



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

10801 Town Square Drive  
Blaine MN 55449

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Thursday, May 7, 2015

7:30 PM

Council Chambers

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

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Quorum present.

**ALSO PRESENT:** City Manager Clark Arneson; City Attorney Patrick Sweeney; Planning and Community Development Director Bryan Schafer; Public Services Manager Bob Therres; Finance Director Joe Huss; Police Chief/Safety Services Manager Chris Olson; Assistant City Engineer Stefan Higgins; Communications Technician Roark Haver; Senior Engineering Technician Al Thorp; Cathy Sorensen, City Clerk; and Recording Secretary Linda Dahlquist.

**Present:** 7 - Tom Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

4. **APPROVAL OF MINUTES**

4.-1 **MIN 15-15** MINUTES OF RECENTLY HELD MEETINGS

**Moved by Councilmember Swanson, seconded by Councilmember Herbst, that the Workshop Meeting Minutes of April 16, 2015, and the Regular Meeting Minutes of April 16, 2015, be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

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

5.-1 **PROC 15-02** PROCLAMATION FOR FIRE CAPTAIN TODD MILLER

Mayor Ryan recognized and thanked Captain Todd Miller as he retires after

thirteen years of service to the Spring Lake Park-Blaine-Mounds View Fire Department.

**Informational: no action required**

**6. COMMUNICATIONS**

Mayor Ryan stated WorldFest will be held on May 15, 2015.

**6.-1 [SPEAKER](#)  
[15-04](#) CENTENNIAL INDEPENDENT SCHOOL DISTRICT 12**

Brian Dietz, Superintendent of School District 12, introduced Tom Breuning, School Principal and Dr. Bonnie Thoms, Director of Alternative Education. Mr. Dietz gave an overview of the School District's achievements and thanked the Council for their support.

**Informational: no action required**

**7. OPEN FORUM FOR CITIZEN INPUT**

Mayor Ryan opened the Open Forum at 7:43 p.m.

There being no input, Mayor Ryan closed the Open Forum at 7:43 p.m.

**8. ADOPTION OF AGENDA**

Adopted as amended moving Items 11.10 and 11.11 forward

**9. 8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME**

Moved on the agenda to follow agenda item 11.11.

**10. APPROVAL OF CONSENT AGENDA:**

Mayor Ryan removed agenda item 10.10.

Councilmember King removed agenda item 10.8.

**Moved by Councilmember Herbst, seconded by Councilmember Bourke, that the following be approved:**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**10.-1 [MO 15-058](#) SCHEDULE OF BILLS PAID**

**Approved**

10.-2 [MO 15-059](#) APPROVE REVISION TO THE 2015 COUNCIL WORKSHOP AND REGULAR MEETING CALENDAR FOR THE MONTH OF JULY

**Approved**

10.-3 [MO 15-060](#) APPROVAL OF CARNIVAL LICENSE FOR GOPHER STATE EXPOSITIONS, AT NORTHTOWN MALL, 100 NORTHTOWN DRIVE NE

**Approved**

10.-4 [RES 15-076](#) APPROVE MUNICIPAL STATE AID ROUTE ADDITION

**Adopted**

10.-5 [RES 15-077](#) RECEIVE FEASIBILITY REPORT AND ORDER PUBLIC HEARING FOR PARTIAL RECONSTRUCTION OF 87TH AVENUE IN THE CITY OF CIRCLE PINES, IMPROVEMENT PROJECT NO. 15-11

**Adopted**

10.-6 [MO 15-067](#) ACCEPTING THE PROPOSAL FOR BATTING CAGES AT LEXINGTON ATHLETIC COMPLEX IN THE AMOUNT OF \$20,942 FROM CENTURY FENCE COMPANY

**Approved**

10.-7 [MO 15-061](#) ACCEPTING THE PROPOSAL FOR REPLACEMENT OF THE PICNIC SHELTER AT JAYCEE PARK IN THE AMOUNT NOT TO EXCEED \$18,117 FROM MINNESOTA/WISCONSIN PLAYGROUND

**Approved**

10.-9 [RES 15-078](#) RESOLUTION PROVIDING FOR PUBLICATION OF THE TITLE AND SUMMARY OF ORDINANCE 15-2306, AMENDING CHAPTER 34, ENVIRONMENT, ARTICLE XI, STORMWATER MANAGEMENT, DIVISION 2, STORMWATER MANAGEMENT PLAN, CODE OF ORDINANCES OF THE CITY OF BLAINE

**Adopted**

**10.-8** [MO 15-062](#)

ACCEPT THE PLAYGROUND AND SITE FURNISHINGS FOR HARPERS PARK PROPOSED BY MINNESOTA/WISCONSIN PLAYGROUND AT A COST NOT TO EXCEED \$100,000.

**Moved by Councilmember King, seconded by Councilmember Herbst, that Motion 15-062, "Accept the Playground and Site Furnishings for Harpers Park Proposed by Minnesota/Wisconsin Playground at a Cost not to Exceed \$100,000," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**10.-10** [MO 15-063](#)

2015 800 MHZ RADIO PURCHASE

Mayor Ryan asked about the funding for the purchase. Police Chief/Safety Services Manager Olson replied the radio is a capital purchase that is spread over a five-year period.

Councilmember Bourke asked if forfeiture money can be used for the purchase. Police Chief/Safety Services Manager Olson replied no because it is replacing equipment.

**Moved by Mayor Ryan, seconded by Councilmember Herbst, that Motion 15-063, "2015 800 MHZ Radio Purchase," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

Mayor Ryan requested agenda items 11.10 and 11.11 be moved to follow the Consent Agenda.

**Moved by Mayor Ryan, seconded by Councilmember Clark to move agenda items 11.10 and 11.11 to follow the Consent Agenda.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11. DEVELOPMENT BUSINESS****11.-10** [RES 15-059](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 8.73 ACRES INTO EIGHT (8) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS WOODLAND VILLAGE 10TH ADDITION AT 121ST AVENUE/WOODLAND PARKWAY. WOODLAND DEVELOPMENT. (CASE FILE NO. 15-0013/SLK)

Planning and Community Development Director Schafer stated the current application is to subdivide 8.73 acres into a subdivision for eight lots for eight single-family detached homes that would be consistent with the homes further south and west of Woodland Parkway. He noted there would be one outlot for future development. He noted that the developer has agreed to additional conditions.

Byron Westlund, Woodland Development, gave an overview of the agreed upon additional conditions for siding material, roofing, exterior colors, setbacks, driveways, landscaping, yard restrictions, additional structures, recreational vehicles, mailboxes, that the neighborhood requested. Planning and Community Development Director Schafer replied

Julie Fischbach, 11737 Hupp Street NE, stated the Council has heard from the neighborhood residents. She stated the residents still have concerns with Habitat.

Mayor Ryan commented we are a City of residents and not homes. He stated these homes fit in with the neighborhood and who ever moves into these homes will enjoy living in this neighborhood.

Councilmember Bourke asked if the City has an ordinance on how many people can live in a home. Planning and Community Development Director Schafer replied no.

Councilmember Bourke asked about homeowners renting out the homes. Mr. Westlund replied Habitat does not allow renting.

Councilmember King asked if any discussions have been held with Met Council on moving the Habitat homes. City Manager Arneson replied no further discussion has been held with the Met Council.

Councilmember Hovland questioned why the developer would not agree to adding two overstory trees. Mr. Westlund replied there are trees already on the parcels.

Councilmember King requested the representative from Habitat to speak about financing. He asked if the land will be financed as a land trust and not sold as individual lots.

Chad Bouley, Habitat for Humanity Vice President of Home Building stated the financing is set up as a ground lease and is a second forgivable mortgage to the owner. He stated the land is owned by Habitat and the property is valued the same as all properties are valued. He stated Habitat owns the land

Councilmember King stated the Federal funds can be used at scattered sites.

Mr. Bouley replied the funds can be used in another location.

Councilmember Bourke asked about the ground lease. Mr. Bouley replied the ground lease will be a second mortgage.

Councilmember Herbst questioned if the homeowners will own the homes. Mr. Bouley stated the homes have two mortgages and one mortgage is forgiven after 30 years. He stated Habitat's goal is for the homeowner to remain in the home and build equity.

Councilmember Clark asked about the maximum limit for a mortgage. Mr. Bouley stated the maximum is \$247,000. He noted the cost to build is \$135,000 for ramblers. He stated materials are donated and there are no labor costs. He stated the homes' cost range from \$195,000 - \$215,000. He stated HUD funding pays for the land or construction.

Councilmember Hovland asked how the County assesses these homes. Mayor Ryan stated the homes will be assessed the same as all other homes as market value.

Councilmember Bourke asked about homeowners default. Mr. Bouley replied the home goes back to Habitat and it is resold.

Mayor Ryan commented the Met Council's guide states cities must have affordable housing.

Councilmember King asked about home maintenance. Planning and Community Development Director Schafer commented the homeowners are required to maintain the home.

Councilmember Hovland asked about renters and how Habitat can monitor the homeowners. Mr. Bouley replied Habitat cannot go into the homes, unless there is a complaint raised.

Councilmember Hovland asked about the lot sizes. Planning and Community Development Director Schafer replied the lot sizes are consistent with the lots west of the parkway.

**Moved by Councilmember Swanson, seconded by Councilmember Hovland, that Resolution 15-059, "Granting Preliminary Plat Approval to Subdivide 8.73 Acres into Eight (8) Lots and One (1) Outlot to be Known as Woodland Village 10th Addition at 121st Avenue/Woodland Parkway. Woodland Development," be approved.**

**Motion adopted 5-2 (Councilmembers Herbst and King).**

**Aye:** 5 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Clark and Councilmember Hovland

**Nay:** 2 - Councilmember Herbst and Councilmember King

11. [RES 15-060](#)  
-11

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 8 SINGLE HOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT FOR WOODLAND VILLAGE 10TH ADDITION AT 121ST AVENUE/WOODLAND PARKWAY. WOODLAND DEVELOPMENT. (CASE FILE NO. 15-0013/SLK)

Planning and Community Development Director Schafer stated the neighborhood residents have requested additional conditions which would require an amendment to the conditional use permit. He stated these items are the square footage, siding material, roofing and landscaping. He stated the developer agrees with the siding material, roofing and landscaping, but does not agree with square footage.

Councilmember Herbst stated the developer agrees with exterior colors, setbacks, driveways, yard restrictions, additional structures, recreational vehicles, and mailboxes.

**Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 15-060, "Granting a Conditional Use Permit to Allow for 8 Single Homes in a DR (Development Flex) Zoning District for Woodland Village 10th Addition at 121st Avenue/Woodland Parkway. Woodland Development," be approved.**

**Amended motion adopted 6-1 (Councilmember King).**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark and Councilmember Hovland

**Nay:** 1 - Councilmember King

Mr. Westlund stated the south side homes would have 2,200 square feet and the north side would have 2,000 square feet which would make a good transition to the development behind the north side homes where there will be homes that have 1,900 square feet.

Planning and Community Development Director Schafer commented the north side homes will back to smaller homes.

**Moved by Councilmember Herbst, seconded by Councilmember King, to amend the square footage of the eight homes to 2,200 square feet on both the north and south sides of 121st.**

**Moved by Councilmember Swanson, seconded by Mayor Ryan, to amend the amendment to have the square footage of the eight homes be 2,000 square feet on the north side and 2,200 square feet on the south side of 121st.**

**Amendment adopted 4-3 (Councilmembers Bourke, Herbst and King).**

**Aye:** 4 - Mayor Ryan, Councilmember Swanson, Councilmember Clark and Councilmember Hovland

**Nay:** 3 - Councilmember Bourke, Councilmember Herbst and Councilmember King

Councilmember Herbst stated the residents have requested two overstory trees be added to each property line and the developer does not agree. He asked City Attorney Sweeney for advice.

Planning and Community Development Director Schafer commented placement of trees is up to the developer and the homeowner.

City Attorney Sweeney stated the City needs to establish a basis supporting the position that the overstory trees are necessary to buffer the lighting from the ball fields.

**Moved by Councilmember Herbst, seconded by Councilmember Hovland, to add two overstory trees to each property line abutting the athletic complex, in addition to the rear property line of the southern four lots to provide a transition and light barrier for the light coming from the ball fields.**

**Amendment adopted 6-1 (Mayor Ryan).**

**Aye:** 6 - Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**Nay:** 1 - Mayor Ryan

Councilmember Bourke requested a Workshop on how this type of agreement works with the City's rental ordinance.

#### **8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME**

**9.-1** [ORD 15-2314](#)

VACATION OF EASEMENTS FOR DRAINAGE, UTILITY AND PUBLIC STREET PURPOSES IN THE PROPOSED PLAT OF WAGAMON RANCH, DOCUMENT NOS. 219177 AND 944239, VACATION NO. V15-02

Mayor Ryan opened the public hearing at 8:53 a.m.

Assistant City Engineer Higgins stated the vacation of easement is being requested to replat the property. He stated the new right-of-way and utility and drainage easements will be dedicated with the new plat.

Councilmember Herbst asked about the routing of the ditch. Assistant City Engineer Higgins replied the easements are to the north and are preapproved.

Councilmember Hovland asked about the old ditches and if they will be backfilled. Planning and Community Development Director Schafer replied



yes, the land is altered per the plat.

Mayor Ryan closed the public hearing at 8:56 p.m.

**Declared by Mayor Ryan that Ordinance 15-2314, "Vacation of easements for Drainage, Utility and Public Street Purposes in the Proposed Plat of Wagamon Ranch, Document Nos. 21977 and 944239, Vacation No. V15-02" be introduced and placed on file for second reading at the May 21, 2015, Council meeting.**

**9.-2** [RES 15-075](#)

TO CONSIDER APPROVING A HOUSING PROGRAM;  
AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF  
HOUSING FACILITY REVENUE BONDS RELATING TO CREST  
VIEW SENIOR HOUSING PROJECT; AND APPROVING THE FORM  
OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF  
CERTAIN DOCUMENTS RELATING TO THE HOUSING FACILITY  
REVENUE BONDS

Finance Director Huss stated Crest View is requesting authorization to increase the bond issue in order to refinance existing debt on a facility in Columbia Heights and finance the Blaine project.

Mayor Ryan opened the public hearing at 8:57 a.m.

Shirley Barnes, Crestview Senior Housing, gave a brief overview of the project and thanked the Council for their support.

Steve Coma, BB&T, stated ground breaking would be in June and residents to move in 2016.

Mayor Ryan closed the public hearing at 9:03 p.m.

**Moved by Councilmember Bourke, seconded by Councilmember Herbst, that Resolution 15-075, "To Consider Approving a Housing Program; Authorizing the Issuance, Sale and Delivery of Housing Facility Revenue Bonds Relating to Crestview Senior Housing Project; and Approving the Form of and Authorizing the Execution and Delivery of Certain Documents Relating to the Housing Facility Revenue Bonds," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**9.-3** [MO 15-057](#)

AUTHORIZE JOINT POWERS AGREEMENT WITH THE CITY OF  
COLUMBIA HEIGHTS TO ISSUE HOUSING FACILITY REVENUE  
BONDS RELATING TO CRESTVIEW SR. HOUSING PROJECT

Finance Director Huss stated Blaine will be the issuer of the debt and Columbia Heights will be providing host city approval related to the refinancing of the existing debt. He stated a Joint Powers Agreement (JPA)

between Blaine and Columbia Heights is required.

**Moved by Councilmember Bourke, seconded by Councilmember Herbst, that Resolution 15-057, "Authorize Joint Powers Agreement with the City of Columbia Heights to Issue Housing Facility Revenue Bonds Relating to Crestview Senior Housing Project" be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

## DEVELOPMENT BUSINESS

### 11.-1 [RES 15-079](#)

GRANTING A WAIVER OF PLATTING THAT WOULD ALLOW A .82 ACRE PARCEL TO BE DIVIDED INTO A .33 ACRE PARCEL AND A .48 ACRE PARCEL AT 170 117th AVENUE NE. STANEK PROPERTIES LLC. (CASE FILE NO. 15-0017)

Planning and Community Development Director Schafer stated the applicant is proposing to split the lot into two parcels. He noted the existing home would remain on one parcel and a new home would be constructed on the new parcel.

**Moved by Councilmember Hovland, seconded by Councilmember King, that Resolution 15-079, "Granting a Waiver of Platting that would Allow a .82 Acre Parcel to be Divided into a .33 Acre Parcel and a .48 Acre Parcel at 170 117th Avenue NE. Stanek Properties LLC" be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

### 11.-2 [RES 15-080](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A BOARDING HOUSE TO BE LOCATED IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 802 131ST AVENUE NE. WAY OF THE LORD. (CASE FILE NO. 14-0061)

Planning and Community Development Director Schafer stated the applicant is requesting a Conditional Use Permit for a boarding house located in an R-1 zoning district.

**Moved by Councilmember Clark, seconded by Mayor Ryan, that Resolution 15-080, "Granting a Conditional Use Permit to Allow for a Boarding House to be Located in the R-1 (Single Family) Zoning District at 802 131st Avenue NE. Way of the Lord," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11.-3** [RES 15-081](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR INDOOR AUTO SALES IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT. C.A.S. AUTO. (CASE FILE NO. 15-0020/LSJ)

Planning and Community Development Director Schafer stated the applicant is proposing to sell vehicles indoors, but will not have any vehicles for sale outdoors. He noted that site inspections will be conducted every six months due to past issues.

**Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 15-081, "Resolution 15-081, Granting a Conditional Use Permit to Allow for Indoor Auto Sales in an I-2 (Heavy Industrial) Zoning District. C.A.S. Auto," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11.-4** [RES 15-082](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 6.18 ACRES INTO ONE (1) LOT AND TWO (2) OUTLOTS TO BE KNOWN AS BALL ROAD 2ND ADDITION ON BALL ROAD EAST OF LEXINGTON AVENUE. THE DRIESSEN GROUP, LLC. (CASE FILE NO. 15-0019/LSJ)

Planning and Community Development Director Schafer stated the proposed plat creates one lot and two outlots. He noted the two outlots contain wetlands and cannot be developed at this time.

Councilmember King left the meeting at 9:13 p.m. and returned at 9:14 p.m.

Councilmember Bourke left the meeting at 9:15 p.m.

**Moved by Councilmember Herbst, seconded by Councilmember King, that Resolution 15-082, "Granting Preliminary Plat Approval to Subdivide 6.18 Acres into One (1) Lot and Two (2) Outlots to be Known as Ball Road 2nd Addition on Ball Road East of Lexington Avenue. The Driessen Group, LLC," be approved.**

**Motion adopted 6-0-1 (Councilmember Bourke absent).**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**Abstain:** 1 - Councilmember Bourke

**11.-5** [RES 15-083](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A GOODWILL RETAIL STORE IN A PBD (PLANNED BUSINESS DISTRICT) ON BALL ROAD EAST OF LEXINGTON AVENUE NE. THE DRIESSEN GROUP, LLC. (CASE FILE NO. 15-0019/LSJ)

Planning and Community Development Director Schafer stated the applicant is proposing to construct a 20,637 square foot building on Lot 1.

Councilmember Clark left the meeting at 9:16 p.m. and returned at 9:17 p.m.

Scott Nelson, DJR Architect, stated the building is state of the art. He stated the goods are sorted in the store and the items that are not of quality are recycled.

Councilmember Bourke returned to the meeting at 9:17 p.m.

**Moved by Mayor Ryan, seconded by Councilmember Herbst, that Resolution 15-083, "Granting a Conditional Use Permit to Allow for a Goodwill Retail Store in a PBD (Planned Business District) on Ball Road East of Lexington Avenue NE. The Driessen Group, LLC," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11.-6** [RES 15-084](#)

GRANTING PRELIMINARY PLAT APPROVAL TO RE-PLAT TWO EXISTING LOTS (32.78 ACRES TOTAL) INTO TWO NEWLY RECONFIGURED LOTS, A 30.55 ACRE PARCEL AND A 2.23 ACRE PARCEL TO BE KNOWN AS MILLS SECOND ADDITION AT 10220 LEXINGTON AVENUE NE. ALDI, INC. (CASE FILE NO. 15-0018)

Planning and Community Development Director Schafer stated the applicant is proposing to replat Lots 1 and 3, Block 1 Mills Addition and construct a 17,825 square foot building to use as an Aldi Food Market.

Andy Brandle, Consulting Engineer, stated he has worked with Aldi for many years.

**Moved by Mayor Ryan, seconded by Councilmember Herbst, that Resolution 15-084, "Granting Preliminary Plat Approval to Re-plat Two Existing Lots (32.78 Acres Total) into Two Newly Reconfigured Lots, a 30.55 Acre Parcel and a 2.23 Acre Parcel to be Known as Mills Second Addition at 10220 Lexington Avenue NE. Aldi, Inc." be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11.-7** [RES 15-085](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW A ZERO LOT LINE FOR SHARED PARKING AND ACCESS IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT AT 10220 LEXINGTON AVENUE NE. ALDI, INC. (CASE FILE NO. 15-0018)

Planning and Community Development Director Schafer stated the applicant is proposing to replat Lots 1 and 3, Block 1 Mills Addition and construct a 17,825 square foot building to use as an Aldi Food Market.

**Moved by Councilmember Bourke, seconded by Councilmember Herbst, that Resolution 15-085, "Granting Preliminary Plat Approval to Re-plat Two Existing Lots (32.78 Acres Total) into Two Newly Reconfigured Lots, a 30.55 Acre Parcel**

and a 2.23 Acre Parcel to be Known as Mills Second Addition at 10220 Lexington Avenue NE. Aldi, Inc.” be approved.

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11.-8** [RES 15-057](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.45 ACRES INTO ONE (1) LOT TO BE KNOWN AS EMBERWOOD AT 126TH AVENUE/CENTRAL AVENUE NE. KASON, INC. (CASE FILE NO. 14-0002/LSJ)

Planning and Community Development Director Schafer stated the applicant has further developed their site and building plans for a phased 112 unit structure and the final action related to the CUP is the Final Site Plan approval. He stated the set of actions includes an amended preliminary plat application to assemble four remnant parcels into one platted lot with right-of-way and easements for development. He noted the park dedication will be paid in phases at the current rate at the time of each phase.

**Moved by Mayor Ryan, seconded by Councilmember King, that Resolution 15-057, “Granting Preliminary Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc.” be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**11.-9** [RES 15-058](#)

GRANTING FINAL PLAN APPROVAL AS PART OF A CONDITIONAL USE PERMIT APPROVAL UNDER THE DF (DEVELOPMENT FLEX) ZONING DISTRICT TO ALLOW FOR CONSTRUCTION OF ONE (1) APARTMENT BUILDING WITH UP TO 112 UNITS AT 126TH AVENUE/CENTRAL AVENUE NE. KASON, INC. (CASE FILE NO. 14-0002/LSJ)

**Moved by Mayor Ryan, seconded by Councilmember Bourke, that Resolution 15-058, “Granting Final Plan Approval as Part of a Conditional Use Permit Approval Under the DF (Development Flex) Zoning District to Allow for Construction of One (1) Apartment Building with up to 112 Units at 126th Avenue/Central Avenue NE. Kason, Inc.” be approved.**

**Amended motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

Planning and Community Development Director Schafer stated the applicant is requesting final plan approval for a Conditional Use Permit. He stated staff would like to add Condition 16 which restates park dedication requirements.

**Moved by Councilmember Clark, seconded by Councilmember Herbst, that Resolution 15-058, "Granting Final Plan Approval as Part of a Conditional Use Permit Approval Under the DF (Development Flex) Zoning District to Allow for Construction of One (1) Apartment Building with up to 112 Units at 126th Avenue/Central Avenue NE. Kason, Inc." be amended to add Condition 16.**

**Amendment adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

## 12. ADMINISTRATION

### 12.-1 [MO 15-064](#) MAYORAL APPOINTMENT TO THE 2015 PLANNING COMMISSION

Mayor Ryan recommended Daphne Ponds to serve on the Planning Commission for two year term.

**Approved**

### 12.-2 [MO 15-065](#) 2015 GRANT MATCH FOR ANOKA-HENNEPIN NARCOTICS AND VIOLENT CRIME TASK FORCE

Safety Services Manager/Police Chief Olson stated per the requirements of the Anoka-Hennepin Narcotics and Violent Crime Task Force grant funding, each department represented in the Task Force must supply a cash match per officer of \$5,125.00 for a total of \$10,250.00 for the City of Blaine.

**Moved by Councilmember King, seconded by Councilmember Bourke, that Motion 15-065, "2015 Grant Match for Anoka-Hennepin Narcotics and Violent Crime Task Force," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

### 12.-3 [MO 15-066](#) APPROVE QUOTE TO REPLACE CARPET IN A PORTION OF THE CITY HALL AND POLICE DEPARTMENT

Public Services Manager Therres stated staff has identified the Police Department's records and office area, the Parks and Recreation Department, the Mark Stack training room, and the Sanctuary meeting room as the top priorities for carpet replacement.

**Moved by Councilmember King, seconded by Councilmember Herbst, that Motion 15-066, "Approve Quote to Replace Carpet in a Portion of the City Hall and Police Department," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**12.-4** [RES 15-086](#)

RECEIVE FEASIBILITY REPORT AND ORDER PUBLIC HEARING FOR THE RECONSTRUCTION OF FLOWERFIELD ROAD FROM LAKE DRIVE TO LEXINGTON AVENUE, IMPROVEMENT PROJECT NO. 13-22

Assistant City Engineer Higgins stated Flowerfield Road lies within the City of Blaine and the City of Lexington. He stated the road has exceeded its service life and needs to be reconstructed. He stated the work will consist of reclaiming the existing bituminous pavement, spot concrete, curb and gutter replacement, installation of new concrete curb and gutter where not already present, minor storm sewer improvements, aggregate base, installation of new bituminous pavement and appurtenant construction. He stated the estimated cost is to be split between the cities. He noted Blaine's portion will be assessed to benefitting properties over a 10 year period and the remaining portion to be paid from the City's Pavement Management Program.

**Moved by Councilmember Clark, seconded by Councilmember Swanson, that Resolution 15-086, "Receive Feasibility Report and Order Public Hearing for the Reconstruction of Flowerfield Road from Lake Drive to Lexington Avenue," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**12.-5** [RES 15-087](#)

ACCEPT BID FROM ASPHALT SURFACE TECHNOLOGIES CORPORATION IN THE AMOUNT OF \$191,369.00 FOR THE 93RD LANE INDUSTRIAL PARK AREA STREET IMPROVEMENTS, PHASE 4, IMPROVEMENT PROJECT NO. 14-13

Assistant City Engineer Higgins stated bids were received and tabulated and staff has determined that Asphalt Surface Technologies Corporation of St. Cloud is the lowest bidder and recommends the Council accept the bid and enter into a contract with Asphalt Surface Technologies Corporation. He stated the Council is also asked to approve a 10% contingency. He noted the funding sources for this project are assessments and the City's Public Utility and Pavement Management Program.

**Moved by Councilmember Swanson, seconded by Councilmember Hovland, that Resolution 15-087, "Accept Bid from Asphalt Surface Technologies Corporation in the amount of \$191,369.00 for the 93rd Lane Industrial Park Area Street Improvements, Phase 4," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**12.-6** [RES 15-088](#)

ACCEPT BID FROM ASPHALT SURFACE TECHNOLOGIES CORPORATION IN THE AMOUNT OF \$379,963.00 FOR THE PAVEMENT MANAGEMENT PROGRAM - 2015 BITUMINOUS OVERLAY (IMPROVEMENT PROJECT NO. 15-01) AND 2015 STREET RECONSTRUCTIONS (IMPROVEMENT PROJECT NO. 15-07)

Assistant City Engineer Higgins stated bids were received and tabulated and staff has determined that Asphalt Surface Technologies Corporation of St. Cloud is the lowest bidder and recommends the Council accept the bid and enter into a contract with Asphalt Surface Technologies Corporation. He stated the Council is also asked to approve a 10% contingency. He noted the funding sources for this project are assessments and the City's Public Utility and Pavement Management Program.

**Moved by Councilmember Bourke, seconded by Councilmember Hovland, that Resolution 15-088, "Accept Bid from Asphalt Surface Technologies corporation in the Amount of \$379,963.00 for the Pavement Management Program – 2015 Bituminous Overlay (Improvement Project No. 15-01 and 2015 Street Reconstructions (Improvement Project No. 15-07)," be approved.**

**Motion adopted unanimously.**

**Aye:** 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

**13. OTHER BUSINESS**

None.

**14. ADJOURNMENT**

**Moved by Councilmember Herbst, seconded by Councilmember Bourke, to adjourn the meeting at 9:45 p.m.**