



City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Dr.
Blaine MN 55449

City Council Workshop

**While this is a public meeting where interested persons are welcome to attend, it is a work session for Council and staff to discuss issues before them. It is not for the purpose of receiving public input.*

Thursday, January 10, 2013

6:30 PM

Cloverleaf Farm Room A

Meeting No. 13-03

NOTICE OF WORKSHOP MEETING

The meeting was called to order by Mayor Ryan at 6:30 p.m.

Quorum Present.

ALSO PRESENT: Clark Arneson, City Manager; Patrick Sweeney, City Attorney; Bob Therres, Public Services Manager; Bryan Schafer, Planning Director; Jean Keely, City Engineer; Chris Olson, Public Safety Manager/Police Chief; Joe Huss, Finance Director; Roark Haver, Communications Technician; Jane Cross, City Clerk; and Recording Secretary Linda Dahlquist.

Present: 7 - Councilmember Clark, Councilmember Kolb, Councilmember Bourke, Councilmember Herbst, Mayor Ryan, Councilmember Hovland, and Councilmember Swanson

1. [WS 13-02](#)

ANOKA COUNTY PRESENTATION ON UNIVERSITY AVENUE PROJECT

Sponsors: Therres

Attachments: [Exhibit A - Project Layout.pdf](#)
[Exhibit B - Estimated Cost Breakdown.pdf](#)
[Exhibit C - Cost Share Policy.pdf](#)
[JPA Blaine DRAFT.pdf](#)

Public Services Manager Therres stated in 2009 Anoka County applied for Surface Transportation Program funding to widen and reconstruct University Avenue (CSAH 51) from 109th Avenue to north of 121st Avenue. He stated the funding application was approved and the County is now completing an Environmental Assessment (EA), design and preparing for right-of-way acquisition in 2013 for construction in 2014.

Curt Kobilarcsik, Anoka County, stated the new road will be a 4-lane divided roadway with medians, curb and gutter, and pedestrian trails on both sides of

the road, reconstruction of major intersections including turn lanes and traffic signals. He stated two public hearings were held in February and August 2012 and a noise meeting with affected residents in December 2012. He noted the EA will be submitted to the Federal Highway Administration (FHWA) for review and approval, and then a public hearing will be scheduled.

Mr. Kobilarcsik stated Federal funds will cover a portion of the costs. The City is being asked to pay for a portion of curb and gutter, a portion of traffic control, a percentage of storm drainage improvements, the trail on the east side of the road, and a portion of the traffic signals at 111th, 117th, and 121st Avenues, and possibly 113th Avenue. He stated Anoka County has prepared a draft Joint Powers Agreement (JPA) based on their cost participation policy. He noted the JPA also stated future maintenance obligations of the City to include storm sewer and detention basins, bituminous trail, crosswalk pavement markings at all City streets, street lights, luminaries and EVP systems on the traffic signals, and ongoing electrical costs for street lights and traffic signals.

Mr. Kobilarcsik stated the road was constructed in 1973 and an overlay in 1994. He stated changes were made to the plan after input from the residents. He gave an overview of the changes that were made from the original plan that will benefit the residents. He noted 111th has been skewed in order to keep three mobile homes intact. He stated the County will have all of the affected homes appraised. He noted two homes will be bought out in order to site a drainage pond. He noted that this project is complicated and involves all kinds of properties along the route. He stated a noise analysis was conducted and four locations qualify for noise walls 111th to 4 Seasons, 4 Seasons to 117th, and 118th to just north of 120th and north of 121st. He noted residents will be able to vote if they want the noise walls.

Councilmember Clark arrived at 6:41 p.m.

Councilmember Kolb asked about the 5-foot sidewalk and the size of the trail size. Mr. Kobilarcsik replied the trail will be 8 foot.

Councilmember Kolb asked about the noise wall and if all residents including the manufactured home residents, will get a vote. Mr. Kobilarcsik replied the majority vote.

Councilmember Bourke asked if the County is purchasing the properties that are close to the road. Mr. Kobilarcsik replied the properties are being studied. Councilmember Bourke commented the residents have trouble getting out of their driveways now.

Councilmember Hovland asked for clarification if each property owner votes or the person living in the residence. Mr. Kobilarcsik replied both.

Councilmember Hovland asked who will maintain the noise wall. Mr. Kobilarcsik replied both the City and the County depending on the location.

Councilmember Hovland questioned the size of the medians and asked about mutual turn lanes instead of a median. Mr. Kobilarcsik replied the application for the grant funds included medians in order to move traffic and provide safety and medians are County policy.

Councilmember Hovland questioned the County's median policy. Mr. Kobilarcsik replied all counties have median policies.

Councilmember Swanson questioned the residents' vote on noise walls. Andrew Witter, Assistant County Engineer, commented the State's noise laws have increased. The property owners will have two votes and the residents will have one vote.

Councilmember Swanson questioned the 5-foot sidewalk and the City's policy is 6-foot sidewalks. The City is responsible for plowing the sidewalk. Mr. Kobilarcsik replied the County will work with the City on the size of the sidewalk.

Councilmember Kolb stated she is concerned that the property values will go down at the south end of the project because of the land that will be taken for the project. She suggested the County move the houses to create green space. Mr. Kobilarcsik replied the County will appraise the properties and if the value is low, they will buy the property.

Councilmember Bourke asked if the road could be curved more. Mr. Kobilarcsik replied the substation is too close to the road to move the road any further. Mr. Witter replied the road will have a shoulder as a buffer to help the residents turn into their driveways.

Councilmember Bourke asked about traffic signals. Mr. Kobilarcsik replied the signals would be a cost share. He noted the County is currently conducting a traffic study.

Councilmember Clark questioned the width of the medians. Mr. Witter replied the medians are 15 feet to develop turn lanes. Councilmember Clark questioned the affected properties zoning. Community Development Director Schafer stated the lots are not deep and the access is from the front.

Councilmember Clark asked if the lots would become non-conforming. Community Development Director Schafer replied many of the lots are already non-conforming. Mr. Witter replied the homes will be appraised to

find out. Councilmember Clark asked if the homes could be reviewed before the City commits to the project. Mr. Kobilarcsik replied the County could hire an appraiser for an early review.

Mayor Ryan commented about a similar problem with homes being too close to the road near 109th. He stated the County should have bought and moved those homes.

Councilmember Bourke stated that the final costs and design need to be presented before the Council will vote on the project.

Councilmember Kolb asked if the trail will go across the bridge. Mr. Kobilarcsik replied the trail will go over the bridge.

Mr. Kobilarcsik stated the plan is to keep the road open during construction. He stated the bridge would be closed for 3 months to reconstruct.

Councilmember Swanson asked where would the detour be if the bridge was closed. Ms. Pizzo replied Highway 65, 109th Avenue and 125th Avenue. .

Public Services Manager Therres commented the City has set aside MSA funding for this project.

Mr. Kobilarcsik noted in the JPA the County acquires all of the right-of-way. He stated the federal funding will cover 65% and local funds from the County and Cities 35% of the project costs. He stated the schedule is for construction to start in 2014, and the appraisal and condemnation process will take approximately 7 months.

Councilmember Swanson asked if the additional signal will need warrants. Mr. Witter replied the County will allow the additional signal without warrants.

City Engineer Keely stated the schoolchildren currently cross at 111th to get to school, but they could cross at 113th if a signal is installed.

Council consensus was for natural concrete in the median and a cost estimate for noise wall upgrades.

Discussed

3. [WS 13-04](#)

BLAINE TOWN SQUARE - ASSISTED LIVING PROJECT

Attachments: [Work Shop Presentation.pptx](#)

Planning and Community Development Director Schafer stated Sherman Development has submitted a concept plan for an assisted living care facility

on the remainder of the Blaine Town Square Townhome development.

Brad Goering, Sherman Associates, introduced Kevin Hansen, Project Manager with Sherman Associates; Denny O'Donnell, Consultant; Mindy Michael and Link Wilson, Kaas Wilson Architects; and Mark Kroenbeck, Alliant Engineering.

Denny O'Donnell stated this proposed senior retirement community includes independent living, assisted living, memory care, and care suites. Mr. O'Donnell gave an overview of the facility, which offers multiple amenities to residents and visitors. He stated the proposed unit mix is 87 independent and assisted living units, 39 memory care units and 18 care suites. He stated the project includes one multi-floor building with 140 assisted, memory care and high-level care units, and 108 stalls of underground (covered) parking and visitors reserved surface parking. He stated the complex will employ approximately 130 full and part-time staff.

Councilmember Hovland stated memory care requires 24/7 nursing staff for the unit; how does the plan meet the State guidelines for no new beds for nursing care. Mr. Hansen replied the memory care units do not fall under the nursing home guidelines; they are under assisted living regulations.

Mayor Ryan asked if the units would be at market rate. Mr. Hansen replied yes.

Councilmember Swanson asked about a market study. Mr. Hansen replied the market study does not consider future assisted living coming to Blaine.

Councilmember Kolb asked if the senior building is at capacity at market rate. Mr. Goering replied the senior building is at capacity. She noted there is not enough parking for the senior building.

Mr. Wilson stated Blaine is an underserved area. He stated that this project is a community. He gave a detailed overview of the site plan. Ms. Michael stated the façade is multi-faceted for interest.

Councilmember Swanson stated he would like to see a view of building with City Hall in the picture. Mr. Goering noted the commercial pads took off and the housing pads lagged. He stated currently there is not a market to build additional townhomes. He stated there is a great need for this assisted living project.

Councilmember Kolb stated Blaine has the need for senior assisted living, but this is not the location for this project.

Councilmember Bourke asked about the property's zoning. Community Development Director Schafer replied the property is Development Flex and this project fits under the existing zoning.

Councilmember Hovland asked about the existing townhome association and commented that what the residents purchased into is not what they are getting.

Mayor Ryan stated the City had a vision for the land and the townhome residents did not agree to this type of development.

Discussed

2. [WS 13-03](#)

DELINQUENT UTILITIES CERTIFICATION

Sponsors: Huss

Postponed

OTHER BUSINESS

The Council discussed holding a retreat on February 14 starting at 5:00 p.m. at SBM #3 and all day on March 23.

ADJOURN

The Workshop adjourned at 8:30 p.m.