



# City of **Champlin** CHRONICLE

Spring 2021



## State of the City Address

By: Mayor Ryan Karasek

The Anoka Area Chamber of Commerce recently hosted the 2021 State of the City Address. The cities of Champlin, Anoka, Andover, Dayton, Coon Rapids, and Ramsey all participated, and as Mayor of the City of Champlin, it was an honor to represent our community at this year's event.

The Champlin City Council is building on the teamwork that has been established over the past four years, with continuity in the membership of the Council as we take on the economic development projects at the forefront in 2021.

Business development activity in Champlin has moved forward over the past year, despite the challenges created by the COVID-19 pandemic. We welcomed Elm Creek Brewing and other businesses to town in 2020 and are looking forward to new restaurants and services opening in Champlin this year, including Erbert & Gerbert's Sandwich Shop, Jersey Mike's Subs, and a new car wash, Top Wash, scheduled to open this fall. Our existing businesses such as the Champlin Mann Theatre were resourceful in their response to the pandemic with offerings such as a drive-in movie theater.

Even our biggest development project has been responsive to the changing demands, with the Mississippi Crossings market rate apartment project adding shared community spaces within their design for property residents to work remotely.

The Mississippi Crossings project has been in the works for 20+ years and in the last year we held the groundbreaking event for this project. The developer shares the Council's vision of what we

want for the riverfront. If you drive by on T.H. 169, you can see the beginnings of that happening. The first phase is the 214-unit market rate apartment building that is underway. As the City's only market rate apartment, this brings new options to the City's housing market.

The second phase of the Mississippi Crossings project includes the park pavilion, restaurant, event center, and outdoor performing area. The park pavilion vision includes having an option for the public to rent the space as well as offering public programs for the community. The City Council has worked closely with our state legislators on securing the necessary Tax Increment Financing (TIF) legislation and park improvement funding.

New housing construction remains strong in Champlin. The DR Horton: The Villas at Elm Creek project has moved faster than anticipated with only 11 of 55 lots remaining in this project started in 2019. This one-level, detached townhome development is within walking distance of the Elm Creek Park Reserve trail. In response to the current market, select lots offer the option of a three-car garage.

Community events such as the Champlin Trout Ice Fishing Contest held in February are important for building connections. We are looking forward to bringing back our other community events this year as conditions improve. I want to say thank you to the volunteers who supported the Allina and Mercy Hospital mask drive last year.

The Champlin City Council sees opportunity in 2021 to advance the Mississippi Crossings project, new housing starts, and business development. We encourage you to follow us on social media for the latest updates on Champlin development activities.

## IN THIS ISSUE ▾

**05**

Ice Forum Maintenance Scheduled

**07**

Champlin Social Media Platforms

**13**

2021 Road Improvement Projects

**14**

Property Assessment Process

# City of Champlin

## CITY HALL

Phone: 763-421-8100

Website: [www.ci.champlin.mn.us](http://www.ci.champlin.mn.us)

The City Council and staff can be reached at the following email: [email@ci.champlin.mn.us](mailto:email@ci.champlin.mn.us)

## OFFICE HOURS

Monday - Friday | 8 a.m. - 4:30 p.m.

## TELEPHONE NUMBERS

Ice Forum: 763-421-3696

Parks & Public Works: 763-421-2820

Police Administration: 763-421-2971

Utility Billing: 763-923-7135

## CITY COUNCIL

### Mayor

Ryan Karasek

### Council Members

Ward 1: Jessica Tesdall

Ward 2: Tom Moe

Ward 3: Nate Truesdell

Ward 4: Ryan Sabas

## CITY STAFF

City Administrator: Bret Heitkamp

Community Development Director: Scott Schulte

Government Services Director/City Clerk: Roberta Colotti

Communications Director: Ashley Wagner

City Engineer: Shibani Bisson

Finance Director: Shelly Peterson

IT Director: Todd Beisang

Police Chief: Ty Schmidt

Fire Chief: Ted Massicotte

Public Works Director: Chris Rachner

Parks and Facilities Manager: Charlie Lehn

## REGULAR MEETING SCHEDULE

City Council: 2nd & 4th Monday of the Month

EDA: 2nd & 4th Monday of the Month

ERC: 1st Monday of the Month

Park & Rec Commission: 1st Tuesday of the Month

Planning Commission: 3rd Monday of the Month

\*Meeting dates are subject to change; call the City office to confirm dates and times or check website calendar for updates

## EDITOR

Champlin Chronicle Editor: Roberta Colotti



## FOR ADVERTISING OPPORTUNITIES

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## Champlin City-Wide Garage Sale

The 2021 City-Wide Garage Sale is Thursday, May 6th thru Saturday, May 8th from 9 a.m. to 5 p.m., unless otherwise noted on the map. Maps will be available online on the City's website at [www.ci.champlin.mn.us](http://www.ci.champlin.mn.us), at the Parks & Public Works Building and City Hall beginning May 1st.



Front Cover Photo provided by Three Rivers Park District

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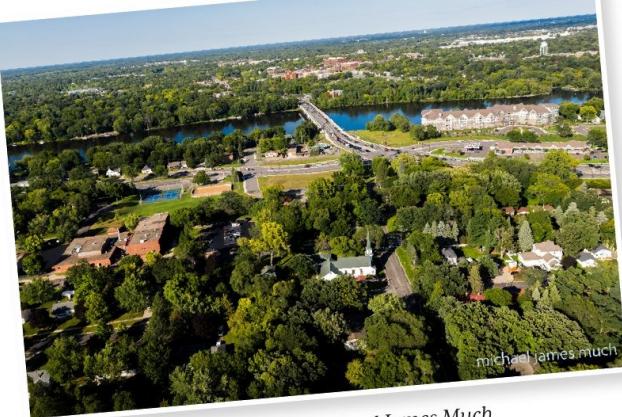
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Submitted by Michael James Much

## Champlin Photo Contest

Check out our Champlin Photo Contest! Thank you to residents who participated in our #LIVChamplin Photo Contest via @Champlin\_MN on Instagram. Each picture equaled one entry into a random drawing for a movie ticket prize pack. Congratulations to Champlin resident Ken Sonderup, who was selected as our winner of four movie tickets to the Champlin Mann Theatre 14. We hope residents will continue to show us the City by tagging @Champlin\_MN and using #LIVChamplin in your posts to join our stream. Our hashtag is more than a tagline, Champlin is OUR Place to LIVE! To view all photos submitted, follow us on Instagram @Champlin\_MN and Facebook City of Champlin.



Submitted by Ken Sonderup

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Thank you to the 2021 Champlin Trout Ice Fishing Contest Sponsors. We look forward to next year's event!



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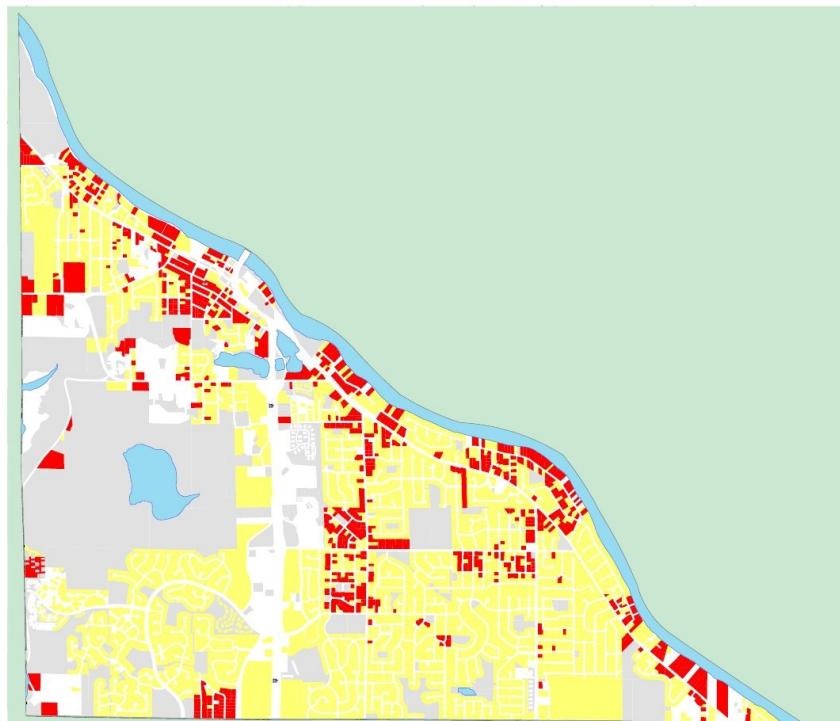
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## Champlin – “A Look Back” (1970 through 2000)

As a thriving suburban community, it may feel like the city we know today has always had a Super Target, a choice of housing options, and top-notch employers such as Egan Company. However, the City of Champlin is relatively new, having been formed by a 1970 merger of Champlin Village and Champlin Township.

It may also feel like Champlin is an extension of the Twin Cities as a suburban community and today that is true in part. However, the history of this area is much deeper, and the river has played a central role.

Like many towns, Champlin has changed dramatically in the last 50 years. The population in 1970 was 5,229. Commerce was fairly confined to the “Old Town” area found near the Champlin-Anoka bridge and residential neighborhoods were more dispersed though somewhat concentrated near the Mississippi River.



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Our modern residential and commercial growth can be divided into two eras. In the 30 years from 1970 through 2000, the City saw a dramatic jump in population to 22,193. Much of the growth occurred as agricultural land was developed into single family residential subdivisions. Road improvements, specifically the construction of Highway 52 (now Trunk Highway 169), made access to the community more convenient for new residents. The Highway corridor also provided opportunities for new business development and increased commerce and services, including a new post office, grocery store (County Market), gas/convenience, and commercial strip centers. However, many still considered Champlin a “Bedroom Community,” in that it was known as a great place to live but did not offer many shopping or dining choices or an employment base. Over the next 20 years (2000 to 2020), that changed.

Stay tuned to the next Champlin newsletter to read about the changes in Champlin from 2000 to present day.

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# Ice Forum Maintenance Scheduled

## May-September 2021

The Champlin Ice Forum opened in 1996 and has undergone various improvements over the past few years to keep the building and grounds one of the premier ice facilities in the state. Some of the larger improvements have included the east parking lot reconstruction project in 2017 and a full roof replacement in 2020.

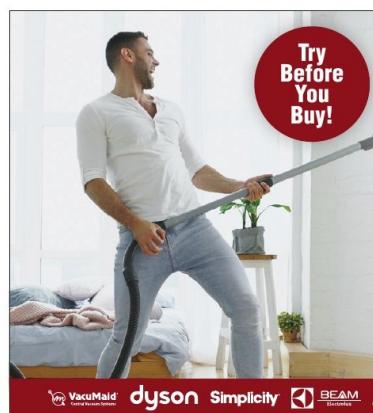
As with other operational systems, the refrigeration system for the facility is in need of replacement after almost 25 years of use. The current R-22 system will be replaced in the summer of 2021 with an indirect ammonia refrigeration system. The project is scheduled for May through September. Along with replacing the refrigeration system, the dasher board system and floor will be replaced.



The facility is well known for its unique design and as a venue that many identify as a great community asset. While this project and its improvements will require the rink to be closed from approximately May to September of this year, City staff requests the community's patience as the facility's longevity is renewed by undertaking the necessary reconstruction of the refrigeration system, dasher board system, and floor. The meeting rooms will remain available during this time.

The tentative rink reopening is planned for early October 2021, provided materials and labor can proceed without delays. Updated information will be posted to our website and social media pages. You can also contact us at [npowell@ci.champlin.mn.us](mailto:npowell@ci.champlin.mn.us) or 763-923-7132.

Thank you for your understanding during this reconstruction process. We look forward to reopening the Ice Forum fall of 2021 in time for the start of the hockey season!



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# Register for 2021 Adult Recreation Leagues

## Bags/Cornhole League \*New Night Added



This year, we are offering a bags/cornhole league on Wednesday evenings. All games will be played at Andrews Park with a full concession stand offered by the Lookout Bar & Grill. Teams consist of two players and will run for five weeks. The season will consist of four league game weeks and one week for playoffs. Small prizes will be awarded.

**Who:** Ages 21+

**When:** Begins Wednesday, May 19th

**Where:** Andrews Park, 7200 117th Avenue N.

**Time:** 6:30 p.m. start time

**Fee:** \$25 per team

Registration deadline is Friday, May 7th. The fee is per team so just register the team under one person's name. Register online at [ci.champlin.mn.us/parks-and-recreation/online-registration](http://ci.champlin.mn.us/parks-and-recreation/online-registration)



## Adult Co-Rec Kickball

League begins Tuesday, May 18, 2021. Eight regular season and two playoff games are guaranteed. All games will be officiated and played Tuesday evenings. Game times will be at 6:10, 7:10, 8:10, or 9:10 p.m. Games will be played at Andrews Park. We offer a full concession stand offered by the Lookout Bar & Grill. The price for the team is \$110. Registration deadline is Friday, May 7th. Email [asingleton@ci.champlin.mn.us](mailto:asingleton@ci.champlin.mn.us) for a registration form.



## Sand Volleyball League

We are excited to offer Sand Volleyball Leagues for summer and early fall. We have leagues for recreational players, intermediate players, and competitive players. Leagues are offered Sunday - Thursday. A full concession stand is provided by the Lookout Bar & Grill.

For a registration form, email [asingleton@ci.champlin.mn.us](mailto:asingleton@ci.champlin.mn.us)

**Summer Leagues:** July 5th thru August (8 weeks)  
(REGISTER BY JUNE 25th)

**Fall Leagues:** September (4 weeks double headers)  
(REGISTER BY AUGUST 20th)



## City Social Media - Community Stories

We want to feature stories and experiences of Champlin residents on our social media platforms. We welcome you to share personal stories, business highlights, photos of special events, remembrances, and more. These weekly community stories will highlight how Champlin is special to those of us who work, play, and live here in our unique community.

Share your stories by contacting Communications Director, Ashley Wagner, at [awagner@ci.champlin.mn.us](mailto:awagner@ci.champlin.mn.us) or 763-923-7118. You can also share your story by tagging us on Instagram (@Champlin\_MN) and Facebook (@CityofChamplin). Please include our City hashtag, #LIVChamplin.

**#LIVCHAMPLIN** 

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## Champlin Platforms for Information

Want to stay up to date on Champlin news and events, and gain the inside scoop on hot topics? Follow us on Facebook (@CityofChamplin) and Instagram (@Champlin\_MN). If you haven't checked them out lately, we encourage you to take a look.

You can now find updates via a new weekly social media series.

MON.

You can find out what is happening via **#ChamplinHappenings**, which features local events and activities.

TUES.

Watch your City in action via **#ChamplinCares**, where we feature services and community tips.

WED.

Gain the inside scoop via **#ChamplinConnects**, where we offer City Council insight on a hot topic, business development updates, and more.

THURS.

We feature resident stories and **#ChamplinLiving** ideas of things to do locally as you look to plan your weekend ahead.

FRI.

Friday is for supporting our local businesses; and weekends are for events.

We hope you appreciate the fresh new look. We are working to bring you the latest local dining and shopping developments while keeping you up to date on City happenings. So like us, follow us, and tag your neighbors who **#LIVChamplin**, because *Champlin is OUR Place to LIVE!*

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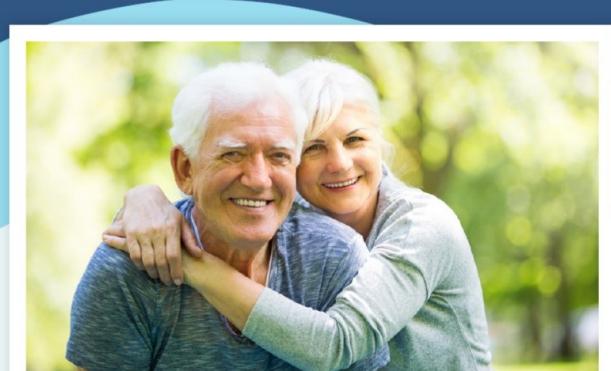
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## Landscaping for Water Quality and Environmental Education Grants

There are two local environmental grant programs sponsored by the Champlin Environmental Resources Commission (ERC). The first is the Landscaping for Water Quality Grant and the second is the Environmental Education and Project Grant.

The City of Champlin supports neighborhood landscaping practices that improve water quality and expand pollinator habitat. To encourage these practices and to demonstrate their potential for successfully fulfilling both environmental and aesthetic requirements, the City has established a grant program for landscapes that benefit water quality and pollinator habitat. This is the Landscaping for Water Quality Grant, which is open to residents, businesses, community associations, and schools, with a maximum of \$500 for a single project or \$2,000 for a group project.

The second program is the Environmental Education and Project Grant. Within this program, education is one of two eligible funding categories. Monies may be used to cover the costs of materials, speakers, field trips, and similar expenses that may be needed to carry out the education process. The education effort must focus on environmental education. The second category is environmental projects; past projects have included the development of a recycling program and construction of birdhouses. The ERC is looking for creative ideas that make a strong impact with the limited funds that are available. The parameters for the award of this grant are intentionally broad to encourage unique ideas. Local schools and community service organizations are eligible for up to \$2,000 through this program.

The ERC will continue to accept applications through November 2021 as long as funds remain available. **The first review of applications will be May 12, 2021.** To request an application or for questions about the grant programs, contact the City Clerk at [Clerk@ci.champlin.mn.us](mailto:Clerk@ci.champlin.mn.us) or 763-923-7111. The grant applications are also posted on the Environmental Resources Commission page of the City's website at [www.ci.champlin.mn.us](http://www.ci.champlin.mn.us)



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ERC Commissioner Laura Detzler and her family help with clean up.

## Earth Day Cleanup

### Volunteer Project | April 19-25, 2021

This year, the Champlin Environmental Resources Commission (ERC) is sponsoring a weeklong Earth Day cleanup event. While we hope to bring everyone together in 2022 to celebrate and clean up the parks and trails, this year's opportunity to volunteer for Earth Day will respect the need for continued social distancing.

If you would like to volunteer for this event, stop up at City Hall, 11955 Champlin Drive, Monday, April 19th through Friday, April 23rd between 8 a.m. and 4:30 p.m. to pick up a map and set of garbage bags. You are then asked to complete the litter pick-up by Sunday, April 25th. Public Works crews will be collecting the trash bags at the designated spots on the map.

If you are a high school student needing volunteer hours, this is a great opportunity. Please let our staff know when you pick up your map and register for the project.

This program is presented by the Champlin Environmental Resource Commission in partnership with the Elm Creek and West Mississippi watershed districts.

For more information or questions about the project, please contact the City at [Clerk@ci.champlin.mn.us](mailto:Clerk@ci.champlin.mn.us) or 763-421-8100.



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# Manage Your Yard to Protect and Improve Champlin's Lakes, Rivers, and Streams



Jo Nunn Park Bridge

## Mill Pond and Elm Creek

The rainwater that runs off of your yard is tributary to protected waters in the City. Our protected water resources include Lemans Lake, Mississippi River, Elm Creek, and the Mill Pond. The water that drains from our lawns, houses, and driveways can carry pollutants down storm sewers and into our protected waters. The City has recently restored the Mill Pond and is continuing to restore the habitat of the Elm Creek. Protecting these waters starts in our own backyard. Here are [Ten Things](#) you can do to improve Champlin's lakes, rivers, and streams. If you have any comments or questions, please contact the Champlin Engineering Department at [email@ci.champlin.mn.us](mailto:email@ci.champlin.mn.us) or 763-421-1955.

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## 1 FERTILIZE SMART

Make sure your fertilizer is phosphorus-free. Sweep up fertilizer that spills onto hard surfaces. Soils in our area already contain enough phosphorus to maintain most lawns. Excess phosphorus washes away into nearby lakes or streams where it feeds algae. Algae blooms stress fish and wildlife, and makes swimming and fishing unpleasant or impossible.



## 2 GRASS – DON'T BLOW IT OFF

Blow or rake grass clippings and leaves out of the street. Leave them on your lawn, use them for compost, or bag them up. Grass clippings and leaves in the street end up in the storm sewer where they are carried to nearby lakes and streams. Clippings and leaves contain phosphorus and other nutrients that, like fertilizer, feed algae and other aquatic plants.

## 3 USE YOUR RUNOFF

Direct your downspouts onto your lawn or garden or into a rain barrel. Use rainwater to water your lawn and garden. Rainwater is free, naturally soft, and perfect for keeping green things growing. Using rainwater reduces runoff, which carries pollutants to lakes and streams.

## 4 SCOOP THE POOP

Grab a bag when you grab the leash and pick up after your pets. When pet waste is left behind, rainwater washes it into lakes and streams. Pet waste contains bacteria that can cause illness. It also contains nutrients that can cause excessive algae blooms in lakes and streams.

## 5 USE CHEMICALS WISELY

Use chemical products according to label directions. Consider alternative or natural remedies to control weeds and pests. Read the label before using herbicides and pesticides, and apply according to directions. Use the minimum amount needed to control the problem. If you can, consider using alternative or natural remedies, or remove the problem by hand.

## 6 KEEP A HEALTHY LAWN

Healthy lawns are good for the environment. A healthy and vigorous lawn needs less watering, fewer chemicals, and less maintenance. Aerate your lawn periodically to loosen the soil. Seed bare patches to prevent erosion and soil loss. Mow at a higher setting. Grass mowed to a height of 2½ to 3 inches develops deeper, healthier roots and has a competitive advantage over weeds.

## 7 PLANT A RAIN GARDEN

Capture, clean, and infiltrate rainwater that would otherwise run off your property. Rain gardens are planted depressions designed to store rainwater and allow it to soak into the soil. *Think of a*

rain garden as perennial planting bed that adds beauty to your landscape, and by design, helps our environment by filtering rain water from your yard and street. Find out more about rain gardens at [www.bluethumb.org](http://www.bluethumb.org)

## 8 REPLACE TURF WITH NATIVE PLANTS

Swap some of your high-maintenance lawn for low-maintenance native ground cover, plants, or grasses. Many native plants develop deeper root structures than turf grass, which reduces runoff by allowing for better water infiltration. Check with the City for any landscaping ordinances. More information on designing a native garden is available at [www.bluethumb.org](http://www.bluethumb.org)

## 9 REDUCE YOUR FOOTPRINT

Replace some pavement, such as a walk, patio, or driveway, with pavers or pervious pavement. The porous surface will allow water to seep through, reducing the amount of water that runs off into the storm sewer.

## 10 ADOPT A STORM DRAIN

Keep neighborhood storm drains free of leaves, seeds, and grass clippings. Storm drains are directly connected to the nearest body of water. Water running into storm drains can carry with it anything dumped nearby including leaves, grass clippings, soil, oil, paint, and chemicals. Keeping storm drains clear will protect the water quality of nearby lakes, streams, and rivers.



## Prevent Stormwater Pollution – Report Illicit Discharges

An illicit discharge is the unlawful act of disposing, dumping, spilling, emitting, or other discharge of any substance other than stormwater into the streets, gutters, ditches, and ponds that make up our stormwater drainage system, or directly into streams or lakes themselves. As a community member, you play a large part in identifying and reducing illicit discharges in our community.

### What can you do about illicit discharges?

If you see anyone discharging any material other than rainwater in roadside ditches or storm drains, please report it to the City Engineering Department at [ttuominen@ci.champlin.mn.us](mailto:ttuominen@ci.champlin.mn.us) or 763-923-7120. For potentially hazardous materials and petroleum spills, call 9-1-1 first when there is an immediate threat to life or property.



## Green Disposal Guide

The City will not be offering a spring recycling drop-off event due to the continued COVID-19 restrictions. The City will be considering a fall event and/or select material recycling program and is actively planning for a 2022 event. Hennepin County has prepared a Green Disposal Guide with resources and locations with information on the best way to recycle, reuse, or dispose of items from your home. They also operate a drop-off site in Brooklyn Park which accepts a number of items at either no cost or low cost. The Green Disposal Guide is posted online at [www.hennepin.us/green-disposal-guide](http://www.hennepin.us/green-disposal-guide) and has links to information on the Brooklyn Park drop-off site. If you have further questions or can't find information on the item you need to get rid of, please contact Hennepin County Environment and Energy at [environment@hennepin.us](mailto:environment@hennepin.us) or 612-348-3777.

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# Champlin Environmental Resources Commission

## 2021 Curbside Collection of Appliances Event Monday, May 17 | 7 a.m. | \$15 per Appliance

The Environmental Resources Commission (ERC) is once again sponsoring the curbside collection of used appliances. This is a convenient and cost-effective way to ensure that your used appliances are properly recycled and hazardous materials are kept out of the air and water.

To participate in the 2021 curbside collection of used appliances event, we ask that you call City Hall at 763-421-8100 during business hours (8 a.m. to 4:30 p.m.) by Tuesday, May 11th to be included on the May 17th route. The cost will be placed on your utility bill.

The City has contracted with Al Appliance out of Anoka. If an unauthorized person comes to collect your appliance, please call 911 as there are scappers that will take the appliance, strip out the valuable parts, and improperly dispose of the remaining elements. Collection will not start before 7 a.m. and will continue throughout the day. If your appliance is missed, please call City Hall, the next day.

Appliances must be in a non-compacted condition. They must not contain food, debris, or other foreign material.

The recycler retains the right to refuse any appliances deemed to be in such a compacted or destroyed condition that prevents the proper removal of hazardous wastes and/or refrigerants according to law.

### Acceptable Appliances Include:

- Washers
- Microwaves
- Dryers
- Air conditioners (any size)
- Stoves
- Water heaters
- Refrigerators
- Dehumidifiers
- Freezers
- Humidifiers
- Dishwashers
- Water softeners

Al Recycling Center is the contracted vendor for the City's curbside collection event. They also accept household appliances at their facility for no charge. Contact them directly for more information. They do not accept electronics or anything other than appliances.

763-712-1344  
2740 N. Ferry Street  
Anoka, MN 55303  
[www.alappl.com](http://www.alappl.com)



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*Back Row:* Stephanie Stolt (Pre-Planning Specialist), Mike Woelffer (Funeral Director), Brittney Chase (Funeral Director), Rachel Evans (Intern), Andrea Karel (Pre-Planning Specialist).  
*Front Row:* Chelsea Smolenski Johnson (Funeral Director), Tom Weber (Funeral Director and Owner), and Tina Schutz (Funeral Director)

Two Locations to Serve You

6000 Brooklyn Blvd. 34 Second St. NE  
Brooklyn Center Osseo

763-533-3000 763-424-4000



## Resilient Yard Workshop Presented by Metro Blooms

### Thursday, April 29 | 6 p.m. | Online Class | \$15

The Champlin Environmental Resources Commission (ERC) is sponsoring the 2021 Metro Blooms Resilient Yard Workshop. The City has supported this program over the past several years and the response from attendees has been outstanding.

Learn how to create resilience in your yard using site planning, rain gardens, alternatives to conventional turf lawns, trees, native plantings, and more. Includes one-on-one design assistance for your yard from Metro Blooms landscape designers, Hennepin County Master Gardeners, and Minnesota Water Stewards.

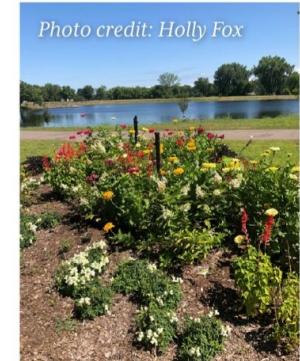


Photo credit: Holly Fox

Metro Blooms also works with other area cities to present this program and you are welcome to register for an alternative meeting date sponsored by a neighboring city. To register, visit the Metro Blooms website at [www.metroblooms.org/workshops](http://www.metroblooms.org/workshops) or call them at 651-699-2426.

# 2021 Road Improvement Projects

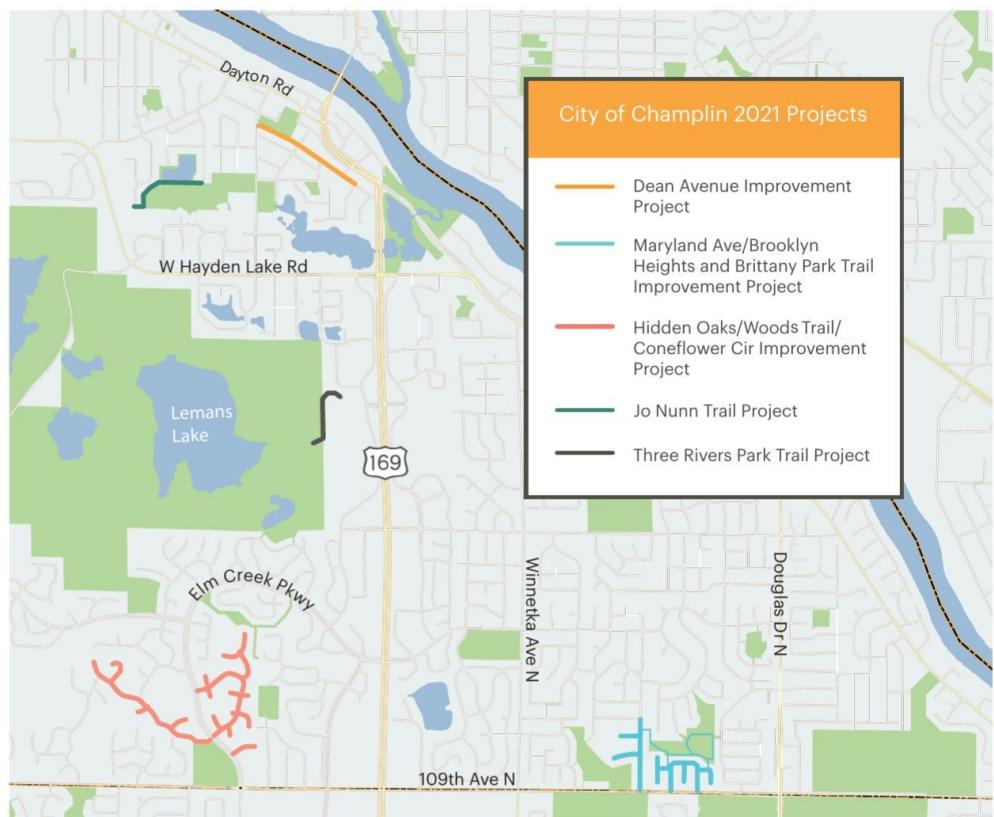
The City is moving forward with the street and utility improvement projects as shown on the map. These projects are identified in the City's Capital Improvement Plan (CIP). The project work varies for each area and construction activities will consist of street and storm sewer system improvements, and may also include sidewalk replacement, hydrant/curb stop replacements, and the installation of LED street lighting in select areas.

Construction is anticipated this spring/summer and may extend into the fall for the Maryland Avenue/Brooklyn Heights and the Hidden Oaks/Woods Trail/Coneflower Circle projects. Construction schedules have not been finalized yet.

Construction for the Dean Avenue improvements is to occur between June and September.

Trail improvements at Brittany Park and Jo Nunn Park include replacing the trail pavement. The Three Rivers Park Trail improvements include relocating the existing trail located behind City Hall. Construction is expected to occur this summer.

If you live in or near these project areas, please sign up for the project update emails as indicated below. This is the most effective way to receive project information and communicate your questions and concerns as construction begins and progresses. As construction schedules become known, letters will be mailed to residents in the project area with more information on the construction activities, schedule, and contact information. Additional project information is on the City's website [www.ci.champlin.mn.us/champlin-road-projects](http://www.ci.champlin.mn.us/champlin-road-projects)



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**TheAmericanOfAnoka.com**

## Want to receive project updates?

Email [champlinprojects@wsbeng.com](mailto:champlinprojects@wsbeng.com) and include the project name in the subject line.

### 2021 Street Improvement Projects Construction Contacts



**FACEBOOK:** @cityofchamplin

**EMAIL:** [champlinprojects@wsbeng.com](mailto:champlinprojects@wsbeng.com)

**CITY WEBSITE:** [www.ci.champlin.mn.us](http://www.ci.champlin.mn.us)  
(Click on Champlin Road Projects)

# Property Assessment Process

## Market Value vs. Property Tax

Market value equals the price that a property would command under competitive, open-market conditions at the time the property is assessed. The assessor's office determines property value, but not the property tax. Property tax is determined through a separate property tax process.

## Assessment Date

There is a one-year delay between the time your property is valued and classified and the property tax you owe based on that value. The property tax you pay this year is based on your property's valuation and classification as of January 2nd last year. The valuation notice you receive in the spring is based on the valuation and classification as of January 2nd this year, and forms the basis of the property tax you will owe next year (manufactured homes are assessed and taxed in the same year).

## Factors Affecting Market Value

- **Changes to the property:** The appraiser views the property about every fifth year, and takes into account factors such as new construction, alterations, or improvements. The appraiser documents characteristics of the property that affect market value like size, age, quality, basement finish, and extra features like fireplaces and extra baths.
- **Sales of similar properties:** Sales information about properties with characteristics similar to yours is one factor used to update your market value.

It's not just what they know. It's who they become.



### Primrose School of Champlin Park

763.494.5500 | [PrimroseChamplinPark.com](http://PrimroseChamplinPark.com)

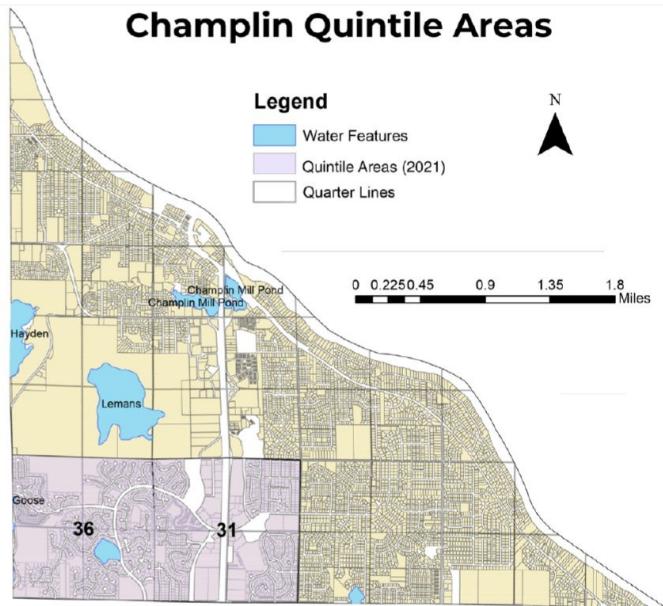
#### Call for a tour.

Each Primrose school is a privately owned and operated franchise. Primrose Schools is a registered trademark of Primrose School Franchising SPE, LLC. ©2019 Primrose School Franchising SPE, LLC. All rights reserved.

- **Location:** The same home would sell for a different price in a different location. Land values vary within the county.

## Appealing Your Assessment

If you believe the property information on your value notice is incorrect or you disagree with the value or classification, contact the assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available.



The Hennepin County Assessor's Office will be conducting virtual reviews of properties located in southwest Champlin during 2021. This includes all properties south of 117th Avenue North, and west of Winnetka Avenue North. Please watch your mail for a notice from Hennepin County on how you can help appraisers collect information about your property through the virtual process.

## New Format for Hennepin County Open Book Meetings

Open book meetings are an important aspect of transparency in the assessment of real property. The Hennepin County Assessor's office will host virtual meeting sessions for Champlin taxpayers to discuss their assessments.

- Tuesday, April 27th from 10 a.m. to 6:30 p.m.
- Thursday, April 29th from 8 a.m. to 4:30 p.m.

It is important to note that taxpayers may call their assessor at any time after receiving their valuation notice, up until the County Board of Appeal and Equalization appointment deadline on May 21, 2021.

## Contact Information

The City of Champlin contracts with Hennepin County for assessing services. The Hennepin County Assessor's Office can be reached at [assessor.ao@hennepin.us](mailto:assessor.ao@hennepin.us) or 612-348-3046.

*(Information provided by Hennepin County)*

## Anoka-Champlin Fire Department (ACFD) Welcomes New Fire Chief

*"A huge thank you is owed to the ACFD Firefighters while the Joint Powers Fire Board went through the hiring process. I am happy that we have found a great leader to continue the tradition of our wonderful department."*

**– Champlin City Councilmember/Joint Powers Fire Board Member, Nate Truesdell**

### Champlin, meet Ted Massicotte!

We caught up with our newly appointed ACFD Chief to welcome him and learn more about his appreciation for tradition and personal ties to our area. Chief Massicotte started with the Department on March 15th.

Coming to us with 25 years of experience in fire and emergency services, Massicotte was formerly the Deputy Fire Chief for the City of Golden Valley. Prior to that he spent 18 years with Brooklyn Park as a firefighter and concurrently served as a Maple Grove Fire Inspector.

Massicotte welcomes the opportunity to chief a department steeped in tradition. "I recognize the history and traditions. I am excited to be able to take that energy and commitment to capitalize and continue on the traditions that make us a department that everyone else compares themselves to!"

He is not new to our area either. "Growing up in the north metro, I feel a personal connection to the area." As for his philosophy and leadership



style, he considers himself a coach. "I give my staff the necessary tools, knowledge, and opportunities to be able to do their jobs effectively whether I am there or not." He also believes it is important to help his team endure the "heat" that comes from balancing family and work to develop his team into veterans.

If you wish to reach Chief Massicotte or are interested in serving as a volunteer firefighter, please contact him at [tmassicotte@ci.champlin.mn.us](mailto:tmassicotte@ci.champlin.mn.us) or 763-576-2861.

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## City Council Adopts Strategic Plan

### 2021-2024

The Champlin City Council met in a Strategic Planning Session in January this year. Through this process, they developed a plan to guide the City through 2021-2024. The Council focused on the following Strategic Priorities: Financial Stability, Economic Development, Operational Excellence, and Infrastructure Management.

Within the framework of the four Strategic Priorities, specific desired outcomes include:

#### Financial Stability

- Minimize volatility of the levy
- Resources adequate to assess priority service demands

#### Economic Development

- Stable housing values
- Development of key city-owned parcels

#### Operational Excellence

- Effective governance/efficient operations
- Well prepared public safety services and operations

#### Infrastructure Management

- Well maintained streets/trails/sidewalks
- Parks and trails system designed to meet community interest of all demographic groups

The City Council will utilize the Strategic Plan as they consider municipal service delivery initiatives as part of the 2022 budget process. If you have questions about the Strategic Plan, please contact the City Administrator, Bret Heitkamp at [bheitkamp@ci.champlin.mn.us](mailto:bheitkamp@ci.champlin.mn.us) or 763-923-7110.



Left to right: Councilmember Ryan Sabas (Ward 4), Tom Moe (Ward 2), Mayor Ryan Karasek, Councilmember Jessica Tesdall (Ward 1), and Nate Truesdell (Ward 3)

## 2021 Legislative Priorities

This legislative session, there are several bills being considered by the state legislature that will have a direct impact on local operations and funding. These include the Mighty Ducks/Ice Forum R-22 Refrigerant Retrofit funding program, State Bonding Bill related to the Champlin Mississippi Point Park project and Elm Creek restoration Phase IV and Phase V, Public Safety Initiatives, Street Improvement funding options, and future regional Mississippi River crossings to support future traffic volumes.

The City Council wishes to thank State Senator John A. Hoffman (District 36, DFL) and State Representative Zack Stephenson (District 36A, DFL) for meeting in Work Session on March 8, 2021, on these issues and continuing to represent the local community at the State Legislature. The City would also like to thank the North Metro Mayor's Association (NMMA) for their attendance and work in advancing legislation supporting Champlin and the north metro region.

You can track the status of bills in the House and Senate during the 2021 Legislative Session online at [www.leg.mn.gov](http://www.leg.mn.gov)



Back Row: Councilmembers Ryan Sabas, Tom Moe, Jessica Tesdall, Mayor Ryan Karasek, and Councilmember Nate Truesdell

Front Row: State Senator John A. Hoffman and State Representative Zack Stephenson