



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, September 20, 2012

6:30 PM

Cloverleaf Farm Room A

Meeting Number 12-52

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, Community Development Director; Joe Huss, Finance Director; Jean Keely, City Engineer; Chris Olson, Safety Service Manager/Police Chief; Roark Haver, Communications Technician; Jason Sundeen, Senior Engineering Technician; Jane Cross, City Clerk; and Recording Secretary Linda Dahlquist.

Present: 6 - Councilmember Clark, Councilmember Kolb, Councilmember Bourke, Councilmember Herbst, Mayor Ryan, and Councilmember Swanson

Absent: 1 - Councilmember Hovland

[WS 12-58](#)

DRAINAGE ON RADISSON ROAD

Public Services Manager Therres stated Grandview Village Estates development was started in 2006. The developer went bankrupt and the bank the project was financed through closed. A new builder started building houses on the east end of the development in 2010-11. He stated Mr. Rickels notified the City that the original drainage plan called for a berm, so the new builder built a berm. Mr. Richels is not pleased with the way the berm was built and the City has been working with Mr. Richels for over two years.

Councilmember Swanson asked how many people are impacted by the berm. Public Services Manager Therres responded two property owners and the Richels are affected. He stated a rock wall was built so the water is supposed to be stopped from going into the backyards.

Councilmember Bourke stated he is uncertain if this issue is the City's

responsibility. City Manager Arneson replied a development agreement was with Merit Development who is no longer in business. He noted there are escrowed dollars of \$63,000, but the City has an obligation to complete Owatonna Street, 120th Avenue and 119th Avenue and the escrow funds will just cover the cost of these streets. He stated Mink Homes is the current builder and Centra Homes bought the lots from Bankruptcy Court.

Councilmember Bourke asked if the escrow money stays there until the project is complete. City Manager Arneson stated some money from the escrow was already used for drainage.

Councilmember Herbst asked if the set back is 3 foot proper. Public Services Manager Therres stated the set back is proper, but not 3 feet. City Engineer Keely stated in 2007 a design standards list was developed to assist developers. She stated the standards include that a minimum distance from a property line for a retaining wall was three feet and this was based on the Zoning Ordinance standard that a R-1 single family's driveway cannot be within three feet of the property line.

Mayor Ryan asked about the topography of the land before the house was built. City Engineer Keely stated there was a low area on two of the properties. She stated that drainage law says that new development cannot discharge more storm water onto an adjacent parcel than what drained there in the predevelopment condition. She stated the preliminary plat approval was in April 2006 and final approval was on October 5, 2006.

Councilmember Herbst stated swales were installed in the backyards and asked if the rock wall missed inspection. City Engineer Keely stated the rock wall was built on the owner's property. Public Services Manager Therres stated the first house adjacent to the Richels house was built in 2010 and the home directly behind was built in 2011. City Engineer Keely stated the Watershed District would not approve the plat if drainage law was not taken into account with the design.

Councilmember Herbst stated the rock wall is 1.5 feet off the Richels property line. He questioned the sturdiness of the berm. He noted the berm was soft and asked what will hold the berm up in the future. City Engineer Keely stated a plastic grid would be installed to cover the berm and hydro seed for erosion control. She stated this was proposed to the Richels in June 2012.

Mayor Ryan commented the escrow funds are for the completion of the streets, which will use all of the funds.

Councilmember Herbst suggested in the future the City should install drain tile. City Engineer Keely stated there are storm sewers and catch basins

installed in rear yard areas with both adjacent plats.

Councilmember Clark arrived at 6:55 p.m.

City Manager Arneson stated the property owner to the north and the Richels will not cooperate with the City.

Councilmember Herbst asked if a wood retaining wall could work to hold the dirt from sponging down on the Richels property. He asked Mr. Richels if the City could come in to hydro seed the berm. Mr. Richels responded no. Councilmember Herbst asked if Mr. Richels would be ok with the City installing a wood retaining wall. Mr. Richels responded no. He does not want the City coming on his property. He said the rock retaining wall was built and approved by the City. He stated the wall should not be there.

Councilmember Kolb asked if Mr. Richels has an engineering report for the Council to review. Mr. Richels responded yes he had an engineering firm evaluate the berm. Mr. Richels stated he attended the meetings and he was told the land would be graded so the water would not run onto his property and would run to the City's drain.

Councilmember Swanson commented the Watershed has no issue with the berm.

Councilmember Herbst stated there was a guide and the wall's ordinance was followed. City Engineer Keely read the title of the document that was posted on the City's website titled "Engineering Design Standards, these standards have been established to provide direction to the development community for plan and specification preparation." Councilmember Herbst stated the rock wall will stay in place and suggested a wood retaining wall be added in the future. City Manager Arneson stated a wood retaining wall will require an additional approval.

Council consensus was to wait for Mr. Richels to contact the City for next steps.

Discussed

1.0 [WS 12-57](#)

CITY MANAGER KEY INITIATIVES FOR 2013

Sponsors: City Manager Arneson

City Manager Arneson stated key initiatives have been identified which will serve to guide staff operations for 2013. The initiatives have been categorized as fiscal sustainability, economic health, and livable communities. Fiscal sustainability has nine key projects, economic health has thirteen key projects

and livable communities have thirteen key projects.

Councilmember Swanson stated he wants to focus on redevelopment and enhance police/citizens relationships.

Mayor Ryan stated he wants to focus on marketing EDA property.

Councilmember Clark requested that RFPs for major contracts be added to fiscal sustainability.

Councilmember Bourke asked if Airport Park fees will be raised. City Manager Arneson responded the park user fee will be raised to \$10 citywide. He stated the City wants to purchase the land and the Airport does not want to sell right now because the land cost is low right now. It is estimated \$68,000 would be the suggested purchase price. A memorandum was approved by the Council and given to the airport with no response.

Councilmember Clark asked for deadlines to be added to the goals.

Councilmember Kolb stated parking has been an issue at the parks and guidelines are needed.

Councilmember Clark suggested a list of goals for three months. City Manager Arneson replied the goals will be ranged by months and years.

Councilmember Swanson stated economic development needs attention.

Discussed

2.0 [WS 12-50](#)

**DISCUSSION ON ANNUAL CITY MEMBERSHIP DUES
FOR 2013**

Sponsors: City Manager Arneson

Postponed

ADJOURN

The Workshop adjourned at 7:30 p.m.