



City of Blaine
Anoka County, Minnesota
Minutes
City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Thursday, March 21, 2019

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:30 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Quorum

Present.

ALSO PRESENT: City Manager Clark Arneson; Planning and Community Development Director Bryan Schafer; Public Works Director Jon Haukaas; Public Services Manager/Assistant City Manager Bob Therres; City Attorney Andy Pratt; City Engineer Dan Schluender; Communications Technician Roark Haver; and Senior Engineering Technician Jason Sundeen.

Present: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

Absent: 1 - Councilmember Garvais

4. APPROVAL OF MINUTES

4.-1 RECENTLY HELD MEETINGS

Attachments: [03-07-19 Council Minutes](#)

Moved by Councilmember Hovland, seconded by Councilmember Swanson, that the Minutes of the Regular Meeting of March 7, 2019 be approved.

Motion adopted. Councilmember Jeppson abstained on the March 7, 2019 Regular meeting minutes due to her absence.

Aye: 5 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Robertson and Councilmember Paul

Abstain: 1 - Councilmember Jeppson

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

Councilmember Jeppson stated she was appointed to the Twin Cities Gateway Board and explained the City of Blaine was recently awarded the Reader's Choice Award for the 2019 Sports Events Destination and Venues and thanked the National Sports Center and City staff for their work.

Mayor Ryan explained the National Sports Center was extremely proud to see this award coming to the City of Blaine.

Informational; no action required.

6. COMMUNICATIONS

Public Works Director Haukaas provided the Council with an update on the I-35W MnPASS project that was being completed by MnDOT. He explained this project would add lanes from Sunset Road in Blaine to County Road C in Roseville. He reported this project was underway, stating trees and brush was already being cleared for noise walls. He commented further on work that would be completed in 2019 and noted this was a three-year project.

Councilmember Swanson stated he was extremely happy that this project was finally getting underway and explained the capacity of I-35W would be improved after this project was complete.

Mayor Ryan agreed and thanked all of the City Managers and Councilmembers along the corridor who have advocated for these improvements.

Councilmember Swanson discussed the future of the I-35W Coalition and stated this organization may have run its course.

Councilmember Paul commended the I-35W Coalition for their efforts and stated he was pleased this project was finally underway.

Mayor Ryan recommended the young lady that won the baking contest be recognized by the City of Blaine.

Informational; no action required.

7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 7:41 p.m.

There being no input, Mayor Ryan closed the Open Forum at 7:42 p.m.

None.

8. ADOPTION OF AGENDA

The agenda was adopted as presented.

9. APPROVAL OF CONSENT AGENDA:

Mayor Ryan requested the removal of agenda items 9.6 and 9.8.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that the following be approved:

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

9.-1 ACCEPTING THE PROPOSAL FOR REPLACEMENT PLAYGROUND EQUIPMENT IN THE AMOUNT NOT TO EXCEED \$100,000 FROM MN/WIS PLAYGROUND FOR QUAIL CREEK PARK

- Attachments:** [Gametime Quail Creek](#)
[Gametime Quail Creek 2](#)
[Gametime Equipment Budget](#)
[Gametime Install Budget](#)

Approved

9.-2 APPROVE PARKING RESTRICTIONS ON THE SOUTH SIDE OF 124TH LANE FROM TYLER STREET TO OAK PARK BOULEVARD

- Attachments:** [No Parking 124th Lane](#)

Adopted

9.-3 APPROVE PARKING RESTRICTIONS ON BALL ROAD, 93RD LANE AND PHEASANT RIDGE DRIVE

- Attachments:** [93rd Lane](#)
[Ball Road](#)
[Pheasant Ridge Drive](#)

Adopted

- 9.-4 **RECEIVE PETITION AND ORDER PUBLIC HEARING
FOR VACATION OF DRAINAGE AND UTILITY
EASEMENT FOR LOT 3 AND LOT 19, BLOCK 1, ASPEN
VILLAGE TOWNHOMES, VACATION NO. V19-01**

Attachments: [Petition Vacate Easement V19-01](#)
[Location Map](#)

Adopted

- 9.-5 **APPROVE ADDITIONAL SCOPE TO EVALUATE
WATER BOOSTER STATION FOR THE WELLHOUSE
REHABILITATION IMPROVEMENT PROJECT NO.
16-22 IN THE AMOUNT OF \$24,000**

Approved

- 9.-7 **APPROVE A TEMPORARY ON-SALE INTOXICATING
LIQUOR LICENSE FOR SGT. JOHN RICE VFW FOR
THE BLAINE AREA TRAVELING BASEBALL
ASSOCIATION SPRING FUNDRAISER AT THE BLAINE
BASEBALL COMPLEX**

Approved

- 9.-6 **APPROVE 2019 CAPITAL EQUIPMENT PURCHASES IN
THE AMOUNT OF \$216,907.00**

Mayor Ryan requested further information regarding this Capital Equipment Purchase. Mr. Haukaas stated this purchase was for a Mack Truck and engine from the State bid.

Moved by Mayor Ryan, seconded by Councilmember Hovland, that Motion 19-71, "Approve 2019 Capital Equipment Purchases in the Amount of \$216,907.00," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

9.-8

2019 BOARDS AND COMMISSIONS MAYORAL APPOINTMENTS

Mayor Ryan thanked all of the members who have served and will serve the City on its Boards and Commissions. He recommended the Council discuss term lengths and the appointment process in place for Commission appointments at an upcoming retreat then welcomed new Adjunct Commissioner Drew Brown.

Moved by Mayor Ryan, seconded by Councilmember Hovland, that Motion 19-67, "2019 Boards and Commissions Mayoral Appointments," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

10. 7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME

10.-1

ADOPT 5-YEAR FACILITIES CAPITAL IMPROVEMENT PLAN AND AUTHORIZE THE ISSUANCE OF UP TO \$4.2 MILLION OF CAPITAL IMPROVEMENT BONDS FOR THE RENOVATION OF CITY HALL

Attachments: [Facilities CIP 2019-2023](#)

Public Services Manager/Assistant City Manager Therres reviewed the 2019-2023 Facilities Capital Improvement Plan (CIP) pursuant to current City policies and State statutes. The plan outlines projected capital improvements to City facilities scheduled to take place over the next five years. In adopting the plan, Council is declaring its intention to proceed with the projects identified in accordance to the timing and use of funding sources as stated in the plan.

Mr. Therres stated included in the CIP is the City Hall renovation project which includes the completion of the third-floor buildout and other first and second floor improvements at the City office building at 10801 Town Square Drive. It is proposed that this project be financed through the issuance of Capital Improvement (CI) bonds. CI bonds can be issued to fund the acquisition or betterment of public lands, buildings, or other improvements for the purpose of city hall, public safety, or public works facilities. The improvements must have an expected useful life of five years or longer. CI bonds cannot be used for light rail, park, library, road, or bridge facilities. Use of CI bonds is also limited to projects that are identified in a 5-year CIP that is approved by the city council at

a public hearing. CI bonds are considered general obligations, the repayment of which would be backed by the full faith and credit of the issuer. Per state statutes, use of CI bonds requires the approval of at least two-thirds of the City Council after discussion at a public hearing, the notification of which must be published in the official city newspaper at least 14 but not more than 28 days prior to the hearing. The bonds are subject to a referendum if a petition requesting a vote on the issuance, signed by a number of voters equal to at least 5% of the votes cast in the last municipal election, is filed with the City Clerk within 30 days after the public hearing. By adopting the proposed resolution, Council is indicating its intent to order the project and finance it through the use of CI bonds, the amount of which will not exceed \$4.2 million.

Mayor Ryan asked how long staff has been working in this building. Mr. Therres reported staff began working in this building in March 2001.

Mayor Ryan stated he was pleased the City had planned the third floor when the building was originally constructed in order to allow for an expansion of City Hall.

Councilmember Hovland questioned if the bonding would cover the expense of the entire project. Mr. Therres explained this was the case.

Mayor Ryan opened the public hearing at 7:52 p.m.

There being no public input, Mayor Ryan closed the public hearing at 7:53 p.m.

Councilmember Robertson indicated difficulty understanding how we could make City Hall a priority when it was pursuing such a large number of road improvement projects. She explained she appreciated City staff and the Police Department but asked if the proposed improvements at City Hall were a need versus a want. City Manager Arneson reported this was a need for the City and that the City Council had discussed the proposed improvements for over a year. He commented other options were discussed but noted in the end the proposed plan would have to be completed due to the growth that was occurring in the City, stating the need for additional space in the Police Department was the driving factor for this construction. He commented further on the required improvements that had to be made to the Police Department space.

Mayor Ryan stated that it made more sense to complete the project in one phase versus breaking the project up in to several phases noting this would cost the City more in the long run.

Councilmember Hovland agreed stating there would be a duplication of services if

the project was completed in phases, which would drive costs up.

Councilmember Swanson commented this was an expensive project but noted this was a sophisticated office building that would take time to renovate. He stated he supported the project as recommended.

Councilmember Paul indicated he supported the improvements at City Hall.

Councilmember Robertson stated she was struggling with the expense of this project and believed it was misaligned with the City's priorities at this time.

Moved by Mayor Ryan, seconded by Councilmember Swanson, that Resolution 19-43, "Adopt 5-Year Facilities Capital Improvement Plan and Authorize the Issuance of up to \$4.2 Million of Capital Improvement Bonds for the Renovation of City Hall," be approved.

Motion adopted 5-1 (Councilmember Robertson opposed).

Aye: 5 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson and Councilmember Paul

Nay: 1 - Councilmember Robertson

11. DEVELOPMENT BUSINESS

11.-1

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR LIVE MUSIC (DJ FOR SALSA NIGHT) ON THURSDAY NIGHTS AT EL ZOCALO GRILL & CANTINA LOCATED AT 12531 CENTRAL AVENUE NE. EL ZOCALO GRILL & CANTINA. (CASE FILE NO. 19-0007/LSJ)

Attachments: [CC Attachments 032119](#)

Planning and Community Development Director Schafer stated El Zocalo is the Mexican restaurant in the Cub Foods complex on the northeast corner of Highway 65 and 125th Avenue. The owner of the restaurant would like to have Thursday nights designated as Salsa Night at the restaurant, with a live DJ and dancing starting at 9 p.m. and ending at 1:00 a.m. The City generally has two primary concerns with these types of requests. The first is whether or not enough parking is provided on site for this type of event. Given that this is a late-night request, staff is not concerned that there would be a parking issue. The second concern is whether the proposed use could negatively impact surrounding residential areas (noise/traffic). This location is in a larger multi-tenant strip mall with west (Highway 65) facing doors. Since the use is entirely indoors and the closest multi-family use is behind the shopping center and over 300 feet away sound or traffic related issues should not be a factor either. The owner of the

restaurant will be required as part of this conditional use permit to work with the Community Standards/Safety Services Departments to ensure all fire codes and building codes are met while this event occurs on Thursday evenings.

Mayor Ryan reported this restaurant had the space to support this type of activity and noted they had excellent food as well.

Councilmember Swanson agreed and encouraged the public to visit this restaurant.

Moved by Councilmember Swanson, seconded by Councilmember Paul, that Resolution No. 19-44, "Granting a Conditional Use Permit to Allow for Live Music (DJ for Salsa Night) on Thursday Nights at El Zocalo Grill & Cantina located at 12531 Central Avenue NE," be approved.

Motion adopted unanimously.

11.-2

**GRANTING FINAL PLAT APPROVAL TO COMBINE
THREE EXISTING PARCELS INTO ONE 6.5 ACRE LOT
TO BE KNOWN AS CEDAR POINT APARTMENTS
LOCATED AT 1145 116TH AVENUE NE. CEDAR POINT
APARTMENTS, LLC. (CASE FILE NO. 19-0009/LSJ)**

Attachments: [CC Attachments 032119](#)

Mr. Schafer stated the proposed final plat combines three existing parcels into one 6.5-acre lot to be known as Cedar Point Apartments. 116th Avenue NE (off of Ulysses Street) will provide an access road to a 138 unit building on Lot 1 as will Pierce Court NE (off of 117th Avenue). The developer will need to apply for the vacation of a portion of the existing 116th Avenue right-of-way (around the proposed pond) and this will need to be recorded in conjunction with the new Cedar Point Apartment plat, which is dedicating additional

right-of ways for 116th Avenue NE and Pierce Court NE cul-de-sacs. There are several structures on the three north lots that need to be removed prior to construction. Demolition permits for these structures must be obtained from the City's Building Inspection Department prior to removal.

Peter Stalland, Tyr Development, inquired about the timeframe to obtain a grading permit. City Engineer Schluender stated he would speak with the applicant regarding this matter.

Councilmember Robertson encouraged the developer and City staff to be communicating with the neighbors to keep them informed on when construction would begin.

Moved by Councilmember Swanson, seconded by Councilmember Paul, that Resolution No. 19-45, "Granting Final Plat Approval to Combine Three Existing Parcels into One 6.5 Acre Lot to be known as Cedar Point Apartments located

at 1145 116th Avenue NE,” be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

12. ADMINISTRATION

12.-1

ACCEPT BID FROM GRIDOR CONSTRUCTION, INC IN THE AMOUNT OF \$24,668,600.00 FOR WATER TREATMENT PLANT NO. 4, IMPROVEMENT PROJECT NO. 16-08

Attachments: [Blaine-WTP4 Recommendation of Award](#)
[Location Map](#)

Mr. Haukaas stated bids were received for Project No. 16-08. A total of three bids were received ranging from \$24,668,600.00 to \$25,568,000.00. Bids have been checked and tabulated, and it has been determined that Gridor Construction, Inc. of Buffalo, Minnesota is the lowest bidder. The City's consultant engineer design team, Barr Engineering and Bolton & Menk, Inc. have worked with Gridor Construction, Inc. on previous projects and, in their opinion, Gridor Construction, Inc. is qualified to perform the work. Staff and the consultant engineers have reviewed the bid documents and recommend the low bid be accepted and a contract entered into with Gridor Construction, Inc. City Council is also asked to approve an 8% contingency to bring the total project budget to \$25,664,000. The funding sources for this project are the Water Utility Fund and Water Utility Revenue Bonds, and there are sufficient funds to cover these costs.

Councilmember Hovland asked if the new water treatment plant would treat the City's water for manganese.

Mr. Haukaas reported this was the case. He commented further on how the new gravity filter plant would treat the City's water in a more economical manner. He noted this facility would serve the City through its buildout. Further discussion ensued regarding the solar panels that would be installed at the water treatment plant.

Councilmember Paul questioned what the capacity of the new water treatment plant would be. Mr. Haukaas discussed the capacity of the new water treatment plant with the Council, explaining this plant would double the City's treatment capability.

Moved by Councilmember Swanson, seconded by Mayor Ryan, that Resolution 19-46, "Accept Bid from Gridor Construction, Inc. in the Amount of

\$24,668,600.00 for Water Treatment Plant No. 4," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

12.-2

**RATIFICATION OF LOCAL 392 (POLICE CAPTAINS)
LABOR AGREEMENT FOR 2019-21**

Mr. Arneson requested the Council approve the Local 392 Police Captains Labor Agreement for 2019 and 2020. He reported the Council met in Closed Session to discuss a settlement to this contract between this organization and the City of Blaine. He commented on the proposed changes within the contract and recommended approval.

Moved by Councilmember Swanson, seconded by Mayor Ryan, that Motion 19-75, "Approval of Local 392 (Police Captains) Labor Agreement for 2019-2020," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul

13. OTHER BUSINESS

None.

None.

14. ADJOURNMENT

Moved by Councilmember Hovland, seconded by Councilmember Paul, to adjourn the meeting at 8:22 p.m.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson and Councilmember Paul