



City of Blaine Anoka County, Minnesota Minutes City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Wednesday, July 7, 2021

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Wes Hovland, Julie Jeppson, Chris Massoglia, Richard Paul, Jess Robertson and Jason Smith.

Adjunct Member Drew Brown.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Public Works Director Jon Haukaas; Deputy Chief Dan Szykulski; Finance Director/Assistant City Manager Joe Huss; City Engineer Dan Schluender; City Attorney Chris Nelson; Communications Manager Ben Hayle; Fire Chief Charlie Smith; Senior Parks and Recreation Manager Jerome Krieger; and Senior Management Analyst Lisa Derr.

Present: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

5. COMMUNICATIONS

None.

6. OPEN FORUM

Mayor Sanders opened the Open Forum at 7:31PM.

There being no input, Mayor Sanders closed the Open Forum at 7:32PM.

7. ADOPTION OF AGENDA

The agenda was adopted as presented.

8. APPROVAL OF CONSENT AGENDA:

Councilmember Hovland requested the removal of agenda item 8.2.

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that the following be approved: Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-1**Schedule of Bills Paid**

Attachments: [06/18/2021 Bills Paid](#)
 [06/18/2021 Bills Paid - Subset](#)
 [06/25/2021 Bills Paid](#)
 [06/25/2021 Bills Paid - Subset](#)

Approved

8.-3**Approve a Temporary On-Sale Intoxicating Liquor License for Midwest Rett Syndrome Foundation Event at the National Sports Center Super Rink, 1850 105th Avenue NE**

Approved

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-4**Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 1, Block 1, Blaine Square, Vacation No. V21-05**

[illegible]

Moved that this Resolution be Adopted. The Motion was adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-5 Authorize Sunday and Extended Hours Work Request for Construction of 2021 Street Improvements (93rd Lane), Improvement Project No. 21-06

Attachments: [Location Map.pdf](#)

Moved that this Motion be Approved. The Motion was adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-6 Granting Final Plat Approval to Subdivide 14.65 Acres into One Lot and Two Outlots to be Known as Lexington Meadows 4th Addition at 4181 108th Avenue NE. Lexington Meadows LLC (Case File No. 21-0032/LSJ)

Attachments: [Attachments](#)

Moved that this Resolution be Adopted. The Motion was adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-7 Granting Final Plat Approval to Subdivide 18.5 Acres into One Lot and One Outlot to be Known as The Sanctuary Business Center at 10201 Xylite Street NE. Opus Development Company, LLC (Case File No. 21-0053/LSJ)

Attachments: [Attachments](#)

Moved that this Resolution be Adopted. The Motion was adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-2 Approval of Minutes

Attachments: [06-14-21 Workshop Minutes](#)
 [06-21-21 Closed Session - Potential Purchase](#)
 [06-21-21 Workshop Minutes](#)
 [06-21-21 Council Minutes](#)

Councilmember Hovland reported he would have to abstain from voting on the June 21, 2021 meeting minutes as he was not in attendance.

Moved by Mayor Sanders, seconded by Councilmember Massoglia, that Motion 21-98, "Approval of Minutes," be approved.

Motion adopted 6-0-1 (Councilmember Hovland abstained).

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

Abstain: 1 - Councilmember Hovland

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

9.-1

Waiver of Platting to Correct and Re-establish the Property Line Between Two (2) Lots in an R-1 (Single Family) Zoning District at 8536 and 8544 Lincoln Street NE. Thomland Homes & Remodeling LLC (Case File No. 21-0048/SLK)

Attachments: [Attachments](#)
[Public Comment](#)

Community Development Director Thorvig stated the applicant and their neighbor own two adjacent parcels, 8536 Lincoln Street (Parcel B) and 8544 Lincoln Street (Parcel A). The owner of Parcel A would like their home to meet the required 10-foot house setback and existing driveway to meet the required 3-foot side yard setback. The owner of Parcel A is willing to adjust the lot line on the southeast corner of the site (lose a portion of his parcel) in order to gain land for the house setback on the south end of his lot. The owner of Parcel B will gain additional area to construct a home on his parcel due to the minimum area of the lot and because of the requirement that any new structure must meet a 75-foot setback from the ordinary high water level (OHWL).

Mr. Thorvig explained the homeowner of the existing driveway on Parcel A will need to have the driveway removed in some portions of the lot to meet the 3-foot setback requirement. The two property owners have agreed to hard surface the existing gravel driveway on Parcel A to meet zoning ordinance requirements. The property owner of Parcel B would like to keep the existing boathouse/ accessory building (336 square feet) on Parcel B. The attached garage on the proposed house on Parcel B is 490 square feet for a total of 826 square feet of accessory building space on Parcel B. The total of 826 square feet of accessory building space would be permitted on site. However, there are additional restrictions for structures within the OHWL setback. The existing 336 square foot boathouse structure would be permitted to remain as long as there are no water or sanitary sewer connections and the structure would not be permitted to be rebuilt and would be required to be removed if

damaged.

Mayor Sanders opened the public hearing at 7:37PM.

Eric Olestead, applicant, discussed the existing property line, noting it was ambiguous and not legal. He reported a surveyor informed him of this concern and explained he was working to correct the situation.

Mike Thomland, Thomland Homes & Remodeling, reported this property has an existing boathouse. He requested the boathouse be grandfathered in and be allowed to remain in place.

There being no additional public input, Mayor Sanders closed the public hearing at 7:39PM.

Mr. Thorvig reported Condition 4 would allow for the boathouse structure to remain in place with some stipulations.

Moved by Councilmember Hovland, seconded by Councilmember Robertson, that Resolution No. 21-137, "The Applicant is Requesting a Waiver of Platting to Correct and Re-establish the Property Line Between Two (2) Lots in an R-1 (Single Family) Zoning District at 8536 and 8544 Lincoln Street NE," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10. DEVELOPMENT BUSINESS

10.-1

Granting a Conditional Use Permit for the Construction of a 187-unit Senior Living Building in a PBD (Planned Business District) Zoning District at 370 125th Avenue NE. Havenwood of Blaine (Kaas Wilson Architects) (Case File No. 21-0038/LSJ)

Attachments: [Attachments](#)
[Unapproved Minutes 060821](#)

Mr. Thorvig stated the applicant (Roers Companies) is proposing to construct a 187-unit senior living building on a lot associated with the Hy-Vee plat that was approved in 2018. The building would include memory care, assisted living and independent living units. Prior to the conditional use permit being granted for the Hy-Vee store and a gas station/car wash, a comprehensive plan amendment was approved by the city council that changed the land use for the 40 acres on the southwest corner of 125th Avenue and Jefferson Street to High Density Residential/ Planned Commercial. When the developer requested this

change, it was made known that the developer was marketing a portion of the overall property to senior housing developers. A public hearing was held for this comprehensive plan amendment with this information provided to the public. It was noted a conditional use permit is required due to the PBD (Planned Business District) zoning of the parcel. Staff commented further on the infrastructure requirements for the project, the types of units that would be included in the 4-story building and recommended approval of the request.

Councilmember Hovland asked if the stub road property was owned by the city. Mr. Thorvig explained when the roadway was abandoned the right-of-way would be reserved by the city for a trail or sidewalk and the remaining land would be vacated.

Councilmember Massoglia thanked Roers Companies for being creative on this building design. He was of the opinion this was a great concept that would fit well in the neighborhood.

Councilmember Robertson questioned if there was still a need for senior housing in Blaine, given the fact a number of senior complexes have already been constructed. Jeff Cook, Roers Companies, explained a market study was completed for this project. He commented the baby boomers continue to reach the age of retirement and the number of people 65+ will grow by 75% over the next five to ten years.

Mayor Sanders stated it was great the city would have housing options for seniors who wish to age in place and remain in the city.

Councilmember Hovland inquired what would happen to this development in 15 to 20 years. Mr. Cook reported this building was designed with 116 units of independent living that could be repurposed down the road. However, he noted populations continue to rise at every age demographic across the nation.

Moved by Councilmember Massoglia, seconded by Councilmember Jeppson, that Resolution No. 21-138, "Granting a Conditional Use Permit for the Construction of a 187-Unit Senior Living Building in a PBD (Planned Business District) Zoning District at 370 125th Avenue NE," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-2

Granting a Conditional Use Permit to Construct a 50,150 Square Foot, Two-Story Medical Office Building in a PBD (Planned Business District) Zoning District at 4181 108th Avenue NE. Lexington Meadows Medical Office Building (Terrain Holdings,

LLC) (Case File No. 21-0028/LSJ)**Attachments:**[Attachments](#)[Approved PC Minutes 051121](#)

Mr. Thorvig stated the applicant, Terrain Holdings, LLC, is proposing to construct a 50,150 square foot, two-story, medical office building on a lot within the Lexington Meadows development. The lot on which this building will be located is on the immediate southwest corner of 109th Avenue and Lexington Avenue and will be final platted prior to site plan approval or building permits being issued. This building will include a primary care clinic, urgent care clinic, specialty care clinic, cardiac diagnostics and rehabilitation clinic, and imaging and lab services. The building will operate seven days a week from 7AM to 8PM. Evening and weekend hours would be utilized for the 12 bay urgent care clinic. Staff commented further on the proposed project and recommended approval.

Councilmember Hovland asked if this site would only have one access point. Mr. Thorvig explained this property would not have access to 109th Avenue or Lexington Avenue. He noted the site would be accessed from 108th, which was constructed by Wellington.

Councilmember Paul thanked staff for the detailed staff report. He questioned what happened to the proposed apartment building that was to locate on this property. Mr. Thorvig indicated the apartment building was for the lot south of this development.

Councilmember Robertson questioned if staff knew who the tenants would be in this building. Mr. Thorvig stated this was unknown.

Councilmember Massoglia inquired if medical buildings were allowed in the Planned Business District zoning district. Mr. Thorvig reported any use within a PBD which includes medical office requires a conditional use permit.

Councilmember Massoglia stated he would have liked to have seen a grocer or restaurant on this corner but indicated he could support the proposed medical building.

Councilmember Hovland discussed the type of jobs this medical building would attract versus a retail center. He understood there was a need for retail space as well but believed this medical building would do well in this area of Blaine.

Councilmember Robertson reported this was not an area the council could control. She agreed the proposed development would bring high paying jobs and stated more retail would come to the community over

time.

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that Resolution No. 21-139, "Granting a Conditional Use Permit to Construct a 50,150 Square Foot, Two-Story Medical Office Building in a PBD (Planned Business District) Zoning District at 4181 108th Avenue NE," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11. ADMINISTRATION

11.-1

Variance from Chapter 18 for a Pool Deck Surround Setback at 2537 Tournament Players Circle South

Attachments: [Attachments](#)

Mr. Thorvig stated the owner of 2537 Tournament Players Circle South has requested a variance to Chapter 18 of the city code to allow for a two-foot side yard setback for a pool deck surround, instead of the required 10-foot side yard setback. Staff commented on the property features further and recommended approval of a variance granting a five-foot setback.

Chris Hasling, 2537 Tournament Players Circle South, thanked staff for the detailed report. He explained he was excited about this project. He discussed the footings that were created within the five foot easement for the deck. He reported if the side yard was not at a diagonal, he would not have to be before the council making this request. He commented on the landscaping that would be installed to assist with creating privacy and screening. He noted he has the support from all three of his neighbors to move forward with this project with a two-foot setback. He thanked the council for considering his request.

Councilmember Robertson thanked staff for being creative and for working with Mr. Hasling. She asked if the easement in the backyard was necessary. Mr. Thorvig reported after review with the city attorney, if the council were to grant a variance to allow something within the easement the city would have to create a revocable encroachment license in place, which would hold the property owner liable should the easement need to be accessed. He stated this would be a signed agreement that would be recorded against the property.

Mayor Sanders questioned if Mr. Hasling would be amenable to this. Mr. Hasling stated he would support the council moving in this direction.

Councilmember Jeppson thanked the applicant and city staff for coming together to make this work. She explained because the pool was not a permanent structure, she could support the requested variance.

Mayor Sanders reported he visited the property and noted he would be in favor of the 2-foot easement, knowing that Mr. Hasling would be willing to take on the risk should there be future utility work required. He stated this was a unique property with diagonal property lines.

Councilmember Hovland commented he was concerned with the fact this amenity would be located so close to the drainage easement because of the potential for a back-up that could impact the pool and deck area.

Mayor Sanders questioned if the fence would have to abide to the 10 foot setback. Mr. Thorvig reported the fence could encroach into the easement.

Councilmember Paul thanked Mr. Hasling for working with staff on this project. He stated he would be willing to support the smaller setback if Mr. Hasling was willing to take the risk.

Moved by Mayor Sanders, seconded by Councilmember Hovland, that Resolution No. 21-140, "Variance from Chapter 18 for a Pool Deck Surround Setback at 2537 Tournament Players Circle South for a 2-foot setback," be approved.

Amendment motion moved by Mayor Sanders, seconded by Councilmember Hovland to add Condition 4 to read: A revocable encroachment license must be executed and recorded to the property prior to the issuance of any building permits.

Amendment adopted unanimously.

Amended motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-2

Pool Fence Variance Request For 11658 Edison Street NE

Attachments: [Mack - Request for Variance](#)
 [Survey - Fence Layout](#)
 [Aerial View - Fence Layout](#)

Mr. Thorvig stated the owner of 11658 Edison Street is in the process of installing an in-ground pool. The property abuts one of the lakes in The Lakes development. The homeowner is requesting the same variance that was recently approved for a home on 117th Avenue to require only three sides of the fence be installed. In addition, he recommended the

council consider amending this portion of city code to language that would permit this in the future.

Councilmember Jeppson supported the city council reviewing this portion of city code at a future workshop meeting in order to consider an amendment.

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that Resolution No. 21-141, "Pool Fence Variance Request for 11658 Edison Street NE," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-3

Approve 3M Open Security Plan - Including Proposed Temporary Road Closures

Deputy Chief Szykulski stated the Blaine Police Department will provide security for the 3M Open PGA Tour event July 19-25, 2021. As part of the security plan, Incident Command is requesting council adopt a resolution that will address necessary security aspects of the tournament and authorize Command staff the ability to make changes as deemed necessary to ensure the event is safe for members, guests, neighborhood residents, and the public. It was noted staff will work closely with Anoka County, 3M Open staff, TPC, and other officials to ensure communication continues for all involved.

Councilmember Robertson asked if the city would be reaching out to residents who will have their streets closed. Deputy Chief Szykulski explained the police department and 3M staff would be reaching out to these residents in order to provide them with access passes. Councilmember Paul thanked the Blaine Police Department for having a security plan in place and for keeping the community safe during this event.

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that Resolution No. 21-142, "Approve 3M Open Security Plan – Including Proposed Temporary Road Closures," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-4

Accept Bid from Ebert Construction in the amount of \$289,411.81 for the Aquatore Park Shelter Replacements

Attachments: [Improvement Project](#)
 [Park Development Fund - 2021 Revised](#)
 [Bid Sheet](#)
 [Quote](#)
 [Electrical Estimate](#)

Senior Parks and Recreation Manager Krieger stated bids were received on June 8, 2021 for the project. A total of 13 bids were received ranging from \$289,411.81 to \$418,505. The Engineer's estimate for construction and three lowest bidders were reviewed with the council. Bids were checked and tabulated and it has been determined that Ebert Construction of Corcoran, Minnesota is the lowest bidder. The Parks and Recreation Division has worked with Ebert Construction on previous contracts. Staff recommends the low bid be accepted and a contract entered into with Ebert Construction Company. It was noted three quotes were also received for the electrical contract work to power and light both shelters. Staff recommends the low quote in the amount of \$16,700 be accepted and to enter into a contract with JM Electric. City Council is also asked to approve a 10% contingency for the project to bring the total project budget to \$336,723. The funding source for this project is the Parks Capital Improvement Plan. Council consensus when discussed at the May 10 Workshop was to amend the Parks CIP budget for this project to \$350,000. Sufficient funds exist in the Parks Development Fund to fund this project.

Councilmember Hovland commented on the potential bandshell at Aquatore Park. He questioned if it would be prudent to stub electrical to the proposed bandshell location. Mr. Krieger stated this was considered and the issue was that there would not be a cost savings and staff was uncertain where the bandshell would be located in the future.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution No. 21-143, "Accept Bid from Ebert Construction in the Amount of \$289,411.81 for the Aquatore Park Shelter Replacements with a 10% contingency," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

Moved by Councilmember Hovland, seconded by Councilmember Massoglia, that Resolution No. 21-143, "Accept Bid from JM Electric in the Amount of \$16,700 for the Aquatore Park Shelter Replacements with a 10% contingency," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

Councilmember Paul questioned if this project could be pushed back to October to allow for people to use the park shelters through September. Mr. Krieger stated the project was slated to begin the second week in September. He indicated staff could speak with the contractors in the pre-construction meeting to set a timeline for the deconstruction and reconstruction of the shelters. He explained the goal would be to complete the deconstruction, footings and electrical work prior to winter.

Moved by Councilmember Paul, seconded by Councilmember Hovland, to direct staff to amend the Park CIP budget for the Aquatone Park Shelter Replacement project to \$350,000.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-5

First Reading

Amending Chapter 86 - Utilities, Amending Sec. 86-7. - Lawn Sprinkler Restrictions and Adding Sec. 86 - 13. - Regulating Nonessential Water Usage Upon Critical Water Deficiency of the Code of Ordinances of the City of Blaine

Public Works Director Haukaas stated this ordinance gives the city manager or designee additional authority under the lawn sprinkler restrictions section (Sec. 86-7.c.5) to impose short term watering restrictions. This is necessary in the event the city begins to have an inadequate supply due to excessive demand, over pumping of our aquifers, or equipment failures limiting our ability to meet the demands. Restrictions would then be extended or cancelled at the next city council meeting. The ordinance also adds a Section 87-13 which provides the city with regulations to restrict nonessential water use in the event of a critical water deficiency emergency such as low levels of water in the state's aquifers, contamination, or infrastructure failure. This section addition is a requirement of the Water Supply Plan adopted by the city council at its April 5, 2021 meeting.

Declared by Mayor Sanders that Ordinance No. 21-2475, "Amending Chapter 86 – Utilities, Amending Section 86-7. – Lawn Sprinkler Restrictions and Adding Section 86-13. – Regulating Nonessential Water Usage Upon Critical Water Deficiency of the Code of Ordinances of the City of Blaine," be introduced and placed on file for second reading at the July 19, 2021 Council meeting.

11.-6

**Accept Bid from Municipal Builders, Inc. in the amount of
\$1,585,014.00 for the Well 16 and Booster Station Rehabilitation,
Improvement Project No. 21-20**

Attachments: [Location Map.pdf](#)

Mr. Haukaas stated bids were received on June 25, 2021, for Project No. 21-20. One bid was received in the amount of \$1,585,014.00. The engineer's estimate for construction and bid were reviewed with the council. It was noted the bids have been checked and tabulated, and it has been determined that Municipal Builders, Inc, LLC of Andover, Minnesota is the lowest bidder. The engineering department has worked with Municipal Builders, Inc. on previous contracts. Staff recommends the low bid be accepted and a contract be entered into with Municipal Builders, Inc. Staff did reach out to the other potential bidders that had expressed interest or attended the pre-bid meeting. Their reasoning for not submitting on our project was due to unavailability of subcontractors and/or their own volume of work. City council is also asked to approve a 10% contingency to bring the total project budget to \$1,743,500.00. The funding source for this project is Water Utilities funds, and there are sufficient funds to cover these costs.

Moved by Councilmember Paul, seconded by Councilmember Smith, that Resolution No. 21-144, "Accept Bid from Municipal Builders, Inc. in the amount of \$1,585,014 for the Well 16 and Booster Station Rehabilitation with a 10% contingency," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-7

**Authorize Change Order No. 1 in the Amount of \$541,444.00 for the
132nd Avenue and Hastings Street Area Rehabilitations,
Improvement Project No. 21-07**

Attachments: [Location Map](#)
 [Water Main Repair Map](#)

City Engineer Schluender stated at the June 7, 2021 council meeting the city council awarded the bid for the 132nd Avenue and Hastings Street Area Rehabilitations project to Douglas Kerr Underground, LLC. The street rehabilitation project included replacement of three inoperable water main valves. During replacement of the valves located at Davenport Street and 132nd Avenue and Eldorado Street and 132nd Avenue it was discovered that severe corrosion and pitting existed on the water main pipes immediately adjacent to the valves. This level of corrosion and pitting is not typically seen on the older water main in the

city. It appeared that the protective coating on the water main pipes had failed and was no longer present on most of the exposed pipe sections. Due to the unusual nature of this severe corrosion and pitting and the locations being a block apart, it was determined that additional investigation should be done on the remainder of the water main pipe that was installed on a water main project in this neighborhood in 1976. Staff had the contractor excavate and expose the water main in various locations and it was determined that two areas of water main pipe had severe corrosion and pitting that was 1/8-inch deep or greater. This is more than half of the original 1/4-inch pipe wall thickness. The remaining areas of water main pipe had pitting and corrosion approximately 1/16-inch in depth.

Mr. Schluender explained staff and the consultant engineer are recommending that the water main pipe in the areas with severe corrosion and pitting (1/8-inch deep or greater) be replaced as a part of the project. The concern is that the remaining lifespan of this water main is shorter than the new road surface and that water main breaks will become an increasing problem in the near term if the water main remains in place. Douglas Kerr Underground provided a change order in the amount of \$541,444.00 for the recommended water main work. Staff and the consultant have reviewed the unit prices on the change order and concur that the prices are reasonable and justified.

Councilmember Paul stated there were lots of storm sewer pipes in this area that had to be checked. He questioned if this work would be done as part of this project. Mr. Schluender explained the storm sewer pipes in this area were being checked to address the flooding concerns. He commented further on the progress that was being made on this project and noted an adjusted schedule would be created, noting delays would occur while the water main pipes were replaced.

Councilmember Hovland asked if staff knows what caused the pitting. Mr. Haukaas stated the pitting was all on the exterior of the pipe and noted soil tests had been conducted. He anticipated the quality of the pipe material may be the issue.

Councilmember Paul inquired if the city should be monitoring its pipes in order to address further pitting concerns. Mr. Haukaas discussed the expense to monitor pipes and stated it was just as expensive to monitor pipes as it was to remove and replace them if a break were to occur.

Moved by Councilmember Jeppson, seconded by Councilmember Massoglia, that Motion 21-100, "Authorize Change Order No. 1 in the Amount of \$541,444 for the 132nd Avenue and Hastings Street Area Rehabilitations," be approved.

Motion adopted unanimously..

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-8

Amending Resolution 21-074, Adopting Assessment for Clover Leaf Parkway Area Street Reconstructions, Improvement Project No. 18-18

Attachments: [Location Map](#)
 [Assessable Parcels Map](#)
 [Final Assessment Roll](#)

Mr. Schluender stated the public hearing for the Clover Leaf Parkway Area Street Reconstructions was held on April 19, 2021. This item relates to consideration of accepting three applications for deferment of special assessment. Three deferment applications have all met the criteria for senior deferment. The three parcels are 636 Clover Leaf Parkway, 683 Clover Leaf Parkway and 702 Clover Leaf Parkway.

Moved by Councilmember Hovland, seconded by Councilmember Massoglia, that Resolution No. 21-145, "Amending Resolution 21-074, Adopting Assessment for Clover Leaf Parkway Area Street Reconstructions," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-9

Initiate Project to Install Crosswalks at Ulysses Street at 115th Alignment and at Aberdeen Street at 123rd Lane, Improvement Project No. 21-10

Attachments: [Blaine MN Ped Crossings Treatment Memo w Appendix 4-23-21](#)

Mr. Schluender stated the Traffic Commission reviewed resident requests to introduce mid-block crossings on Ulysses Street between 113th Avenue and 117th Avenue and on Aberdeen Street between 121st Avenue and 124th Avenue. The commission discussed the merits of mid-block crossings and the access of the residential properties to access the commercial parcels on the opposite sides of two of the city's collector streets. The commission recommended having a study conducted to review mid-block crossings on these two streets and to review the traffic speeds, traffic volumes, pedestrian traffic, and sight lines. At their meeting on May 5, 2021 the commission reviewed the study and the recommendations outlined in the report. The commission recommended a stationary crosswalk be initiated at both locations with a center median/safe zone and static signage.

Councilmember Hovland asked if these crosswalks would have lights. Mr. Schluender reported both crosswalks would be static with signage but no flashing lights.

Councilmember Hovland questioned if the council could upgrade the crosswalks to include lights. Mr. Schluender stated this would be at the council's discretion but would increase the cost substantially approximately \$50,000 to \$150,000.

Councilmember Hovland commented it may be worth the extra money from a safety standpoint. Mr. Schluender indicated the 85% percentile for speed on both these roadways was within the posted speed limit.

Councilmember Robertson thanked the traffic commission for addressing all of the options for these crosswalks and supported their recommendations.

Councilmember Paul thanked staff and the traffic commission for their efforts on this project. He discussed his experience of driving along these corridors and how vehicles don't stop for school buses. He appreciated the signage being posted along these corridors as it would assist in improving pedestrian safety.

Moved by Councilmember Smith, seconded by Councilmember Jeppson, that Resolution No. 21-146, "Initiate Project to Install Crosswalks at Ulysses Street at 115th Alignment and at Aberdeen Street at 123rd Lane," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11. Approve Joint Powers Agreement with Coon Creek Watershed District (CCWD) for Aurelia Park Stormwater Retrofit Project

-10

Attachments: [JPA](#)

Mr. Schluender stated the city and Coon Creek Watershed District (CCWD) have identified an opportunity to improve the water quality in the Springbrook Creek area using a portion of Aurelia Park to construct a stormwater pond. This is one of the identified project areas that will allow the city to mitigate some of its requirements for several street reconstructions that the city has undertaken in the past few years. Blaine and CCWD staff have prepared a Joint Powers Agreement (JPA) that outlines the roles and responsibilities of each party, as well as each party's financial contribution. Staff commented on the details within the JPA and recommended approval.

Moved by Councilmember Paul, seconded by Mayor Sanders, that Resolution

No. 21-147, "Approve Joint Powers Agreement with Coon Creek Watershed District (CCWD) for Aurelia Park Stormwater Retrofit Project," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.
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Accept Proposal from Great River Greening for the Southern Portion of the Blaine Wetland Sanctuary for Volunteer Engagement and Project Management

Attachments: [Proposal](#)

Mr. Schluender stated Great River Greening (GRG) received funding from the Minnesota (MN) Clean Water Land and Legacy Amendment to perform restoration work in the Southern Portion of the Blaine Wetland Sanctuary. The city has been working with Great River Greening to restore the Southern Portion of the Blaine Wetland Sanctuary for many years. GRG received funding from the MN Clean Water Land and Legacy Amendment in 2019 to help with the restoration efforts in the southern portion of the site. The funding required a match which the city approved in 2019 and the past couple of winters the restoration work has occurred.

Mr. Schluender explained part of the grant requires a three year commitment to ensure the success of the restoration efforts. GRG is proposing to provide the oversight of the necessary labor forces to achieve mutual ecological habitat goals, including paid contractors; correctional facility crews; volunteers (recruitment by others); GRG hand crews; city staff as permitted/agreed upon. The city will continue the communications with the residents. GRG, in coordination with City staff, will pursue additional state and other funding for project enhancements, e.g. oak planting in the remaining tree groves.

Mayor Sanders asked what type of metrics were in place to measure the success of this project. Mr. Schluender reported staff was inspecting the areas to ensure buckthorn and other invasives were not being reintroduced.

Councilmember Massoglia asked if this was a one time project, or would this occur every three years. Mr. Schluender reported this was a three year commitment to ensure the grant money was used in the southern portion appropriately.

Moved by Councilmember Jeppson, seconded by Councilmember Paul, that Resolution No. 21-148, "Accept Proposal from Great River Greening for the Southern Portion of the Blaine Wetland Sanctuary for Volunteer Engagement and Project Management," be approved.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

12. OTHER BUSINESS

None.

13. ADJOURNMENT

Moved by Councilmember Smith, seconded by Councilmember Jeppson, to adjourn the meeting at 9:14PM.

Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders