



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, September 7, 2022

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, Tom Newland, Richard Paul, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Manager/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Alison Bong; Senior Parks and Recreation Manager Jerome Krieger; City Attorney Chris Nelson; and City Clerk Catherine Sorensen.

Present: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Mayor Sanders and Hovland

4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

4.-1 Recognition and Retirement of K9 Remy

Safety Services Director/Police Chief Podany explained K9 Remy served the Blaine community from June 2014 through August 2022. K9 Remy and his handler Officer Mark Allen formed an incredible bond over their eight years of service together. He reviewed the stats from K9 Remy for the last eight years of service and thanked Officer Allen's family for

their tremendous support over the years. He requested the Council recognize the accomplishments of K9 Remy and his handler Officer Mark Allen and retire K9 Remy from service and release him into the care of Officer Allen.

Officer Mark Allen thanked the community and the City Council for their tremendous support over the years. A standing ovation and round of applause was offered by all in attendance.

Mayor Sanders thanked Officer Allen and K9 Remy for their dedicated service to the community.

Moved by Councilmember Jeppson, seconded by Councilmember Robertson, "to formally release K9 Remy into the care of Police Officer Mark Allen," be approved.

Motion adopted unanimously.

5. COMMUNICATIONS

Police Chief Podany, Community Standards Representative Andy Winkle, and Officer Kelly Jahnke discussed Blaine's Citizen Academy and noted a number were in attendance this evening as part of the academy. Officer Jahnke had the participants introduce themselves to the City Council then shared more about the Academy.

Councilmember Newland explained he participated in the Academy and stated he thoroughly enjoyed this program and encouraged all residents to participate in this program.

6. OPEN FORUM

Mayor Sanders opened the Open Forum at 7:48PM.

There being no input, Mayor Sanders closed the Open Forum at 7:49PM.

7. ADOPTION OF AGENDA

The agenda was adopted as presented.

8. APPROVAL OF CONSENT AGENDA:

Councilmember Newland explained he would need to abstain from voting on the schedule of bills paid due to a conflict of interest.

Moved by Councilmember Jeppson, seconded by Councilmember Robertson, that the following be approved: Motion adopted 6-0-1 (Councilmember Newland abstained).

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

8.-1 Schedule of Bills Paid

- Attachments: [August 5, 2022 Bills Paid](#)
 [August 5, 2022 Subset of Bills Paid](#)
 [August 12, 2022 Bills Paid](#)
 [August 12, 2022 Subset of Bills Paid](#)
 [August 19, 2022 Bills Paid](#)
 [August 19, 2022 Subset of Bills Paid](#)

Approved

8.-2 Approval of Minutes

- Attachments: [08-08-22 Workshop Minutes](#)
 [08-12-22 Canvass Meeting](#)

Approved

8.-3 Approve Temporary Road Closure for World Fest

- Attachments: [Worldfest street closure map](#)

Approved

8.-4 Approve Temporary Road Closure for Oktoberfest

- Attachments: [Oktoberfest Street Closure Horizontal](#)

Approved

8.-5 Policy Governing Fingerprint-Based Criminal History Record Information (CHRI) Checks Made for Non-Criminal Justice Purposes

- Attachments: [Criminal-History-Background-Checks Policy with BCA](#)

Approved

8.-6 Accept Proposal from Rivard Companies for Tree Removal Services and Authorize Execution of an Agreement

- Attachments: [RFP Forestry Final](#)
 [Rivard Companies Proposal](#)

Approved

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

None.

10. DEVELOPMENT BUSINESS**10.-1****First Reading**

Granting a Rezoning of Three Properties from I-1 (Light Industrial) to I-1A (Light Industrial) at 8830 Xylite Street NE. Nancy Arndt (MJ Arndt Construction/MJA Building LLC) (Case File No. 22-0047/SAS)

Attachments: [Attachments](#)
[Unapproved PC Minutes 08/10/22](#)

City Planner Sellman stated the applicant is requesting to rezone three properties from I-1 (Light Industrial) to I-1A (Light Industrial) to bring the property into conformance with City code.

Declared by Mayor Sanders that Ordinance No. 22-2510, "Granting a Rezoning of Three Properties from I-1 (Light Industrial) to I-1A (Light Industrial) at 8830 Xylite Street NE," be introduced and placed on file for second reading at the September 19, 2022, Council meeting.

10.-2

Granting a Conditional Use Permit to Allow for a Total of Three Accessory Structures in an R-1 (Single Family) Zoning District at 12371 Buchanan Street NE. Robert Putz (Case File No. 22-0045/SLK)

Attachments: [Attachments](#)
[Unapproved PC Minutes 081022](#)

Ms. Sellman stated the applicant is requesting approval to allow three accessory buildings on his lot. Two of the accessory buildings are existing and he would like to construct an additional 200 square foot detached accessory building in the rear yard. It was noted the proposed shed would meet City setbacks and the property would have less than 1,000 square feet of accessory building space. Staff commented further on the request and reported the planning commission recommended approval.

Councilmember Newland stated he appreciated the fact that the new shed would be screened by a privacy fence.

Moved by Councilmember Massoglia, seconded by Councilmember Jeppson, that Resolution No. 22-140, "Granting a Conditional Use Permit to Allow for a Total of Three Accessory Structures in an R-1 (Single Family) Zoning District at 12371 Buchanan Street NE," be approved.

Motion adopted unanimously.

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

10.-3

Granting a Conditional Use Permit to Construct a 105-Foot-Tall Monopole Cell Tower with a 5-Foot Lightning Rod in an I-2 (Heavy Industrial) Zoning District at 2201 108th Lane NE. Vertical Bridge 500, LLC Tower (LCC Telecom Services) (Case File No. 22-0054/EES)

Attachments: [Attachments](#)
 [Unapproved PC Minutes 081022](#)

Ms. Sellman stated a new cell tower is proposed to improve service around the TPC area. It was noted the tower would be 150 feet in height and would be setback from the nearest residential structure by 372 feet. The proposed tower meets the code requirements of 33.17(b) and staff recommends approved of the conditional use permit.

Moved by Councilmember Newland, seconded by Councilmember Jeppson, that Resolution No. 22-141, "Granting a Conditional Use Permit to Construct a 150-Foot-Tall Monopole Cell Tower with a 5-Foot Lightning Rod in an I-2 (Heavy Industrial) Zoning District at 2201 108th Lane NE," be approved.

Motion adopted unanimously.

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

10.-4

First Reading

Granting a Rezoning from R-1 (Single Family), R-3B (Medium Density Multifamily) and R-3C (High Density Multifamily) to DF (Development Flex) at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/EES)

Attachments: Attachments
 Unapproved PC Minutes 081022
 Letter from Property Owner
 Council Presentation

Ms. Sellman stated the applicant is requesting to rezone to DF (Development Flex) to allow for development of an apartment building in conformance with the HDR (High-Density Residential) land use designation of the 2040 Comprehensive Plan. Staff recommends approval.

Councilmember Robertson commented she did not support this rezoning. She had concerns with traffic and suggested this project be considered for another area. She discussed the goals within the 2040 Comprehensive Plan for housing and stated she did not believe this project met the City's intended goals. She stated in order to support this

project the scope would have to be reduced and some of the natural habitat would have to be preserved.

Councilmember Newland explained he agreed with many of the points made by Councilmember Robertson. He indicated he was not able to attend the open house for this project because it was held on Night to Unite but reported this project was proposed on a small developable site and a massive building was being proposed. He recommended another site be considered because the proposed site does not work for the immediate area.

Declared by Mayor Sanders that Ordinance No. 22-2511, "Granting a Rezoning from R-1 (Single Family), R-3B (Medium Density Multifamily) and R-3C (High Density Multifamily) to DF (Development Flex) at 111 99th Avenue NE," be introduced and placed on file for second reading at the September 19, 2022, Council meeting.

11. ADMINISTRATION

11.-1 **Accept Bid from Forest Lake Contracting in the amount of \$809,046 for the Happy Acres Park Site Improvements**

Attachments: [Park Development Budget](#)
[Braun Parking Lot ratings](#)
[Braun Assesment of HA with pictures](#)
[14340 Happy Acres Bid Abstract 080422](#)
[14340 Bid Form Est_071822](#)
[Stormwater Budget](#)

Senior Parks and Recreation Manager Krieger stated the Happy Acres Site Improvements budget was approved on December 7, 2020. The budget amount for the parking lot expansion of the project was \$525,000. The stormwater budget for the project was \$125,000. On March 29, 2022, the City received bids for the project and at the July 18, 2022, City Council meeting Council rejected the bids for the Happy Acres Park Site Improvements project. The low bid was \$823,803. It was noted staff worked with SRF Consulting to revise the scope and list the stormwater portion of the project as an alternate bid. New bid documents were created and advertised for contractors. Staff commented further on the project proposed for Happy Acres Park and requested the Council accept the base and alternate bids from Forest Lake Contracting with a 5% contingency.

Councilmember Hovland asked if there was a bridge that would cross the drainage ditch. Mr. Krieger stated a bridge was in place. He commented further on how the stormwater would be managed through this project.

Councilmember Newland questioned if this project would be completed by the end of 2022. Mr. Krieger reported the contractor was prepared to complete the project in September and October of 2022.

Councilmember Jeppson stated she fully supported this project moving forward. She inquired why this project was put off since 2013 and asked what other projects were being put off that would cost the City a great deal of money. Mr. Krieger explained this project was presented to the Council in 2013 as part of the parks and trails fund. He reported it was presented because staff understood the parking lot was starting to deteriorate, along with the fact that there was a need for more parking spaces. He commented in 2014 staff initiated no parking Monday through Thursday from 5PM to 9PM.

Councilmember Hovland commented he believed the Council wanted to complete this project but that it was a matter of priorities and funding that prevented it from being done. He discussed how billboard revenues were to be used for park improvements. City Manager Wolfe commented on the pavement ratings chart that was presented to the Council and noted staff was working on an affordable plan to address the replacement of the City park parking lots and trails.

Mayor Sanders stated he appreciated the fact that staff was addressing the long-term park needs of the City. He reported if Blaine was to be a sports and recreation community, its parks had to be well maintained. He commented at this time, some of the City's parks were substandard and it would be great to address these concerns.

Moved by Councilmember Jeppson, seconded by Councilmember Paul, to "Accept Bid from Forest Lake Contracting in the amount of \$809,046 for the Happy Acres Park Site Improvements with a 5% contingency" be approved.

Motion adopted unanimously.

Moved by Councilmember Jeppson, seconded by Councilmember Hovland, that Resolution No. 22-142, "Amending the Parks and Recreation Budget," be approved.

Motion adopted unanimously.

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

11.-2

Authorize the Transfer of Unrestricted General Fund Reserves

Deputy Finance Director Bong stated pursuant to direction upon adoption of the 2022 Budget and guidance provided by the City's Fund Balance Policy, Council is requested to authorize the transfer of unrestricted General Fund reserves to the Capital Equipment and Facilities Maintenance funds. Staff commented further on the proposed

transfers and recommended approval.

Councilmember Paul discussed the resident support for the City's street and park improvements. He suggested a different fund be created for these improvements given the number of comments the City was receiving. Ms. Wolfe noted some of these concerns will be addressed in the upcoming budget discussions.

Moved by Councilmember Paul, seconded by Councilmember Hovland, that Resolution No. 22-143, "Authorize the Transfer of Unrestricted General Fund Reserves," be approved.

Motion adopted unanimously.

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

11.-3

Adopt Strategic Priorities Fund Policy

Attachments: [Strategic Priorities Fund Use Policy](#)

Finance Director Huss stated Council is requested to adopt a policy governing the use of funds placed in the City's strategic priorities fund. He reviewed the proposed policy and recommended approval.

Moved by Councilmember Jeppson, seconded by Councilmember Newland, that Motion 22-154, "Adopt Strategic Priorities Fund Policy," be approved.

Motion adopted unanimously.

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

12. OTHER BUSINESS

None.

13. ADJOURNMENT

Moved by Councilmember Hovland, seconded by Councilmember Newland, to adjourn the meeting at 8:31PM.

Motion adopted unanimously.

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