



**City of Blaine**  
**Anoka County, Minnesota**  
**Minutes - Final**  
**City Council**

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

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Thursday, April 6, 2017

7:30 PM

Council Chambers

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**1. CALL TO ORDER BY THE MAYOR**

The meeting was called to order at 7:36 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:** Planning and Community Development Director Bryan Schafer; Police Chief/Safety Services Manager Chris Olson; Public Services Manager Bob Therres; City Engineer Jean Keely; City Attorney Pat Sweeney; Recreation Manager Jerome Krieger; Communications Technician Roark Haver; Senior Engineering Technician Al Thorp; and City Clerk Catherine Sorensen.

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

**Absent:** 1 - Councilmember Hovland

**4. APPROVAL OF MINUTES**

**4.-1 [MIN 17-12](#) RECENTLY HELD MEETINGS**

**Moved by Councilmember Swanson, seconded by Councilmember King, that the Minutes of the Workshop Meeting of March 16, 2017 and the Minutes of the Regular Meeting of March 16, 2017 be approved.**

**Motion adopted. Councilmember Jeppson abstained on the March 16, 2017 Workshop and Regular meeting minutes due to her absence.**

**Aye:** 5 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King and Councilmember Garvais

**Abstain:** 1 - Councilmember Jeppson

**5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS**

None.

None.

## 6. COMMUNICATIONS

Mayor Ryan congratulated Christopher Jayden Parker on achieving the rank of Eagle Scout.

Councilmember Clark congratulated the Blaine Math Team for winning their State competition. He also congratulated Blaine student Arthy for receiving second place in the National competition recognizing her Knowledge of the Brain.

**Informational; no action required.**

## 7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 7:33 p.m.

Aara Johnson, 10941 Fergus Street NE, Unit D, addressed an article recently published in the *Blaine/Spring Lake Park Life* regarding the changing demographics in the State of Minnesota and encouraged the City Council to be a proactive leader in establishing a racial equity agenda that welcomes new residents into the City of Blaine.

There being no input, Mayor Ryan closed the Open Forum at 7:35 p.m.

**Informational; no action required.**

## 8. ADOPTION OF AGENDA

The agenda was adopted as presented.

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

### 9.-1 [RES 17-035](#)

VACATION OF RIGHT-OF-WAY IN A PORTION OF PHEASANT RIDGE DRIVE NE AS PLATTED IN CSM LEXINGTON SECOND ADDITION, VACATION NO. V17-01

City Engineer Keely stated a petition dated January 26, 2017, was submitted to the City by Bradley Kittleson requesting vacation of the right-of-way in a portion of Pheasant Ridge Drive NE as platted in CSM Lexington Second Addition. This vacation is being requested because the right-of-way is no longer needed due to street extension. The applicants represent 100% of the affected property abutting this easement. The Engineering Department has reviewed this request and concurs with the vacation. Staff requested the Council hold a Public Hearing and adopt a Resolution vacating the right-of-way.

Mayor Ryan opened the public hearing at 7:41 p.m.

There being no public input, Mayor Ryan closed the public hearing at 7:41 p.m.

**Moved by Councilmember King, seconded by Councilmember Jeppson, that Resolution 17-035, "Vacation of Right-of-Way in a Portion of Pheasant Ridge Drive NE as Platted in CSM Lexington Second Addition, Vacation No. V17-01," be approved.**

**Motion adopted unanimously.**

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

**10. APPROVAL OF CONSENT AGENDA:**

**Moved by Councilmember Swanson, seconded by Councilmember Garvais, that the following be approved:**

**Motion adopted unanimously.**

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

- 10.-1** [RES 17-036](#) RECEIVE PETITION AND ORDER PUBLIC HEARING FOR VACATION OF UTILITY EASEMENT IN LOT 1, BLOCK 1, LUDEL ADDITION, VACATION NO. V17-02

**Adopted**

- 10.-2** [MO 17-42](#) APPROVE TEMPORARY NURSERY SALES LICENSES

**Approved**

- 10.-3** [MO 17-43](#) APPROVE A TEMPORARY ON-SALE INTOXICATING AND 3.2 PERCENT MALT LIQUOR LICENSE FOR CHURCH OF ST. TIMOTHY'S PARISH DINNER, 707 - 89TH AVENUE NE

**Approved**

- 10.-4** [RES 17-037](#) GRANTING APPROVAL TO CONDUCT OFF-SITE GAMBLING AT THE TPC TWIN CITIES ON APRIL 24, 2017 FOR THE SPRING LAKE PARK LIONS

**Adopted**

- 10.-5 [MO 17-44](#) APPROVE 2017 JOINT POWERS AGREEMENT WITH ANOKA COUNTY TO RECEIVE FUNDING FOR BLAINE'S RECYCLING PROGRAM

**Approved**

- 10.-6 [MO 17-45](#) SELECT PRINTER FOR THE 2017 BLAINE CITY CONNECT NEWSLETTERS

**Approved****11. DEVELOPMENT BUSINESS**

- 11.-1 [RES 17-038](#) GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3.7 ACRES INTO NINE (9) SINGLE FAMILY LOTS TO BE KNOWN AS WOODLAND COVE, LOCATED AT 11983 LONDON STREET NE. WOODLAND DEVELOPMENT CO. (CASE FILE NO. 16-0054/SLK)

Planning and Community Development Director Schafer stated Woodland Development is proposing to develop a small infill plat on a 3.7-acre property that is on the southeast corner of London Street and Cloud Drive NE. The proposed plat contains nine (9) single family lots and will be known as Woodland Cove. There is an existing home and two accessory structures that will be removed with the development of this plat. All of the lot sizes exceed the minimum lot size requirement of the R-1AA zoning district, which is 10,800 square feet. The lot sizes range from 14,590 square feet to 18,720 square feet. It was noted the final plat is consistent with the approved preliminary plat, Resolution No. 17-023.

**Moved by Councilmember Clark, seconded by Mayor Ryan, that Resolution No. 17-038, "Granting Final Plat Approval to Subdivide 3.7 Acres into Nine (9) Single Family Lots to be known as Woodland Cove, located at 11983 London Street NE," be approved.**

**Motion adopted unanimously.**

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

- 11.-2 [RES 17-039](#) GRANTING APPROVAL OF A FINAL PLAT EXTENSION TO SUBDIVIDE 3.19 ACRES INTO 11 DETACHED TOWNHOME LOTS TO BE KNOWN AS ELLIE'S COVE AT 45XX NORTH ROAD. KEITH CASTONGUAY AND MARK OLSON. (CASE FILE NO. 15-0009/LSJ)

Planning and Community Development Director Schafer stated in 2015 the

City Council reviewed and approved a conditional use permit and final plat for a development known as Carole's Cove. The original developer did not pursue developing the property and the property has remained untouched since the original approval date. At this time, a new developer has taken the lead on this project and is proposing the exact same plat and development that was approved in 2015. The new applicants, Keith Castonguay and Mark Olson (JoshuaMarkum Homes), are requesting that the conditional use permit and final plat be renewed and extended so they can develop this property over the spring and summer months. The number of lots and the civil plans have not been changed since 2015. The only thing that is new is the builder and the housing elevations have changed only slightly.

Planning and Community Development Director Schafer reported the applicant is proposing to develop a property that has been vacant for many years and that lies north of North Road and west of Lever Street. It is a 3.19-acre parcel that has a current zoning of R-1 (Single Family) and a land use of LDR (Low Density Residential). The final plat of Ellie's Cove contains 11 single family lots. The lots will be accessed via the creation of a cul-de-sac, Kissel Court NE. All of the storm water features of the plat will be maintained by the private association for this plat. Staff explained the final plat is consistent with the approved preliminary plat, Resolution No. 15-111.

Councilmember Clark questioned what information had changed within the Resolutions. Planning and Community Development Director Schafer clarified that the dates within the Resolution had changed along with the park dedication, SAC and WAC fees.

Jan Fisher, Centennial Plaza Apartments, asked if a privacy fence would be installed around the new development. Planning and Community Development Director Schafer reviewed the site plan and explained privacy fences are not typically installed between single family homes.

**Moved by Councilmember Clark, seconded by Councilmember Garvais, that Resolution No. 17-039, "Granting Approval of a Final Plat Extension to Subdivide 3.19 Acres into 11 Detached Townhome Lots to be known as Ellie's Cove at 45XX North Road," be approved.**

**Motion adopted unanimously.**

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

**11.-3** [RES 17-040](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR CONSTRUCTION OF 11 DETACHED TOWNHOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT FOR ELLIE'S COVE AT 45XX NORTH ROAD. KEITH CASTONGUAY AND MARK OLSON. (CASE FILE NO. 15-0009/LSJ)

Planning and Community Development Director Schafer stated the applicant

is proposing to develop a property that has been vacant for many years and that lies north of North Road and west of Lever Street. It is a 3.19-acre parcel that has a current zoning of R-1 (Single Family) and a land use of LDR (Low Density Residential). The zoning of the property was changed in 2015 to DF (Development Flex) to provide more flexibility with setbacks, lot size, etc. In return the City can require upgraded building elevations and landscaping to provide a nice product and neighborhood for the area.

Councilmember Swanson said he did not recognize the proposed builder. Mark Olson, Joshua Markum Homes, stated he grew up in Blaine and explained had built in the City in the past. He indicated his price points would be unique as he would be offering new homes from \$265,000 to \$290,000.

**Moved by Councilmember King, seconded by Councilmember Clark, that Resolution No. 17-040, "Granting a Conditional Use Permit Amendment to Allow for Construction of 11 Detached Townhomes in a DF (Development Flex) Zoning District for Ellie's Cove at 45XX North Road," be approved.**

**Motion adopted unanimously.**

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

**11.-4** [RES 17-041](#)

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 2.93 ACRES (6 EXISTING LOTS) INTO 18 LOTS AND ONE COMMON LOT TO BE KNOWN AS ASPEN VILLAGE TOWNHOMES, LOCATED AT 9103 LEXINGTON AVENUE NE. ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 17-0005/SLK)**

Planning and Community Development Director Schafer stated the applicant wishes to construct five attached multi-family townhome buildings with a total of 18 units on Lexington Avenue just south of Our Saviors Lutheran Church. The applicant originally received approval of an assisted living and memory care facility (Aspen Gardens) in November 2015. Aspen Gardens was approved for 21 assisted living units and 20 memory care units for a total of 41 units. However, because of financial reasons the applicant has decided to move in a different direction. The site is currently zoned DF (Development Flex) with a current land use of MDR (Medium Density Residential). Staff reviewed the request in further detail and recommended approval of the Preliminary Plat.

Councilmember Swanson stated he would not be supporting this request because the association was too small and would not be able to sustain itself in the long-run.

**Moved by Councilmember Mayor Ryan, seconded by Councilmember Clark, that Resolution No. 17-041, "Granting Preliminary Plat Approval to Subdivide 2.93 Acres (6 Existing Lots) into 18 Lots and One Common Lot to be known as Aspen Village Townhomes, located at 9103 Lexington Avenue NE," be approved.**

**Motion adopted 5-1 (Councilmember Swanson opposed).**

**Aye:** 5 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Garvais and Councilmember Jeppson

**Nay:** 1 - Councilmember Swanson

**11.-5 [RES 17-042](#)**

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF FIVE ATTACHED MULTI-FAMILY TOWNHOME BUILDINGS WITH A TOTAL OF 18 UNITS IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT, LOCATED AT 9103 LEXINGTON AVENUE NE. ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 17-0005/SLK)

Planning and Community Development Director Schafer stated the applicant wishes to construct five attached multi-family townhome buildings with a total of 18 units on Lexington Avenue just south of Our Saviors Lutheran Church. The applicant originally received approval of an assisted living and memory care facility (Aspen Gardens) in November 2015. Aspen Gardens was approved for 21 assisted living units and 20 memory care units for a total of 41 units. However, because of financial reasons the applicant has decided on a different direction. The site is currently zoned DF (Development Flex) with a current land use of MDR (Medium Density Residential). Staff reviewed the request in further detail and recommended approval of the CUP.

Councilmember Swanson stated he would not be supporting this request because the association was too small and would not be able to sustain itself in the long-run.

**Moved by Councilmember King, seconded by Councilmember Jeppson, that Resolution No. 17-042, "Granting a Conditional Use Permit to Allow for Construction of Five Attached Multi-Family Townhome Buildings with a Total of 18 Units in a DF (Development Flex) Zoning District, located at 9103 Lexington Avenue NW," be approved.**

**Motion adopted 5-1 (Councilmember Swanson opposed).**

**Aye:** 5 - Mayor Ryan, Councilmember Clark, Councilmember King, Councilmember Garvais and Councilmember Jeppson

**Nay:** 1 - Councilmember Swanson

**11.-6 [ORD 17-2376](#)**

SECOND READING

AMENDING SECTION 30.50 - REGIONAL RECREATION - SECTION 30.52 - CONDITIONAL USES OF THE ZONING ORDINANCE OF THE CITY OF BLAINE TO ADD ELEMENTARY SCHOOL AS A USE ALLOWED BY CONDITIONAL USE PERMIT. CITY OF BLAINE. CASE FILE NO. 17-0007/BKS)

Planning and Community Development Director Schafer stated the only property in the City that is zoned RR (Regional Recreation) is the north and

south campus of the National Sports Center (NSC). Recently the NSC and Independent School District 16 (Spring Lake Park) have reached an agreement for the NSC to sell a site to the school district for a new K-4 elementary school. The current RR zoning text was written specifically for the NSC and its activities. When it was written, the City did not envision a public school use on the campus. The proposed code amendment would simply add "Elementary School" to the list of allowed uses in the RR zoning district. Staff explained all uses in the RR zoning district are by Conditional Use Permit.

**Moved by Councilmember Jeppson, seconded by Councilmember King, that Ordinance No. 17-2376, "Amending section 30.50 – Regional Recreation – Section 30.42 – Conditional Uses of the Zoning Ordinance of the City of Blaine to Add Elementary School as a Use Allowed by Conditional Use Permit," be approved.**

**Motion adopted unanimously.**

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

**11.-7** [RES 17-043](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 93.6 ACRES INTO TWO (2) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS INDEPENDENT SCHOOL DISTRICT 16, LOCATED AT DAVENPORT STREET NE/105TH AVE NE. NATIONAL SPORTS CENTER AND SPRING LAKE PARK SCHOOL DISTRICT NO. 16. (CASE FILE NO. 17-0006/BKS)

Planning and Community Development Director Schafer reported Spring Lake Park Schools (Ind. #16) has reached an agreement with the National Sports Center to purchase an 11-acre site at the SE corner of 105th Avenue NE and Davenport Street NE. Once purchased the school district intends to build and operate a Pre-K thru 4th grade elementary school. The school itself would be a 2-story design with approximately 96,000 square feet. The proposed plat, while fairly straight forward, does represent a few issues that need to be addressed as part of the plat. Both lots (1 and 2) will meet the RR size standard of five (5) acres; however, Outlot A (the velodrome site) does not meet the minimum lot size. Given that nothing is proposed at this time for the outlot, that issue will not need to be addressed until such time as the school or NSC decides they wish to build something new on the outlot. At that time, the outlot will need to be re-platted into a lot in order to obtain a building permit. Given that the lot is too small the owner runs the risk of a future City Council not permitting the re-platting.

Planning and Community Development Director Schafer explained additional right-of-way is required for the western edge of the plat along Davenport Street. Because Davenport Street is the service road alignment in this area there are current and future improvements such as turn lanes that may need to be added as background traffic continues to grow in this area. Currently the



City does not have sufficient right-of-way for the future improvements. The platting process allows the City the opportunity to establish the correct right-of-way boundaries. Additional right-of-way is also being dedicated to match the design of the proposed 105th Avenue reconstruction.

Planning and Community Development Director Schafer stated site parking is typically more of an issue for the CUP but in this case the parking issues are more apparent with the NSC campus than the school itself. Staff reviewed a traffic report and parking analysis prepared for the NSC and school by SRF Consulting Group. It was noted the site parking is impacted by the construction of the school in that 650 parking stalls, that are currently available for NSC use, will be removed from the site. The school will build 175 stalls on their 11-acre site for their use which is adequate for the school. Those stalls will also be available for the NSC when school is not in session. The NSC will also be building a new parking area in the NSC's SW corner which will add approximately 250 stalls. This will leave the NSC south campus with approximately 225 fewer stalls while at the same time adding the school use.

Planning and Community Development Director Schafer reported this reduction in the number of parking stalls is concerning for those of us that have seen the parking areas full at different times of the year. While additional parking is being built on the north campus those stalls are not generally available in the winter periods. The parking analysis provided by the applicant attempts to answer those questions. A condition to the plat has been added that recognizes that any future construction on the south campus that is thought to increase the demand for parking will have to either add sufficient parking or justify to the City why that is not necessary. Staff noted there are a number of other plats or NSC related issues that are handled as conditions on the plat which include hauling of fill material in and off of the sand mining pit, establishing a clear closure plan for the mining operation, access control on Davenport Street and handling of existing assessments on Davenport Street. Staff provided further comment on the request and recommended approval of the Preliminary Plat with conditions.

Councilmember Jeppson asked who would need to address the parking issue. Planning and Community Development Director Schafer stated the National Sports Center would need to address the parking concerns. He reported the elementary school itself was adequately parked.

Councilmember Swanson questioned how the Davenport Street assessments were being addressed and expressed concern with how the NSC has treated the City in the past. Public Services Manager Therres described how the assessments would be managed by the City. He anticipated this matter would come before the Council on April 20th.

Councilmember Jeppson indicated the City was dealing with three very different entities on this project and believed the City should work solely with the school district and not punish them for previous actions of the NSC.

Councilmember Swanson explained the school district was involved with the NSC and feared that if the NSC issues could not be resolved, the elementary school should not move forward.

Mayor Ryan said he understood the school had a timeline but he also wanted to see the issues surrounding the NSC resolved. He discussed the amount of time he has spent testifying at the State to try and receive funding to improve 105th Avenue. He feared that traffic levels along Davenport Street were also a concern. He believed these issues had to be finished before adding an elementary school into the mix.

Councilmember Clark asked if the City has assessed schools for roads in the past. He inquired if the City was doing something out of the ordinary and would be setting a precedent. Planning and Community Development Director Schafer explained the City was not assessing the school but rather was proposing to have a levied assessment against the NSC property. He reported in order for the NSC to create a deed and sell their land, the assessment against the NSC would have to be paid in full to the City of Blaine. He provided further comment on the conditions within the Preliminary Plat that would address this concern.

Councilmember Clark questioned if this was standard procedure for the City. Planning and Community Development Director Schafer stated this was based on State Statute.

Councilmember Garvais commented he was willing to support the Preliminary Plat based on the conditions staff had in place to address the levy.

Councilmember Swanson asked if the NSC could close on the property without paying the levy. Planning and Community Development Director Schafer said he did not believe this would be possible because the NSC would not have a plat or deed. City Attorney Sweeney agreed with this information. Mayor Ryan questioned when the Final Plat would be coming before the City Council. Planning and Community Development Director Schafer explained the Final Plat would be reviewed by the Council on April 20th.

Councilmember Swanson questioned if the City would have enough leverage to ensure the levy was addressed in the next two weeks, prior to the school district receiving Final Plat approval on April 20th. Planning and Community Development Director Schafer commented the Conditions within the Preliminary Plat addressed these concerns. It was his hope all issues surrounding the levy would be resolved by April 20th.

Councilmember King inquired if the mine pit closure would be addressed prior to approval of the Final Plat. Planning and Community Development Director Schafer stated the City has held discussions with this entity for years but did not have closure plans in place for the mine pit.

Councilmember King asked why staff was recommending the closure of the north driveway for the elementary school. Planning and Community Development Director Schafer explained the view of the Engineering Department was that this access point was too close to 105th Avenue and was therefore a conflict point. Because the access would be primarily used for buses, and because there was the ability to amend the site plan, staff recommended the closure of the north driveway.

Councilmember King questioned if staff had considered having the north driveway access point an exit only. Planning and Community Development Director Schafer stated this was discussed by the Planning Commission and commented this would minimize the impact of the access point.

Councilmember Jeppson inquired if there would only be one access and exit point off of Davenport Street. Planning and Community Development Director Schafer reported this was the case.

Councilmember Jeppson asked if the results of the traffic study suggested this access point should be closed. City Engineer Keely indicated there was equal traffic on 105th Avenue and Davenport Street at this time and stated there would be no tweaking of the traffic signal. For this reason, staff recommended the closure of the north driveway for safety purposes and to lessen the traffic impact on the commercial area.

Councilmember Jeppson questioned how many busses would be using Davenport Street and 105th Avenue. City Engineer Keely reported the majority of the busses would be moving towards Radisson Road based on the traffic study. It was her hope that the busses would use the south entrance.

Councilmember Clark requested further information on how traffic would flow within the elementary school. City Engineer Keely described how parent and bus traffic would flow through the school property. Planning and Community Development Director Schafer explained that the current design of the site had all of the busses coming out of the north driveway.

Councilmember Jeppson supported the north driveway being a right only exit onto Davenport Street for busses.

Councilmember Garvais agreed with this suggestion and believed it would create conflicts by removing the north driveway altogether.

Councilmember Clark questioned if all of the staff vehicles would also be allowed to use the north exit point or if they should be required to use the south exit. Jeff Ronneberg, Spring Lake Park School District Superintendent, stated he was working to be a great partner with the City of Blaine. He feared that additional parking stalls would be lost if the busses were required to make a u-turn to use the south driveway. He stated he would also like to keep the bus traffic separate from parent traffic for safety purposes. For this reason, he requested the City allow the north driveway to be a right only exit for busses.

Councilmember Jeppson agreed the parent cars and busses should remain separate.

**Moved by Councilmember Jeppson, seconded by Councilmember Garvais, that Resolution No. 17-043, "Granting Preliminary Plat Approval to Subdivide 93.6 Acres into Two (2) Lots and One (1) Outlot to be known as Independent School District 16, located at Davenport Street NE/105th Avenue NE," be approved.**

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

Councilmember Clark stated he would like further information on how the exit would be gated. Valerie Peterson, Wold Architects, recommended the curb cut be modified and angled to direct traffic to the north. She explained this exit point could be gated in a similar manner to the other staff parking lot entrance to keep staff from using the north driveway. Planning and Community Development Director Schafer stated staff could work with the architects on the gate and sign placement for the site.

Councilmember Swanson requested comment from the Police Chief. Safety Services Manager/Police Chief Olson stated he did have concerns with the location of the north driveway but also understood it was dangerous to be mixing parent and bus traffic.

Mayor Ryan discussed the ongoing traffic concerns along 105th Avenue.

Further discussion ensued regarding how traffic would enter and exit the elementary school property.

Councilmember Swanson requested a roll call vote for the amendment.

Councilmember Clark questioned how the Council wanted to address the southern driveway access point to the elementary school. Planning and Community Development Director Schafer stated the City had no restrictions to this access point and there were no proposed solutions.

Councilmember Jeppson asked if there would be signage at 105th Avenue

noting where parents were to exit and enter. Mr. Ronneberg stated the school would be encouraging parents to enter the school off of 105th Avenue. He explained 60% of the traffic would be coming from the east and the remainder would be coming from the north.

Councilmember Clark stated one good feature with the new elementary school, given the high level of traffic surrounding this property, was that there would be no children walking to school.

Councilmember King questioned where the City was at with Condition #8. Public Services Manager Therres stated staff has been meeting with representatives from the NSC and would have some sort of documentation to present to the Council on April 20th.

Councilmember Clark asked if the Council wanted to take any action to address the traffic concerns with the southern driveway access point.

Councilmember King said he did not believe this was necessary at this time. He stated he would rather address this issue once the contracts on the velodrome were up and the NSC would have to address the parking concerns.

Councilmember Swanson expressed concern with how the morning traffic would be impacted by the school.

Councilmember Clark requested the Council discuss parking. He understood that 225 parking spaces would be lost at the NSC once the elementary school was constructed. Mr. Ronneberg discussed the parking study that was completed and noted there was only two events sponsored by the NSC that would be underserved by the number of parking spaces available after the school was constructed. He reiterated that the school was adequately parked.

Councilmember Clark stated his concern was not with the school's parking level. However, he was concerned with how the NSC's USA Cup was utilizing private parking. Neil Ladd, National Sports Center, clarified the NSC property was owned by the State of Minnesota. He commented on how the need for parking would be reduced given the fact the NSC was selling four soccer fields to Minnesota United, along with the land (a fifth soccer field) being sold to the school. He believed the elimination of these fields south of 105th Avenue would move overflow parking away from the National Market Center.

Councilmember Clark reiterated there was still a net loss of 225 parking spaces. Mr. Ladd commented the NSC would be adding 1,200 parking spaces north of 105th Avenue.

Mr. Ronenberg discussed the park dedication fees being charged by the City.

He requested the fees be waived in lieu of the school space being used by the Blaine Park and Recreation Department.

Councilmember Swanson requested a roll call vote for the amended motion.

**AMENDMENT: Motion by Councilmember King, seconded by Councilmember Jeppson to amend Condition #3 to read: The north driveway for the new parking lot west of the school to be designed as a right-out exit only onto Davenport Street. Exit to be used exclusively for buses exiting the site and gated at all other times. City to approve exit and gate design as well necessary signage as part of site plan approval.**

**ROLL CALL:**

**Councilmember Clark - aye**  
**Councilmember Garvais - aye**  
**Councilmember Jeppson - aye**  
**Councilmember King - aye**  
**Councilmember Swanson - aye**  
**Mayor Ryan - aye**

**The amendment adopted unanimously.**

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

**11.-8** [RES 17-044](#)

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PRE-K THRU 4 ELEMENTARY SCHOOL IN AN RR (REGIONAL RECREATION) ZONING DISTRICT, LOCATED AT DAVENPORT STREET NE/105TH AVENUE NE. NATIONAL SPORTS CENTER AND SPRING LAKE PARK SCHOOL DISTRICT NO. 16. (CASE FILE NO. 17-0006/BKS)**

Planning and Community Development Director Schafer stated the proposed conditional use permit will permit the construction and operation of a Pre-K thru 4th grade elementary school. Because adequate parking for the school will be built on the school property there are only a few site issues that are not sufficiently handled by the RR zoning standards or the formal Site Plan Approval process.

Planning and Community Development Director Schafer reported the one significant site issue for the school that requires some discussion and condition of approval is the north driveway access (directly across from the National Market Center driveway). This access location experiences problems at evening peak times because it is too close to 105th and does not provide adequate vehicle stacking. Staff has evaluated this issue and believes it would be best to close this access into the school and direct traffic either to 105th or to the existing NSC driveway on the south side of the proposed school. An alternative, which has been proposed by the school, is to make the north

access a right-in/right-out access. Staff has evaluated that and feels strongly that the better option for safe operation of the service road is to close the access.

**Moved by Councilmember King, seconded by Councilmember Jeppson, that Resolution No. 17-044, "Granting a Conditional Use Permit to Allow for a Pre-K thru 4 Elementary School in an RR (Regional Recreation) Zoning District, located at Davenport Street NE/105th Avenue NE," be approved.**

**The amended motion was adopted unanimously.**

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

**AMENDMENT: Motion by Councilmember King, seconded by Councilmember Jeppson to amend Condition #1 to read: The north driveway for the new parking lot west of the school to be designed as a right-out exit only onto Davenport Street. Exit to be used exclusively for buses exiting the site and gated at all other times. City to approve exit and gate design as well necessary signage as part of site plan approval.**

**The amendment adopted unanimously.**

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

## 12. ADMINISTRATION

### 12.-1 [MO 17-46](#)

ACCEPTING THE PROPOSAL FOR A PLAYGROUND EXPANSION AT THE LEXINGTON ATHLETIC COMPLEX IN THE AMOUNT OF \$150,000 FROM ST. CROIX RECREATION

Recreation Manager Krieger stated the Park Board approved \$150,000 for the Lexington Athletic Complex playground expansion as part of their 2017 Capital Improvement Plan in October of 2016. The 2017 to 2021 Capital Improvement Plan for Park Development was adopted in January of 2017. In February, the City sent out RFPs to three different playground companies to get bids for the expansion. The three companies are listed with their bids:

Minnesota/Wisconsin Playground - \$150,000	(No discounts)
Flagship Recreation - \$147,932.50	(10% discount)
St. Croix Recreation - \$150,000	(19% discount)

Recreation Manager Krieger explained that after looking at all three designs with the Park Board and comparing what the City would be receiving for \$150,000 the St. Croix Recreation design gives us the most equipment for our money.

Councilmember Clark asked if there would be any further expansion of this

park. Recreation Manager Krieger stated there were no other expansion plans as the remainder of the park was developed.

**Moved by Councilmember Mayor Ryan, seconded by Councilmember Garvais, that Motion 17-46, "Accepting the Proposal for a Playground Expansion at the Lexington Athletic Complex in the Amount of \$150,000 from St. Croix Recreation," be approved.**

**Motion adopted unanimously.**

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

**12.-2** [RES 17-045](#)

**CITY OF BLAINE EMERGENCY OPERATION PLAN**

Safety Services Manager/Police Chief Olson requested the Council postpone action on this item to the April 20th City Council meeting.

**Moved by Councilmember Jeppson, seconded by Councilmember Swanson, that Resolution 17-045, be postponed to April 20, 2017.**

**Motion adopted unanimously.**

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

**12.-3** [RES 17-046](#)

**ADOPTING THE MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN FOR ANOKA COUNTY**

Safety Services Manager/Police Chief Olson requested the Council postpone action on this item to the April 20th City Council meeting.

**Moved by Councilmember Jeppson, seconded by Councilmember Swanson, that Resolution 17-046, be postponed to April 20, 2017.**

**Motion adopted unanimously.**

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

**12.-4** [MO 17-47](#)

**ACCEPT PROPOSAL FROM WSB & ASSOCIATES TO UPDATE THE CITY'S LOCAL SURFACE WATER MANAGEMENT PLAN UPDATE, IMPROVEMENT PROJECT NO. 17-08**

City Engineer Keely stated Minnesota Rules require that all local water management plans be updated between December 31, 2016 and December 31, 2018. This plan update will also be utilized as a component of the City's 2040 Comprehensive Plan Update. The City's Local Surface Water Management Plan (LSWMP) will show how Blaine protects and improves water quality and quantity. It will also contain a summary of priorities and problems, strategies and actions to address the priorities and problems, and will identify funding mechanisms to fix problems. The existing plan was last updated in 2008. Since that time, considerable development has occurred and



significant additions have been made to the City's storm drainage system. In order to update the plan to reflect additions to the storm drainage system and provide planning for the 2040 Comprehensive Plan update, requests for proposals to update the Local Surface Water Management Plan were sent to five engineering firms. The proposals were ranked as follows:

1. WSB - \$29,500
2. Stantec - \$35,665
3. Barr Engineering - \$49,910
4. Bolton & Menk - \$34,750

City Engineer Keely recommended that the City Council consider accepting the proposal from WSB & Associates and authorize the City Manager to enter into a contract with WSB. The funding source for this plan update is the Storm Drainage Utility fund.

Councilmember Swanson stated he was surprised by the wide range of bids that were submitted by the engineering firms. City Engineer Keely explained Barr Engineering included a more detailed analysis of the City's systems which would require more hours of work.

**Moved by Councilmember Swanson, seconded by Mayor Ryan, that Motion 17-47, "Accept Proposal from WSB & Associates to Update the City's Local Surface Water Management Plan Update," be approved.**

**Motion adopted unanimously.**

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

**12.-5** [RES 17-047](#)

**APPROVING CONTRACT AWARD WITH WSB & ASSOCIATES FOR PREPARATION AND COORDINATION OF 2040 COMPREHENSIVE PLAN UPDATE**

Planning and Community Development Director Schafer stated the City is required to process an update to the City's Comprehensive Plan. This update is required every 10 years and is expected to be submitted for approval to the Metropolitan Council by fall of 2018. The 2040 Plan requirements are generally similar to past updates with one new plan element added for this round.

Planning and Community Development Director Schafer explained the City sent RFPs to six metro area planning/engineering consultants. A couple of the firms indicated that they were too busy or were not sufficiently staffed to be able to assist on the plan and therefore they did not submit a proposal. Two proposals were submitted by SRF Consulting and WSB & Associates. After staff review and discussion of the two proposals, staff was most comfortable with the approach and staffing of the WSB proposal. While cost was not a primary factor in the review the WSB proposal was less expensive at

\$109,515 versus the SRF proposal at \$117,644. The 2017 general fund budget has \$110,000 set aside for preparation of the 2040 plan. It was noted the City also applied for and received a \$32,000 grant from METC to help cover the cost of plan preparation.

**Moved by Councilmember Clark, seconded by Councilmember Garvais, that Resolution 17-047, "Approving Contract Award with WSB & Associates for Preparation and Coordination of 2040 Comprehensive Plan Update," be approved.**

**Motion adopted unanimously.**

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

**12.-6** [RES 17-048](#)

ACCEPT BID FROM ALLIED BLACKTOP COMPANY IN THE AMOUNT OF \$99,857.25 FOR THE 2017 SEAL COAT PROGRAM, IMPROVEMENT PROJECT NO. 17-02

City Engineer Keely stated bids were received on March 21st for Project No. 17-02. A total of three bids were received as follows:

Engineer's Estimate	\$119,000.00
Allied Blacktop Company	\$ 99,857.25
Pearson Bros., Inc.	\$ 99,999.00
Astech Corporation	\$118,570.00

City Engineer Keely explained bids have been checked and tabulated, and it has been determined that Allied Blacktop Company of Maple Grove, Minnesota is the lowest bidder. The Engineering Department has worked with Allied Blacktop Company on previous contracts. Staff recommended the low bid be accepted and a contract entered into with Allied Blacktop Company. City Council is also asked to approve a 10% contingency to bring the total project budget to \$109,842.98. It was noted the funding source for this project is the General Fund and there are sufficient funds to cover these costs.

**Moved by Mayor Ryan, seconded by Councilmember King, that Resolution 17-048, "Accepting a Bid from Allied Blacktop Company in the Amount of \$99,857.25 for the 2017 Seal Coat Program," be approved.**

**Motion adopted unanimously.**

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

**12.-7** [RES 17-049](#)

ACCEPT BID FROM SIR LINES-A-LOT IN THE AMOUNT OF \$45,472.12 FOR THE 2017 PAVEMENT MARKINGS, IMPROVEMENT PROJECT NO. 17-03

City Engineer Keely stated bids were received on March 21st for Project No. 17-03. A total of four bids were received ranging from \$45,472.12 to

\$58,026.63. The three lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$57,500.00
Sir Lines-A-Lot	\$45,472.12
Warning Lites of Minnesota, Inc.	\$52,881.69
Traffic Marking Services, Inc.	\$53,359.84

City Engineer Keely reported bids have been checked and tabulated, and it has been determined that Sir Lines-A-Lot of Edina, Minnesota is the lowest bidder. This contractor has not worked for the City of Blaine on previous contracts but has successfully completed contracts for Anoka County. Staff recommends the low bid be accepted and a contract entered into with Sir Lines-A-Lot. City Council is also asked to approve a 5% contingency to bring the total project budget to \$47,745.73. The funding source for this project is the General Fund and there are sufficient funds to cover these costs.

**Moved by Councilmember King, seconded by Councilmember Garvais, that Resolution 17-049, "Accepting a Bid from SIR Lines-A-Lot in the Amount of \$45,472.12 for the 2017 Pavement Markings," be approved.**

**Motion adopted unanimously.**

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

**12.-8** [RES 17-050](#)

**RECEIVE FEASIBILITY REPORT AND ORDER PUBLIC HEARING FOR THE RECONSTRUCTION OF COUNTY ROAD 10 SERVICE DRIVE FROM JEFFERSON STREET TO ABLE STREET, IMPROVEMENT PROJECT NO. 15-21**

City Engineer Keely stated the proposed project will reconstruct the County Road 10 Service Drive from Jefferson Street to Able Street. Proposed improvements include replacing damaged concrete curb and gutter and sidewalk, storm sewer improvements, asphalt surface, traffic control signage, replacement of existing water main, and appurtenant construction. The estimated cost of improvements is \$1,313,500.00 with \$111,733.34 proposed to be assessed over a ten-year period. Replacement of existing water main at an estimated cost of \$645,250.00 is proposed to be paid for by City Public Utility Funds. It was noted the remaining portion of \$556,516.66 is proposed to be paid from the City's Pavement Management Program Fund.

Councilmember Swanson asked if traffic would be impacted throughout this project. City Engineer Keely explained this would be coordinated with the contractor to ensure access was maintained.

**Moved by Councilmember Swanson, seconded by Councilmember Garvais, that Resolution 17-050, "Receiving Feasibility Report and Ordering Public Hearing for the Reconstruction of County Road 10 Service Drive from Jefferson Street to Able Street," be approved.**

**Motion adopted unanimously.**

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

**12.-9** [RES 17-051](#)**RECEIVE FEASIBILITY REPORT AND ORDER PUBLIC HEARING FOR THE RECONSTRUCTION OF RESTWOOD ROAD AND FLOWERFIELD ROAD FROM NAPLES STREET TO NORTH HIGHWAY DRIVE, IMPROVEMENT PROJECT NO. 16-12**

City Engineer Keely stated the proposed joint project between the City of Lexington and the City of Blaine will reconstruct Restwood Road from Naples Street to North Highway Drive and Flowerfield Road from Naples Street to North Highway Drive. Proposed improvements will consist of reclaiming the existing bituminous pavement, installation of new concrete curb and gutter or concrete ribbon curb where not already present, minor storm sewer improvements, aggregate base, installation of new bituminous pavement and appurtenant construction. The estimated total cost of the project is \$796,500. The estimated cost split is 53.4% of the costs to the City of Lexington and 46.6% of the costs to the City of Blaine. The estimated City of Blaine portion of the cost of improvements is \$370,800 with \$124,583.46 proposed to be assessed over a ten-year period. The remaining portion of \$246,216.54 is proposed to be paid from the City's Pavement Management Program Funds. Staff explained the project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

**Moved by Councilmember Swanson, seconded by Mayor Ryan, that Resolution 17-051, "Receive Feasibility Report and Order Public Hearing for the Reconstruction of Restwood Road and Flowerfield Road from Naples Street to North Highway Drive," be approved.**

**Motion adopted unanimously.**

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

**12.** [MO 17-48](#)  
**-10****AUTHORIZE PAYMENT IN THE AMOUNT OF \$23,426.84 TO PARAMETERS FOR OFFICE FURNITURE FOR REORGANIZATION IMPROVEMENTS TO BUILDING INSPECTIONS OFFICES**

Public Services Manager Therres stated Building Inspection activity and staffing has increased over the last several years and they are looking to re-organize their work space to provide more work space and make their space more efficient. The 2017 budget has set aside \$35,000 for this work. The single largest cost of these improvements is the new office cubicles at \$23,426.84, because this amount is over \$20,000 it requires Council Approval. Staff reported the total project cost will come in under the \$35,000 budgeted.

**Moved by Councilmember King, seconded by Mayor Ryan, that Motion 17-48, "Authorize Payment in the Amount of \$23,426.84 to Parameters for Office**

**Furniture for Reorganization Improvements to Building Inspections Offices,” be approved.**

**Motion adopted unanimously.**

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

### 13. OTHER BUSINESS

Councilmember Clark stated he was interested in creating a Wetland Sanctuary Committee that would make recommendations to the City Council regarding the landscape buffer plan along the west side of the Wetland Sanctuary. He requested this committee be made up of three Councilmembers, two members of the Natural Resource Conservation Board and six property owners living adjacent to the Wetland Sanctuary. He reported this would be an adhoc committee.

Mayor Ryan questioned when this group would begin meeting.

Councilmember Clark stated residential members were being finalized and he anticipated the group would begin meeting in the very near future.

Councilmember King asked if any budget would be assigned to this committee. Councilmember Clark reported this committee had no authorization to spend. He stated that any recommendations for the buffer landscaping would have to come before the City Council for approval.

Councilmember King inquired why a subcommittee was being formed when the wetland sanctuary was a City-wide asset.

Councilmember Clark believed the subcommittee would have representation from the entire City based on the fact there would be three Councilmembers and two members of the Natural Resource Conservation Board serving this group.

Councilmember Garvais questioned how long this group would be meeting and recommended this adhoc committee serve for no longer than six months. Councilmember Clark stated he would like to leave the timeframe open.

Mayor Ryan agreed the subcommittee should be able to make a recommendation on the landscaping and buffer area within the next six months.

Councilmember Garvais said he did not want to see a precedent set with this subcommittee for every other neighborhood that has an issue with the City. For this reason, he suggested the subcommittee be allowed to meet and make

a recommendation to the City Council within the next six months.

Councilmember Jeppson supported this recommendation.

Councilmember Clark agreed to review the necessity of the adhoc committee in six months.

**Moved by Councilmember Clark, seconded by Councilmember Jeppson, that the City create a Blaine Wetland Sanctuary Committee to make recommendations regarding the landscape/buffer plan along the west side of the Wetland Sanctuary for no longer than six (6) months.**

**Motion adopted unanimously.**

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

Mayor Ryan wished his wife a happy 50th wedding anniversary.

#### 14. ADJOURNMENT

**Moved by Councilmember King, seconded by Councilmember Clark, to adjourn the meeting at 9:47 p.m.**

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