes.

"You and I can't spend beyond our income. Business can't spend beyond profits, but government decides what to spend and then tells us how much it is going to cost in taxes.

"If more is needed, they increase taxes. This works at every level of government.

"It is evident that everyone will have to bite some bullets for a while. We must hold our spending down and create savings which will create capital for housing and business.

"This will result in more jobs, more commercial and industrial development, which will increase the tax base of Coon Rapids. The end result will be our real estate taxes not increasing so rapidly.

"Coon Rapids has grown considerably the past few years, and I feel that if dollars are used wisely and commonsense is applied at all times, our community will continue to grow and will enjoy a better life.

"With the cooperation of citizens, business and government, it can be done."

## New member approved

Membership of Jerry Wright, new president of First Mid-America State Bank of Coon Rapids, in Coon Rapids Rotary Club was approved by the club's board of directors Friday.

## ELECTION 1981



DON TAYLOR, candidate for ward two council met Senator Dave Durenberger at a reception held at the home of Bob and Carolyn Voss. The reception was a part of the "outreach program" Durenberger has been conducting throughout the state to keep him aware of his constituent's concerns on a one-to-one basis.

## City has 'can do' spirit--Taylor

"Coon Rapids is a great place to live", says ward two Coon Rapids City Council candidate, Don Taylor.

"This is a growing, thriving, energetic city whose greatest asset is its people - people who are involved with life.

"From the Coon Rapids Athletic Association to the city commissions; from little league to church groups, the people are involved in helping people and solving problems. The 'can do' spirit of the people to get things done is fantastic."

"The most enjoyable part of my campaign for city council is meeting with people. I only wish I could meet with them all. I expect that during the last two months before the election I will have met with hundreds of people on a one-to-one basis.

"I am a political newcomer and don't have all the answers, so I want everyone to give me the input so that I really know what the people want.

"When I am door knocking and talking with people I always ask if they have any problems or concerns with the city and its development.

"Many people say, 'No, nothing I can think of right now.' I would like to ask that everyone think of something that they would like the city to do (or not do) and tell me about it when I knock on their door.

"I want to listen to the citizens of our city. There are a lot of great ideas out there and I want to hear them. With a 'can do' spirit of cooperation between citizens we can make Coon Rapids a better city for the 1980's."

# Meet the candidates

A "Meet the Candidates" night will be held October 29, 7:30 p.m. in Coon Rapids Council Chambers.

Robert Lewis and George White candidates for mayor and ward two incumbent Susan Green and challenger Don Taylor, will be taking part.

This citizen informational service is sponsored by the Anoka-Blaine-Coon Rapids area League of Women Voters, a non-partisan organization. Its goal is to help citizens be aware of the issues in the community.

## Host family need

Coon Rapids Rotary Club is looking for a host family in Coon Rapids for a foreign exchange student.

The student is a Japanese girl who is a senior at Coon Rapids High School. The home is needed beginning in November.

Families interested in hosting the student should contact Dave Wettergren at 755-8887.

## Plan green light

No major concerns were expressed over the Coon Rapids' comprehensive plan when the physical development committee of the Metropolitan Council considered the document Thursday.

The plan was expected to be accepted by the full Metropolitan Council at its meeting yesterday (Thursday). It will go back before Coon Rapids City Council for formal adoption November 4.

Coon Rapids Herald  
Oct 23 1981

# Aggressive leadership need

"The city of Coon Rapids will need strong, aggressive leadership throughout the 1980's. It is imperative that all councilmembers be energetic and willing to dig deep into problems and arrive at solutions - solutions that are equitable and just to the parties concerned," says Don Taylor, ward two council candidate.

"A councilman must have many characteristics in order to best serve the residents of the ward. He must be an aggressive individual willing to take up a cause and fight for it if he feels it is right.

"He must be willing to spend many hours studying problems and working on solutions. You can't be a good student if you don't do your homework, and neither can you be a good representative if you aren't willing to attend the workshops and special meetings necessary to be

properly informed on a situation.

"Most important, a councilman must be able to listen - listen to the residents, to the city staff, and to his heart. Listening to all sides of an issue and then making an informed decision is necessary for good government.

"I also feel it is essential that a councilman have a good working rapport with other councilmembers and with staff. Differences of opinion between councilmembers are inevitable, but an atmosphere of cooperation and respect makes compromise possible.

"In government, it is not issues that represent people, it is people - people who listen and are willing to work with others. If elected, I will strive for a working relationship between residents, city staff, city council, and myself."

## ELECTION 1981

# Candidates respond to cutbacks question

Candidates for Mayor and ward two Coon Rapids City Council races this week responded to a questionnaire submitted by the Anoka-Blaine-Coon Rapids League of Women Voters.

The four candidates—Bob Lewis and George White for Mayor and Sue Green and Don Taylor for ward two council—were asked to provide an autobiographical statement, and answer the following questions.

"How will the state and federal budget cuts affect the city budget? What area do you see being targeted for these cuts and what would you do about it?"

## ROBERT B. LEWIS

Lewis has resided in Coon Rapids 14 years and this area for 17 years. He and his wife, Artie have two grown children.

He is a teacher, sixth grade, in District 11 at Madison School. He also taught at Adams and Wilson in his 17 years with this district. He also has experience as a security salesman, a technical writer and an insurance adjuster.

He has served as a youth hockey coach and referee. He administered one of the state's largest hockey programs for the Minnesota Amateur Hockey Association, and is a member and past chairman of the Coon Rapids Parks and Recreation Commission. He has served on several other advisory commissions for the city and numerous committees for the school district.

"How will the state and federal budget cuts affect the city budget, what area do you see as being targeted for these cuts, and what would you do about it?"

"Federal and state budget cuts, whether temporary or permanent, are certain to impact our city's budget. In recent years we have used the federal monies for the purchase of capital equipment such as fire trucks and police cars.

"If these funds are interrupted or reduced we will have to look elsewhere for the money to buy these items. Certainly, none of the items thus acquired were of a frivolous nature. In the past we bonded for such items and paid for them over a period of years with a bonded indebtedness tax. Such a course is open to us again if it becomes necessary.

"If the state of Minnesota reduces the monies they supply, we will again be faced with a shortfall in revenue.

We can either cut our budget or attempt to make up the deficit with an increase in our local taxes. Neither course will be popular.

"Because our city's population continues to grow it is unlikely that the demand for services will slacken. Any of the areas of our spending over which we have discretion might be targeted for reduction.

"I am committed to a strong police and fire protection program, a solid parks and recreation program and a very real effort to improve our tax base. Most importantly, I will keep an open mind and ear in an attempt to reach a reasonable compromise between reduced revenues and an ever increasing demand for services."

## GEORGE J. WHITE

A native of Wisconsin, White is 53 years old. He has been married for 30 years to Anita and has three married children.

White is retired from the U.S. Air Force in the grade of senior master sergeant. During his military career, he held a variety of jobs, mostly in supervisory positions. His last assignment brought him to Coon Rapids in 1963.

In 1966, White decided to retire from the Air Force and remained in Coon Rapids "because of the community and the people in it."

On retirement, he became an agent for the New York Life. He was the Mayor of Coon Rapids from 1976 through 1979.

White said state and federal budget cuts will have a dramatic effect on local governments.

"This means that each and every one of us will be affected," he went on. "It means that all units of government will have to be more cost effective.

"They will have to learn to operate more like business operates. If we are to avoid the problems many large cities have faced and are facing again.

"There is no one area of the city operation that could be cut to compensate for an entire loss of state and federal funds; however I believe there are many areas of the budget that could be tightened up if necessary.

"I believe that the government must, throughout the year, look for ways to reduce spending and maintain an adequate fund balance. To these goals, I am dedicated."

## DON TAYLOR

Taylor was raised in the metropolitan area and graduated from Osseo High School in 1968. Following graduation, he enlisted in the Navy and served as an electronics technician. His assignments included a Vietnam tour aboard the USS Kitty Hawk, and a tour in Hawaii.

In Hawaii Taylor furthered his education at Chaminade University, majoring in political science. He was also involved in cub scouts and Jaycees where he received a spoke and presidential award for outstanding service.

Taylor left the Navy in 1979 and moved to Coon Rapids in 1980. He was appointed to the Economic Development Commission in November and is now first vice-chairman.

Taylor said the twofold purpose of state and federal cutbacks is balance the budget, and return money to the taxpayers to stimulate the economy.

"These cutbacks put the power of responsible decision making in the taxpayers hands," said Taylor.

"Now we as a city have the freedom to decide what is necessary and what is wasteful.

"I believe the purpose of government is to provide essential services, and, if elected, will do everything in my power to maintain these services.

"However, if we as a city, raise taxes to cover lost revenues we have defeated the second purpose of the budget cuts.

"How can we maintain essential services without raising taxes? I support an aggressive marketing plan by our city to attract industry, thus increasing tax revenues without increasing taxes.

"Some cuts may also be necessary. I see these cuts in non-traditional services, new or enhanced services, and services not usually found in a city the size of Coon Rapids."

## SUSAN GREEN

Susan Green graduated from Richfield High School and attended the University of Minnesota.

She was the first woman elected to Coon Rapids City Council in November 1974. Green was re-elected in 1975 and 1978.

Green is the senior member of the council and has

served as president of the council in 1978 and at present. She has also served as past vice-chairman of the District 11 community school advisory council and council representative to the Economic Development Commission.

Green was employed as a secretary for eight years at the Minneapolis Building Trades Council and retired with the birth of her fourth child.

She is married to husband Tom and they have four children, Erin, Tim, Brady and Rory. They live at 326-114th Avenue NW. The Green family has lived in Coon Rapids 12 years.

## BUDGET QUESTION

Green said now more than ever Coon Rapids needs to have a watchful eye on the city's budget.

"With cuts to cities from decreasing federal and state aids, budgets everywhere need to be stretched to the fullest to try and maintain present services without substantial increases in property taxes," said Green.

"From each dollar collected from the property taxes the county's share is 30.98 cents, schools 42.18 cents, special districts 4.7 cents, and the city's share 22.13 cents.

"During our lengthy budget discussions we as a city council scrutinized every section very closely and renewed the recommendations of our budget evaluation committee.

"Our decision was not to cut out capital improvement expenditures on our revenue sharing list, but wait until we know precisely what our aids will be."

"As a growing community Coon Rapids needs responsible and accurate budget forecasts for a bright future."

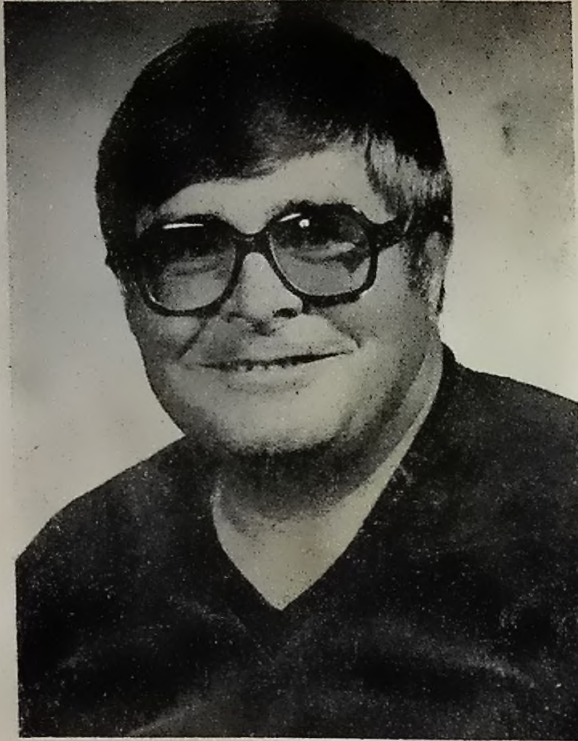
## Election returns

Unofficial election results from the general election November 3 for the cities of Blaine, Coon Rapids, and Ham Lake, will be available from the Anoka County Auditor's office.

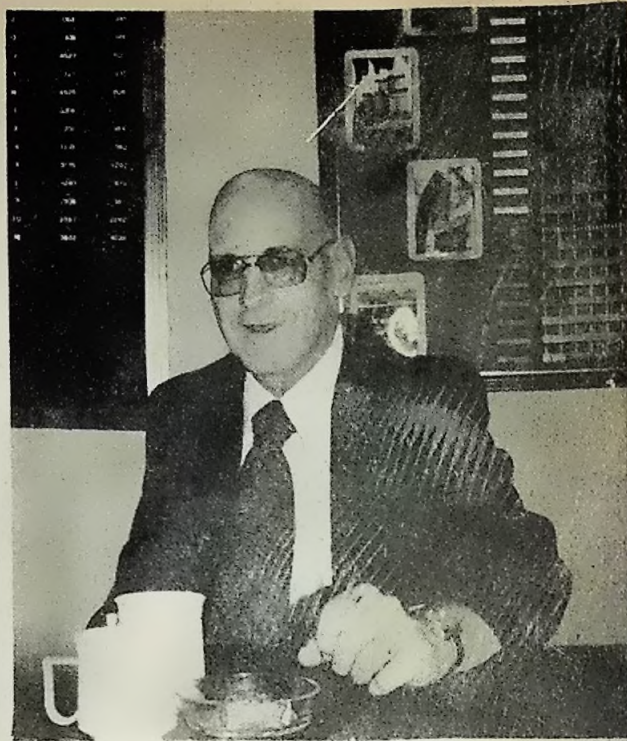
Charles R. Lefebvre, Anoka County Auditor, said that interested persons may call the Anoka County Courthouse, 421-4760, after 8 p.m. to obtain unofficial results for all of the general races.



## Municipal election Tuesday



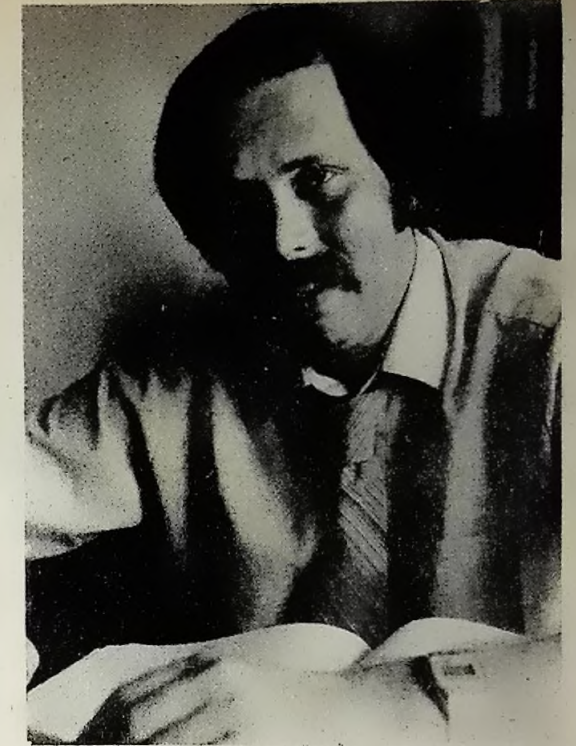
Bob Lewis



George White



Sue Green



Don Taylor

# Voters to elect Mayor, councilmember

Coon Rapids voters will go to the polls Tuesday to elect a Mayor and a ward two councilmember.

With incumbent Mayor Dave McCauley not seeking a second two-year term, former Mayor George White faces off against long-time Coon Rapids Park and Recreation Commission member Bob Lewis.

In ward two, incumbent Sue Green is seeking a third full three-year term in the job. Her opponent is Don Taylor, a member of the Coon Rapids Economic Development Commission.

Polls will be open from 7 a.m. to 8 p.m., but a light turnout is expected with no county, state or national elections on the ballot.

In the Mayoral primary in September, a little over five percent of the electorate went to the polls. In a four-way primary race White outpolled Lewis by some 60 votes.

White, 10400 Xavis Street NW., was Mayor of Coon Rapids from 1976 through 1979 when he did not seek a third term. He came to Coon Rapids 18 years ago as a member of the US Air Force. After retiring from the military he continued to live in the city and is now a New York Life Insurance Agent with offices in the First Mid-America State Bank of Coon Rapids building.

A native of Wisconsin, White and his wife Anita have three grown children, all of whom are married—Charles, Dana and Mike.

White is a member of Coon Rapids Rotary Club, Coon Rapids Chamber of Commerce, Coon Rapids VFW and Coon Rapids American Legion. He is a past member of the Economic Development Commission and serves as a director on Coon Rapids Development Company.

Lewis, 401-97th Avenue NW., grew up in Chanute, Kansas, and came to Anoka County in 1963. He moved to Coon Rapids a few years later.

An elementary school teacher in District 11, he currently teaches at Madison Elementary School, Blaine. Lewis has been active in Anoka-Hennepin Education Association (AHEA) and has served as its treasurer.

A long-time member of Coon Rapids Park and Recreation Commission, on which he continues to serve, Lewis was also its chairman seven years.

Lewis has also served on city ad hoc committees on issues such as split liquor and the ice arena. He has also been active in Coon Rapids Athletic Association and has served as a director of Minnesota Amateur Hockey Association (MAHA).

He and his wife Artie and two grown children, John and Sara. Lewis has both his bachelor's and masters' degrees.

In ward two Green was the first woman elected to the city council in November 1974. She was re-elected in 1975 to her first full three-year term, and was elected again in 1978.

Green currently serves as president pro-tem of the council, handling meetings and other duties when the Mayor is not available. She has been actively involved in such activities as Brownies, cub scouts, CRAA soccer, Little League, and was past council representative to Coon Rapids Economic Development Commission, past vice-chair of Anoka-Hennepin District 11 Community School Advisory Council, and was also city council president in 1978.

Green and her husband Tom, who works for NSP, live at 326-114th Avenue NW with their four children, Erin, Tim, Brady and Rory.

Taylor lives with his wife Pat and daughter Holly at 11975 Ibis Street NW., Coon Rapids. He is currently vice chairman of Coon Rapids Economic Development Commission.

Raised in the Twin Cities area, Taylor is a graduate of Osseo High School and received his bachelors degree from Chaminade University, Hawaii, while serving in the military.

Taylor is a Vietnam veteran and served 10 years as an electronic technician in the US Navy. While serving in Hawaii, Taylor was active in the Jaycees and cub scouts.

He moved to Coon Rapids in 1979 and is employed as a quality assurance specialist with Defense Contracting Administration Services.

Ward two is that part of Coon Rapids which lies east of Hanson Boulevard and west of University Avenue, and north of 101st Avenue to the northern border of Coon Rapids.

# Council action follows mediation failure

Attempts to reach a compromise on a site plan for a convenience store at 121st Avenue and Hanson Boulevard failed, Coon Rapids City Council told last week.

Council in September has asked staff to try and mediate a dispute between the developer James Refrigeration, Sherbrook subdivision homeowners adjacent to the proposed store, and residents of Townhouses in the Woods across 121st from the site.

Planning Director Lee Starr said September 23 council considered an appeal of the Planning Commission's approval of the site plan for a convenience store proposed by James Refrigeration at the corner of Hanson Boulevard and 121st Avenue.

Council affirmed the commission's approval of the site plan with additional conditions including that staff be directed to meet with the developer and neighbors and make a recommendation to the Council relative to fencing and berming of the site.

September 29 the staff met with James Refrigeration, four property owners directly abutting the south side of the James Refrigeration site and Reginald Hemmes representing the Townhouses in the Woods Homeowner's Association.

The following fencing-berming proposals were discussed at the meeting.

1. Fence the trash enclosure at the rear of the building and place a berm or fence at the Hanson Boulevard access to screen headlight glare — acceptable to James Refrigeration; not acceptable to adjacent residents or Townhouses in the Woods.

2. Provide solid wood fence along access drive and behind building or along south and east property lines, unacceptable to James Refrigeration and Townhouses in the Woods, acceptable to adjacent residents.

3. Provide solid wood fence around entire property — not acceptable to James Refrigeration, acceptable to Townhouses in the Woods, apparently acceptable to adjacent residents.

Starr said the result of the meeting was a failure to reach any compromise between James Refrigeration, adjacent residents and the Townhouses in the Woods representative.

Code requires commercial uses adjacent to residential districts to provide screening and a 20 foot wide landscaped yard adjacent to the residential district. Parking lots abutting public streets are also required to be screened. Requirements include, apparently at the developer's option, either a screening fence or planting

screen along the side of the commercial property adjacent to residential districts, however natural vegetation performing the same function could be substituted. Parking lots are to be screened by hedges.

In the original review of the James Refrigeration site plan, planning staff did not recommend screening along the property line adjacent to the residential district to the south because of the extensive natural vegetation in that area. The berms around the parking lot adjacent to Hanson Boulevard and 121st Avenue were recommended by staff as more effective screening alternatives than hedging.

Starr said it was staff's feeling that the code's commercial screening requirements are directed primarily towards visual concerns and that the proposed James Refrigeration site plan addresses these.

"However, interpretation of the literal intent of the code's screening requirement does not minimize the concerns raised by the city council and adjacent residents relative to blowing trash, trespass across private property to gain access to the store and headlight glare," he said.

"Prevailing winds onto the site are predominantly from the northwest and southwest. Based on this it is staff's contention that most windblown litter generated by the proposed convenience store would be contained on the site by either the landscape berm on 121st Avenue or the woods and vegetative understory to the south and east of the proposed store.

"If this vegetation should die the code requires replacement to maintain their screening function.

"Headlight glare affecting adjacent homes near the Hanson Boulevard access could be controlled by a berm approximately four feet high. This berm must be placed outside the clear site triangle required at the intersection of the access drive and Hanson Boulevard.

"The question of trespass, primarily from children, through adjacent residential properties abutting the south boundary of the convenience store site has been a major issue.

"The principle question is whether the control of trespass is the responsibility of the developer through fencing or is it the responsibility of adjacent property owners either through dialogue with trespassers or through their own fencing.

"A related consideration is the responsibility of parents in the neighborhood for instructing children to respect private property. After some lengthy deliberation it is staff's opinion that trespass may not be a significant

problem."

Starr said in attempting to mediate the James Refrigeration issues staff has not succeeded in obtaining a mutually acceptable compromise among the developer and affected adjacent property owners.

The following recommendation is very likely not acceptable to the adjacent property owners and must be evaluated by the Council for appropriateness, he said.

1. Existing on-site vegetation and landscape berming along Hanson Boulevard and 121st Avenue will effectively contain wind-blown litter on the site and no additional measures are needed to mitigate this potential problem.

2. A four foot berm should be placed around the curve of the access road to Hanson Boulevard to minimize headlight glare into adjacent homes to the south.

3. Trespass is not believed to be a significant problem and fencing should not be required as a deterrent. However, if the council feels a fence should be provided staff recommends it run along the south property line of the James Refrigeration site with the type of fencing at the discretion of the council.

Donald Taylor for the Sherbrook residents indicated fencing should be on the south and east sides of the development to contain blowing debris and should be of solid wood construction, while Hemmes said the site should have fencing all around it.

Hemmes argued it was basically a residential area with this small commercial node. Noise, litter, lights and extra traffic would all be associated with the store.

Council was prepared to go along with staff recommendations, adding the fencing on the south end of the property.

Councilman Al Soliday said he did not think any fencing was needed and voted against site plan approval with the fencing included.

Councilwoman Susan Green said the developer was being held hostage while attempts were being made to mediate the problems involved in the site plan, while Mayor Dave McCauley thought the prospect of the store was a lot worse to residents than the reality would be.

However, James Refrigeration's request for installation of gasoline pumps for sales purposes in conjunction with the store was turned down by council.

Council had killed an ordinance allowing gasoline sales as part of a convenience food store operation a few weeks ago, and saw no reason to reconsider last week.

## Coon Rapids

**George J. White** and **Robert B. Lewis** are competing for the seat of Mayor **David McCauley**, who is not seeking re-election after completing one term, and incumbent **Susan Green** is being challenged for her Ward 2 council seat by political newcomer **Don E. Taylor**.

**White**, an agent with New York Life Insurance Co., was mayor of Coon Rapids from 1976 to 1979. He is a member of the Rotary Club, Chamber of Commerce, VFW, American Legion, Coon Rapids High School Booster Club, Air Force Sergeants Association and the American Military Retirees Association. He is concerned about development, fiscal responsibility and getting "the biggest bang for the buck."

**Lewis** is a sixth-grade teacher at Madison School in Blaine. He is a member and past chairperson of the parks and recreation commission, directed the Minnesota Amateur Hockey Association for six years, and was a member of the budget review committee from 1977 to 1979 and the School District 11 Facilities Study Committee from 1979 to 1980. His goal is to expand the tax base through commercial and industrial development.

**Green**, a homemaker, has served on the council since 1974, and currently is president. She was vice chairperson of the Anoka-Hennepin District 11 Community School Advisory Council from 1976 to 1977 and a Brownie

leader for one year. Her concerns are maintaining services without increasing costs to residents in the face of decreased federal and state aids, and she would like to provide affordable housing through innovative new approaches.

**Taylor** is a quality assurance specialist with the defense contract division of Honeywell. He is vice chairperson of the Coon Rapids Economic Development Commission and a past member of the Jaycees. His concerns are quality development of housing and increased industrial development.

# Taylor fundraiser

Volunteer committee to elect Don Taylor for the Coon Rapids ward two council seat has announced it will be holding a corn feed and picnic fundraiser Sunday, September 13 from 1 to 5 p.m. at Woodview Park, located on Olive Street north of Northdale Boulevard.

The fundraiser will be geared around a family theme, emphasizing Taylor's belief that a working partnership between residents and their representatives is necessary to create an effective political unit.

"People need to get together and talk out problems in

order to arrive at solutions. I hope everyone attending will discuss their concerns for the city with me plus have a good time," commented Taylor.

"Elected representatives on all levels must seek input from their constituents. I am dedicated to that principle."

The picnic will feature old fashioned games and fun. People are asked to bring a pot luck dish. Beverages and corn on the cob will be provided. Persons interested in obtaining tickets may contact Jean Racutt at 427-3429. Tickets are \$5.00 per couple plus \$1.00 per child.

ELECTION 1981

# Taylor backs crime prevention

"An ounce of prevention is worth a pound of cure" may be a trite expression to some, but not to Don Taylor, candidate for the ward two Coon Rapids city council seat.

Taylor believes wholeheartedly in the practical application of this concept through the "Community Crime Prevention Program," a pilot project being sponsored by the Coon Rapids police in conjunction with Anoka-Hennepin School District 11.

"In the past few weeks, when calling on the residents of ward two, I have noticed a concern about the vandalism, burglary and theft," said Taylor. "This reinforces the conclusions of the recently conducted survey by the community survey subcommittee - crime is a major concern in Coon Rapids."

"Although we may not always be the victims, we all pay for crimes committed against others through higher insurance premiums and higher taxes to support our police force.

"This is why I support the key communicator/crime prevention project now under way at Morris Bye Community School. Participation in the program costs little and could well save the participants hundreds of dollars over several years."

One component of the community crime prevention program is the neighborhood watch force. "If we all are attentive to suspicious behavior and contact the police, we not only help our neighbor, but also help keep our police costs (and taxes) down," said Taylor.

"Operation identification is a proven effective deterrent to crime and is effective in returning stolen property to the victim. In the program all items of value in your home are marked for ready identification by law enforcement agencies. A sticker showing you are in Operation ID participant which is displayed at a probably access point will give a would-be burglar some second thoughts.

"A promise security survey takes place when a trained officer visits your home by invitation and an appointment and examines your home for security. After this survey, inexpensive improvements are recommended.

"One simple improvement, for example, might be a one inch dowel for the runner track in a sliding glass door for use during vacations or absences. If we work together in our own neighborhoods to fight crime, we will have a major impact on its reduction.

"Coon Rapids citizens already have shown that they will work together voluntarily for the improvement of the city. The Coon Rapids Athletic Association is an excellent example of that community spirit.

"The community crime preventions program can give a lot for our tax dollar. I fully support the implementation of the entire program in all neighborhoods and would encourage and participate in this effort.

"Although the outrage we feel after being victimized cannot be diminished, we can feel a sense of hope if we know there is a good chance our property will be returned and the perpetrator of the crime will be caught."

# Taylor- 'quality growth'

"There exists a clear need in Coon Rapids for economic growth," said Don Taylor, ward two Coon Rapids City council candidate.

"Our city and its businesses employ, full time, only about 4,500 people. In a city approaching 40,000 in population that is unacceptable. The community survey responses indicated that the majority of residents would like their place of employment within Coon Rapids.

"I would like to see more people have that opportunity. The only way we can accomplish this end is to encourage and promote commercial and industrial development.

"As first vice chairman of the Coon Rapids Economic Development Commission, I am dedicated to an aggressive marketing plan for the city. Coon Rapids must compete not only with Blaine, Fridley and other northern suburbs in attracting industrial development, but also with the quickly developing southern suburbs such as Eagan, Eden Prairie and Burnsville.

"However, I feel it is essential that we preserve the concepts of quality and safety in development. The major goal of economic development is to improve the quality of life for our residents, and we can accomplish this only through careful and concerned planning. Our residents shouldn't have to worry about landfill pollution seeping into their back yards."

Taylor is also dedicated to quality in the city's housing developments. "I want to insure that Coon Rapids is as attractive to the potential homebuyer 10 years in the future as it was to me when I purchased my home," he

said.

"The future will see a trend toward increasing percentages of multiple unit dwellings. This, however, doesn't mean that quality has to be sacrificed. These units can be planned and constructed so as to be esthetically pleasing both to the residents and their neighboring developments.

"We have some prime examples of this in Coon Rapids. We have the efforts of the developers in preserving many existing trees, using landscaping and stylish architecture.

"When this is combined with a strong association of students working to preserve these qualities and there is cooperation between the developers and resident associations, these cooperative efforts provide "quality development." Development such as these show that it is possible to construct affordable, quality housing for our city's future residents.

"Some residents have voiced concerns to me about planned multiple unit dwellings in close proximity to their single family neighborhoods. I am sympathetic to these concerns. I do not feel that we should jeopardize the property values or the serenity of our existing neighborhoods.

"I am confident that I can effect compromises which are fair and equitable both to the homeowners and the developers in these situations. The city can maintain its goal of balanced housing without major sacrifice to our existing neighborhoods. I am well acquainted with what it means to maintain acceptable standards.

# Taylor backs housing issue

Don Taylor, candidate for the ward two Coon Rapids City Council seat, expressed support for a possible residential mortgage revenue bond.

"The city must pursue any opportunity to assist people in the purchase of affordable housing," said Taylor.

"The revenue bond will not only enable those who might not qualify under current interest rates to purchase housing, but will also provide a much needed boost to real estate agencies and the sagging home building industry. Economically, I feel this program is a worthwhile investment."

While Taylor supports the bond issue concept, he does have certain concerns about the program. "I agree that the money be allocated to the prospective buyers rather than the builders or real estate agencies. This will give the buyer the freedom to shop around for the best deal," he said.

However, another provision Taylor would like to see included in the bond issue is that all homes sold under the bond be up to VA/FHA building standards. "Not only are reasonable mortgage payments important, but also reasonable maintenance and heating costs," he said.

"For example, VA requires R38 ceiling insulation

versus R25 for state and city code. With natural gas prices expected to rise dramatically in the future, it would be a tragedy of a person were to qualify for a home and then lose that opportunity because he couldn't afford to heat it.

"I expect that people buying under this program would not qualify for a home under more conventional programs therefore, keeping the overall costs of maintenance and heating down is of primary importance."

A key issue of the mortgage bond program may be the amount of money allocated for new housing and the amount of money allocated for the sale of existing housing. "I feel that a one-third portion of the bond should be allocated to the sale of existing housing," said Taylor.

"Some people are concerned about the benefit to the city in using bond proceeds for existing housing. If our existing housing is upgraded to VA/FHA standards that will result in quality housing.

"Also, I support a share for existing housing because some residents of Coon Rapids had difficulty in selling their home in direct competition with the 8 $\frac{7}{8}$  percent interest bond issue two years ago. I don't want to see that happen again."

# Convenience store go-ahead-with conditions

Coon Rapids City Council Tuesday gave the go-ahead for a convenience store to be built at 121st Avenue and Hanson Boulevard, but promised staff will work to mitigate effects on surrounding residential properties.

Residents in the Sherbrook development and across the street in Townhouses in the Woods had appealed site plan approval of the James Refrigeration project given by the Planning Commission.

The original site plan also wanted gasoline sales to be included as part of the facility, but that will be subject to a special use permit, and will also need a code change.

It was not clear from council discussions Tuesday night whether the code change to allow gasoline sales as part of a convenience store operation will be approved, although the Planning Commission has recommended approval.

Planning Commission approval of the site plan on the 1.7 acre site August 21 was subject to a revised landscape, pathway and lighting plan. These were approved by the commission September 18 with the exception of the access question to 121st.

Residents objecting to the convenience store raised six main objections.

1. Dissatisfaction with the retail shopping one zoning of the property.
2. Concern about persons cutting through yards in the Sherbrook area to get to the store.
3. Potential noise, increased traffic and teen-age congregation at the store.
4. Potential devaluation of residential property values by the store.
5. Desire to have the Hanson Boulevard access to the site closer to the intersection of Hanson Boulevard and 121st Avenue.
6. Objections to potential glare from parking lot illumination at the store.

Planning Director Lee Starr said objections related to the zoning of the property were not relevant because the property was zoned retail shopping and the convenience store was a permitted use.

Issues addressing the site plan were relevant, however, and he said if no gas sales were allowed then no access would be needed on 121st, only from Hanson.

Councilmembers were concerned about the impact of the store on the neighborhood, with Mayor Dave McCauley questioning the lack of a fencing requirements

to control litter and debris.

Councilwoman Susan Green said residents wanted fencing on the south side of the property to prevent people cutting through their yards to get to the store.

Starr agreed that might help, but he said the commission had not included fencing because of the substantial vegetation already existing on the south site, and it also questioned the effectiveness of fencing.

Councilwoman Carolyn Voss said given the zoning and the neighborhood, everything should be done to make the store as palatable as possible to residents.

Councilwoman Al Soliday thought the site plan was a good one, and the store an appropriate use for that corner. He wondered how much protection the city could offer the residents.

Matthew Hagman, Ibis Circle, was against any gas pumps because he said there were two gas stations within four blocks. But he liked the fencing idea, and wanted to see as much of the natural vegetation left as possible.

Nancy Murray, Ibis Circle, was concerned about lights from the parking lot shining into her house and the rubbish and debris blowing on to her land with the northwest wind. She was in favor of a fence.

Don Taylor, 11275 Ibis, said he was basically happy with the site plan changes and hoped the lighting would be down-type and kept on the property. A fencing system on the south side would offer protection, he maintained, and he would like to see the trees left as a buffer.

McCauley suggested an eyebrow berm be put in at the corner of Hanson and 121st to keep car headlights from shining on to the Sherbrook homes.

Reg Hemmes, president of the townhouse association, said his group had been opposed to the rezoning when it had occurred because it was primarily a residential area, not business.

"You are going to great pains to squeeze this miserable thing into our neighborhood," he said.

He warned of safety hazards with the gas pumps, and said the association would be boycotting the store because they did not want it.

A James Refrigeration representative said there was no attempt to squeeze. "This is a permitted use," and we are not difficult to get along with," he said.

Council approved the site plan with several conditions, including one that staff work with residents and the store owner to resolve berming and fencing questions with a final recommendation coming back to council.



# Council agenda

Agenda for Coon Rapids City Council meeting Tuesday in the city hall council chambers includes:

Open mike.

Open mike reports.

Consider lot split, Herbert Bloom, 127th Avenue and Larch Street.

Consider appeal of Zoning Board variance denial, John Adamczyk, 103rd Avenue and Grouse Street.

Consider second reading of ordinance, used vehicle sales code requirements.

Public hearing, 8 p.m., vacation of street easement, Kumquat Street between 104th and 105th Lanes.

Consider Safety Commission recommendation on stop sign policy.

Consider preliminary engineering study, East River Road, Fridley city limits to Coon Rapids Boulevard.

Approve plans and specifications and authorize change order, Park Place, Sycamore Street and 103rd Avenue, sewer, water, storm drain and street.

Consider appointment of council representative to District 11 advisory council.

Consider budget reappropriations.

Consider 1981 salary resolution.

Consider appointment of Donald Taylor to EDC.

Accept petition for improvements, First Northtown National Bank, Coon Rapids Boulevard, near Coon Rapids Family Center.

Consider recommendation from tax levy committee--name change to budget evaluation committee, appointments to subcommittees.

Consider vacation of portion of Parkwood Drive, set public hearing date.