



City of Blaine
Anoka County, Minnesota
Minutes
City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Thursday, April 19, 2018

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:33 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; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; Public Services Manager/Assistant City Manager Bob Therres; City Attorney Patrick Sweeney; City Engineer Jean Keely; Communications Technician Roark Haver; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

Present: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

Absent: 1 - Councilmember Swanson

4. APPROVAL OF MINUTES

4.-1 RECENTLY HELD MEETINGS

Attachments: [04-05-18 Workshop Minutes](#)

[04-05-18 Council Minutes](#)

Moved by Councilmember Hovland, seconded by Councilmember King, that the Minutes of the Workshop Meeting of April 5, 2018, and the Minutes of the Regular Meeting of April 5, 2018 be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

5.-1

PROCLAMATION - ARBOR DAY 2018**Attachments:** [ARBOR DAY 2018](#)

Mayor Ryan read a proclamation in full for the record declaring May 12, 2018 to be Arbor Day in the City of Blaine.

City Forester Marc Shippee thanked the Council for their continued support. He encouraged the public to participate in the upcoming trees sale that would be held on May 12th.

Informational: no action required

Four Seasons Curling Club Proclamation

Mayor Ryan read a proclamation in full for the record declaring May 4-6, 2018 to be Lupus Spiel weekend in the City of Blaine.

Regan Birr thanked the Council for making this Proclamation, discussed how Lupus has affected her, and encouraged the public to attend the event at Four Seasons Curling Club.

Informational; no action required.

6. COMMUNICATIONS

Police Chief/Safety Services Manager Podany reported the Police Department would have four new officers starting on Monday, April 23rd. He explained each of the officers would be coming to Blaine with prior police experience. He noted the Police Department would be holding a ceremony on Friday, April 20th to promote two officers to Sergeant.

Mayor Ryan welcomed the students in attendance from Centennial High School.

Informational; no action required.

7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 7:53 p.m.

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

None.

8. ADOPTION OF AGENDA

The agenda was adopted as amended, moving Item 12.2 after Item 11.2.

9. 7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME**9.-1**

**APPROVE BREWER TAPROOM, SMALL
BREWER OFF-SALE AND SUNDAY ON-SALE
INTOXICATING LIQUOR LICENSES FOR
INVICTUS BREWERY, LLC DBA INVICTUS
BREWING COMPANY LOCATED AT 2025 105TH
AVENUE NE, BLAINE, MINNESOTA**

Attachments: [Public Hearing Notice](#)
[Invictus Brewing Company - Blaine MN Construction Set
08-28-17 Reduced \(2\).pdf](#)
[TopsySteer Menu](#)

Mayor Ryan opened the public hearing at 7:55 p.m.

City Clerk Sorensen stated a public hearing is required prior to the approval of the Brewer Taproom, Small Brewer Off-Sale and Sunday on-sale licenses in the City of Blaine. She reported Previn Solberg, applicant for Invictus Brewing has submitted an application for the Brewer Taproom, Small Brewer Off-Sale and Sunday on-sale licenses. The applicant has submitted a completed license application, the license fee of \$1,000, the required certificate of insurance for liquor liability and all required forms have been received and are on file in our office. As part of the State-issued brewer's license the Department of Public Safety/Alcohol and Gambling has conducted a thorough background investigation and found no concerns. The Blaine Police Chief is currently reviewing their findings and will make a determination whether or not to waive the City-conducted background and/or financial investigation as allowed by City Code. The licenses, if approved, would be valid until June 30, 2018 and eligible for renewal July 1, 2018. All required information will be submitted to the State Liquor Control Department upon approval of the licenses by the Council.

Previn Solberg, Invictus Brewing Company, thanked staff for their assistance over the past two years and thanked the Council for their consideration. He proudly reported he brewed his first batch of beer today.

Mayor Ryan stated the entire community was excited to have a local brewery and he wished Mr. Solberg all the best in his new venture.

Councilmember Garvais asked who the brew master was at Invictus. Mr. Solberg stated the brew master's name was Bradley Zimmerman and noted he had been working with Invictus for the past six weeks. He explained Mr. Zimmerman had

been hired from Seattle. He explained the Topsy Steer Restaurant would be co-locating at his brewery. He estimated he would have 35 to 40 employees between the brewery and restaurant by the end of the year.

There being no additional public input, Mayor Ryan closed the public hearing at 8:01 p.m.

Ms. Sorensen noted any license approval would be contingent upon a successful background investigation and Certificate of Occupancy.

Moved by Councilmember Clark, seconded by Councilmember Jeppson, that Motion 18-65, "Approve Brewer Taproom, Small Brewer Off-Sale and Sunday On-Sale Intoxicating Liquor Licenses for Invictus Brewery, LLC dba Invictus Brewing Company located at 2025 105th Avenue NE, Blaine, Minnesota, contingent upon a successful background investigation and Certificate of Occupancy" be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

10. APPROVAL OF CONSENT AGENDA:

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

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

10.-1

SCHEDULE OF BILLS PAID

Adopted

10.-7

**RECEIVE PETITION AND ORDER PUBLIC HEARING
FOR VACATION OF DRAINAGE AND UTILITY
EASEMENT FOR OUTLOT A, AMEN CORNER SECOND
ADDITION, VACATION NO. V18-04**

Attachments: [Petition signed V18-04.pdf](#)
[Location Map.pdf](#)

Adopted

11. DEVELOPMENT BUSINESS

11.-1

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 29
ACRES INTO 21 LOTS AND 4 (FOUR) OUTLOTS TO BE
KNOWN AS QUAIL CREEK 11TH ADDITION AT 132ND
AVE/QUAIL CREEK PARKWAY. PSG BRIDGER, LLC.
(CASE FILE NO. 18-0023/LSJ)**

Attachments: [Quail Creek 11th - Final Plat Attachments.pdf](#)

Planning and Community Development Director Schafer stated the applicant is requesting approval of a final plat for the 11th Addition of Quail Creek, which contains 21 single-family lots and 4 outlots. The City Council previously approved a larger (96 lots) preliminary plat for this area on August 3, 2017, so this final plat only represents a small portion of the preliminary plat that was approved and the second of several expected phases. The lots in the plat all meet the minimum lot size, lot depth and lot width requirements of the R-1AA (Single-Family) zoning district. There are four outlots also being platted with this final plat. It was noted the outlots represent future lot additions and streets.

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Resolution No. 18-60, "Granting Final Plat Approval to Subdivide 29 Acres into 21 Lots and 4 (Four) Outlots to be known as Quail Creek 11th Addition at 132nd Avenue/Quail Creek Parkway," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

11.-2

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
21.76 ACRES INTO 50 SINGLE FAMILY LOTS, TWO (2)
COMMERCIAL LOTS, AND SIX (6) OUTLOTS TO BE**

**KNOWN AS CREEKSIDE VILLAGE, LOCATED AT 1041
109TH AVENUE NE. N AND D MANAGEMENT, LLC.
(CASE FILE NO. 17-0046/SLK)**

Attachments: [Creekside Village Final Plat - Attachments.pdf](#)

Mr. Schafer stated the final plat proposal consists of subdividing approximately 21.76 acres into a subdivision with a total of 50 new dwelling units and two commercial lots for existing buildings. The preliminary plat also includes outlots for ponds, drainage, and a private street. This application proposes single-family homes (detached townhomes).

Mayor Ryan proposed amending Condition #13 recommending the cost of the trail be split 50/50 between the City and the developer.

Councilmember Clark commented the connection to Fillmore was a City request and for this reason, he would support the City paying 50% of the trail cost.

Moved by Councilmember King, seconded by Councilmember Jeppson, that Resolution No. 18-61, "Granting Final Plat Approval to Subdivide 21.76 Acres into 50 Single Family Lots, Two (2) Commercial Lots, and Six (6) Outlots to be known as Creekside Village located at 1041 109th Avenue NE," be approved.

Councilmember King and Mayor Ryan accepted a friendly amendment to Condition #13 which would recommend the cost of the trail be split 50/50 between the City and the developer.

Amended motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

11.-3

SECOND READING

**REZONING FROM FR (FARM RESIDENTIAL) TO DF
(DEVELOPMENT FLEX) TO ALLOW FOR THE
CONSTRUCTION OF SINGLE FAMILY HOMES ON
38.24 ACRES, LOCATED AT 12944 LEVER STREET NE.
LENNAR CORPORATION. (CASE FILE NO.
18-0003/LSJ)**

Attachments: [Woodridge - Attachments.pdf](#)

Mr. Schafer stated currently, the property has an existing zoning designation of FR (Farm Residential) and is guided in the Comprehensive Plan as LDR (Low Density Residential). The property is within the MUSA (Metropolitan Urban Service Area) which indicates it is intended to be served with City sewer and water. The project zoning is proposed to be DF (Development Flex) to cover all of the residential

uses. With the DF zoning, housing products and neighborhood design issues will require and be regulated by a Conditional Use Permit (CUP).

Paul Tabone, Lennar Corporation, thanked the City for their continued support. He stated he was looking forward to beginning this project this summer.

Councilmember King asked why no street connections were being made to the west. Mr. Schafer stated access could not be made to the west because of the large open space and ponds abutting the development.

Moved by Councilmember King, seconded by Councilmember Hovland, that Ordinance No. 18-2402, "Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the Construction of Single Family Homes on 38.24 Acres located at 12944 Lever Street NE," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

11.-4

**GRANTING A PRELIMINARY PLAT TO SUBDIVIDE
38.24 ACRES INTO 56 SINGLE FAMILY LOTS AND FIVE
(5) OUTLOTS TO BE KNOWN AS WOODRIDGE,
LOCATED AT 12944 LEVER STREET NE. LENNAR
CORPORATION. (CASE FILE NO. 18-0003/LSJ)**

Mr. Schafer stated Lennar is proposing to develop 38 acres into 56 single-family lots and five outlots and the development will be known as Woodridge. The 56-single family lots have a minimum lot width of 65 feet, which is consistent with the size of the lots in this area. The outlots will be used for storm water ponding and wetlands, with the exception of Outlot B, which will be used for a trail connection to City owned open space adjacent to the west edge of this development.

Moved by Councilmember Hovland, seconded by Councilmember Garvais, that Resolution No. 18-62, "Granting a Preliminary Plat to Subdivide 38.24 Acres into 56 Single Family Lots and Five (5) Outlots to be known as Woodridge located at 12944 Lever Street NE," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

11.-5

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW
FOR THE CONSTRUCTION OF 56 SINGLE FAMILY
LOTS IN A DF (DEVELOPMENT FLEX) ZONING
DISTRICT AT 12944 LEVER STREET NE. LENNAR
CORPORATION. (CASE FILE NO. 18-0003/LSJ)**

Mr. Schafer stated this conditional use permit is necessary to set up the standards of development in the DF (Development Flex) zoning district. This is consistent with every DF zoning district within the City. It was noted all setbacks are listed within the proposed resolution for approval. Also included in the resolution are house size standards, exterior material standards and landscaping requirements. Staff noted Lennar is proposing to construct their Landmark Series of homes in this development. These homes are predominately two-stories with four bedrooms and will range in size from 2,000 square feet to 3,400 square feet. Lennar is also offering a rambler style plan that will have 1,900 square feet on the main level plus the ability to finish the basement. The anticipated base pricing will be in the low to mid \$400,000s.

Moved by Mayor Ryan, seconded by Councilmember Clark, that Resolution No. 18-63, "Granting a Conditional Use Permit to Allow for the Construction of 56 Single Family Lots in a DF (Development Flex) Zoning District at 12944 Lever Street NE," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

12. ADMINISTRATION

12.-1

ACCEPT PROPOSAL FROM BARR ENGINEERING, INC. FOR THE WELLHOUSE REHABILITATION IMPROVEMENT PROJECT NO. 16-22 IN THE AMOUNT NOT TO EXCEED \$656,500

Public Works Director Haukaas stated an RFP was opened for firms to submit proposals for professional services related to the rehabilitation of 10 wellhouses throughout the City and interconnect metering. The selected project team will not only design improvements to the wellhouses to bring them up current codes and standards but will also analyze alternatives that can improve delivery and maintenance into the future, timing of the improvement needs, and make recommendations on operational changes to more efficiently use this infrastructure. Based on this analysis and decisions made from the results, the final costs may be less than the not to exceed proposed fee. This work represents the final design and construction phases of the project initiated in 2016 after the City experienced a number of system failures at our wellhouses. Two proposals were received and upon review staff is recommending the project be awarded to Barr Engineering as having the best proposal based on understanding of the project, suggested project approach, and cost.

Councilmember King requested further information regarding the scope of the project. Mr. Haukaas reviewed the scope of the project in further detail.

Councilmember King questioned if this entire project would be completed in 2018. Mr. Haukaas stated this was the case.

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Resolution 18-64, "Accept Proposal from Barr Engineering, Inc. for the Wellhouse Rehabilitation Improvement Project No. 16-22 in the Amount not to Exceed \$656,500," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

12.-2

**ACCEPT BID FROM SR WEIDEMA, INC. IN THE
AMOUNT OF \$2,958,989.31 FOR THE
RECONSTRUCTION OF LEVER STREET FROM 125TH
AVENUE TO THE 132ND AVENUE ALIGNMENT,
IMPROVEMENT PROJECT NO. 17-07**

Attachments: [Lever Street Project Map](#)

Resolution 18-57 not acted upon.

Failed

**A RESOLUTION DETERMINING THAT S.R. WEIDEMA
IS NOT A RESPONSIBLE BIDDER**

City Engineer Keely stated a total of 12 bids were received for Project No. 17-07 ranging from \$2,958,989.31 to \$4,597,188.70. Bids have been checked and tabulated, and it has been determined that SR Weidema, Inc. of Maple Grove, Minnesota is the lowest bidder. It was noted the City is currently under litigation with S.R. Weidema, Inc. on another contract.

Councilmember Clark stated at the request of the Council staff has prepared a Resolution determining that SR Weidema is not a responsible bidder. He shared comments regarding a previous project S.R. Weidema completed on Hastings Street where 19 homes were damaged and based on that contract and the lack of action by S.R. Weidema to resolve concerns he was not supportive of awarding the Lever Street reconstruction project to S.R. Weidema.

Moved by Councilmember Clark, seconded by Councilmember Hovland, that Resolution 18-65, "Determining that SR Weidema is not a Responsible Bidder," be approved.

Motion adopted unanimously.

**ACCEPT BID FROM LATOUR CONSTRUCTION, INC.
IN THE AMOUNT OF \$3,041,453.80 FOR THE
RECONSTRUCTION OF LEVER STREET FROM 125TH
AVENUE TO THE 132ND AVENUE ALIGNMENT,
IMPROVEMENT PROJECT NO. 17-07**

Councilmember King asked if the City had worked with Latour Construction in the past. City Engineer Keely reported the City had not had a contract with Latour before but noted she had spoken to cities that have worked with Latour and all had successful projects.

Moved by Councilmember Clark, seconded by Councilmember King, that Resolution 18-66, "Accept Bid from Latour Construction in the Amount of \$3,041,453.80 for the Reconstruction of Lever Street," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

12.-3

SECOND READING

**AMENDING CHAPTER 18 ARTICLE X. - LICENSES FOR
RENTAL DWELLINGS, SEC. 18-504. - TERM OF
LICENSE AND SEC. 18-505. - LICENSE FEES**

Ms. Sorensen stated at the January 18, 2018, workshop Council directed staff to move forward with staff's recommendation to amend the rental licensing license period from June 1 to January 1. In order to make this possible this year's license renewal period will be for 19 months starting June 1, 2018 and valid until December 31, 2019. Beginning in 2020 residential rental licenses will be issued for a licensing period from January 1st to December 31st annually. The City will not be charging a fee for the 19th month; this will be a one-time change and will revert to the 12-month fee for the 2020 license year.

Moved by Councilmember King, seconded by Councilmember Clark, that Ordinance 18-2403, "Amending Chapter 18 Article X.-Licenses for Rental Dwellings, Sec. 18-504. -Term of License and Sec. 18-505. - License Fees," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

12.-4

SECOND READING

AMENDING CHAPTER 86 - UTILITIES

Mr. Haukaas stated a review of existing City Code identified clarifications and

improvements to three Code Sections that are seen as being necessary to successfully complete the implementation of the Advanced Metering Infrastructure communication module upgrade program. The suggested language is based on research of similar Ordinances from several municipalities around the Twin Cities, selecting the best and most effective wording. He reviewed the three proposed language changes and recommended approval.

Moved by Councilmember Clark, seconded by Councilmember King, that Ordinance 18-2404, "Amending Chapter 86 – Utilities," be approved.

Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Hovland, Councilmember Garvais and Councilmember Jeppson

13. OTHER BUSINESS

Mr. Haukaas provided the Council with an update on the Highway 65 frontage road.

Councilmember Jeppson congratulated all Blaine firefighters who were recognized at the recent awards ceremony.

Mayor Ryan and the entire City Council thanked the Public Works staff for all of their hard work clearing the City after the recent snowstorm.

Informational; no action required.

14. ADJOURNMENT

Moved by Councilmember Jeppson, seconded by Councilmember Hovland, to adjourn the meeting at 8:30 p.m. to reconvene the workshop.