



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

10801 Town Square Dr.
Blaine MN 55449

City Council Workshop

**While this is a public meeting where interested persons are welcome to attend, it is a work session for Council and staff to discuss issues before them. It is not for the purpose of receiving public input.*

Thursday, May 9, 2013

6:30 PM

Cloverleaf Farm Room A

Meeting Number 13-25

NOTICE OF WORKSHOP MEETING

The meeting was called to order by Mayor Ryan at 6:30 p.m.

Quorum Present.

ALSO PRESENT: Clark Arneson, City Manager; Thomas Sweeney, City Attorney; Bryan Schafer, Planning and Community Development Director; Chris Olson, Public Safety Manager/Police Chief; Joe Huss, Finance Director; Jean Keely, City Engineer; Ward Brown, Budget/Fiscal Analyst; Rebecca Olson, Assistant to City Manager; Roark Haver, Communications Technician; Jane Cross, City Clerk; and Recording Secretary Linda Dahlquist.

Sue Steinwall, Walmart Attorney; Robert Olson, Project Manager MFRA, Inc.

Present: 7 - Councilmember Clark, Councilmember Kolb, Councilmember Bourke, Councilmember Herbst, Mayor Ryan, Councilmember Hovland, and Councilmember Swanson

Please check the City's website for links to all supporting documents for the draft EAW.

1. [WS 13-35](#)

BALL ROAD RETAIL - EAW DISCUSSION

Sponsors: Schafer

Attachments: [Ball Road Retail - Revised Draft EAW 043013.pdf](#)

[Ball Road Retail - Site Plan 043013.pdf](#)

[Ball Road Retail - Stormwater Routes 043013.pdf](#)

[Ball Road Retail - Preliminary Roadway Plans 043013.pdf](#)

City Manager Arneson stated the Council initiated the preparation of a discretionary EAW (Environmental Assessment Worksheet) at the February 21, 2013, Council meeting. He stated the draft EAW is substantially complete; although no other agencies have reviewed the document so it is

likely the document will undergo some change as it moves forward in the process. He noted Walmart did not have to do an EAW on the property it was done voluntarily. He also noted that Walmart has not completed a development application with the City. He stated at the June 6, 2013 Council meeting will make a determination if the EAW is adequate for public distribution.

Planning and Community Development Director Schafer stated the draft EAW was reviewed and edited by staff and sent to the Anoka County Highway Department for informal review. He stated preliminary roadway plans have been prepared for Ball Road reconstruction, Lexington Avenue lane improvements and northbound 35W off ramp capacity improvement. He noted the EAW contains 31 separate chapters that require a prepared response.

Planning and Community Development Director Schafer gave an overview of the EAW chapters:

Chapters 1 - 5: Cover information.

Chapter 6 - Describes the site and road improvements. Councilmember Swanson asked how this plan compares to the original plan. Planning and Community Development Director Schafer replied the Walmart building is larger and some retail space has been removed. Councilmember Herbst asked for the size difference between the new Walmart on 117th and the proposed Walmart on Ball Road. Planning and Community Development Director Schafer replied Walmart's new store prototype is for a larger store. Councilmember Bourke asked about the existing retail on Lexington and Ball Road. Planning and Community Development Director Schafer replied that property is not owned by Mr. Harstad and the owner is reviewing options.

Chapter 7 - Project magnitude is outlined and describes maximum height of primary building.

Chapter 8 - Describes the needed permits from 11 public agencies.

Chapter 9 - Historical land use, adjacent land uses. The 39 acre site has three separate parcels that have been zoned commercial since 1970s (two parcels are zoned as light industrial). Councilmember Herbst asked if the light industrial zone would need to be rezoned. Planning and Community Development Director Schafer replied it would not have to be rezoned because the light industrial parcel is being used as a driveway and Walmart may want to rezone it but the City's permitting does not require rezoning. He noted the comprehensive plan is planned industrial and planned commercial.

Councilmember Swanson requested a report on other major retail box stores

that are located in residential areas.

Chapter 10 - Shows the existing and proposed various ground cover types, such as wet lands, woodland, brush and grasslands.

Chapter 11 - Fish, wildlife and ecologically sensitive resources. No wildlife sanctuary or endangered species, or plants are located on the site.

Chapter 12 - Physical impacts on water resources. The site has delineated wetlands and proposed fill for driveway crossings and small site pad. The wetland impact will be mitigated by adding new wetland. The DNR Public Water adjacent to the eastern edge of the site will not be impacted by the proposed improvements.

Councilmember Hovland arrived at 6:50 p.m.

Chapter 13 - Water use. The site will have access to municipal water and usage would be approximately 30,110 gallons per day, which could be reduced by exploring storm water recapture for landscape irrigation.

Councilmember Clark arrived at 6:51 p.m.

Councilmember Bourke asked if the mains would need to be upgraded. Planning and Community Development Director Schafer replied the 12 inch main will be adequate.

Councilmember Kolb requested data on other developments' water usage to compare to the proposed usage.

Chapter 14 - Water related land use management district. The flood plain boundary will be mitigated. The final grading and storm drainage plans will meet all City and RCWD standards.

Councilmember Herbst asked about the 100 year flood plan elevation policy. City Engineer Keely replied the lowest building opening elevation needs to be 2 feet above the 100 year elevation.

Chapter 15 - Water surface use is not applicable.

Chapter 16 - Erosion and sedimentation. Preliminary grading will require the import of 150,000 cubic yards of fill for building. The grading will be done in phases to minimize site disturbance and soil erosion. The soil and erosion control practices will be implemented and are part of the Stormwater Pollution Prevention Plan. Councilmember Bourke asked approximately how many trucks will be needed for 150,000 cubic yards. Planning and

Community Development Director Schafer replied about 10,000 trucks. Councilmember Clark asked if the amount of truckloads for this site is comparable to other sites in the City. Planning and Community Development Director Schafer replied staff will work on a data report. Councilmember Clark asked how long the report would take to generate. Planning and Community Development Director Schafer replied staff will have to research that information. Councilmember Clark asked about the impact to Ball Road. Planning and Community Development Director Schafer replied the City would request that the imports be done before Ball Road is reconstructed. Councilmember Swanson asked if the City could put restraints on when the trucks go into the development. Planning and Community Development Director Schafer replied the developer will have to meet the City's ordinance requirements. Council discussed various developments within the City.

Chapter 17 - Water quality: surface water runoff. The Stormwater Pollution Prevention Plan (SWPPP) outlines Best Management Practices. The site's drainage will be modified and improved to ensure no impact to downstream waters or adjacent properties. The SWPPP adheres to the Golden Lake Total Maximum Daily Load (TMDL) standards. Councilmember Swanson asked about existing drainage flow. Planning and Community Development Director Schafer replied a diagram will be discussed later in the presentation.

Chapter 18 - Water quality: waste water. The waste water discharges to the City's 18 inch public sewer main along Ball Road. The type and volume is typical of retail development of 18,600 gallons per day. All of the waste water goes to Metro Waste plant.

Chapter 19 - Geologic hazards and soil conditions. There were no hazards identified. The topsoil averaged a depth of 14 inches with poorly graded sand underlays the topsoil.

Chapter 20 - Solid waste, hazardous waste, storage tanks. The generation waste will be minimal and typical. Licensed waste haulers will be used for solids and hazardous waste. There will be no underground storage tanks and no automotive care or gas station.

Chapter 21 - Traffic. Proposed 12,386 (6,200 cars) average daily trips in and out of the site. The study recommends roadway improvements to Ball Road with a total reconstruction from Lexington Avenue to the eastern driveway with a divided roadway with center median and round-about control at Hupp Street. Councilmember Bourke stated he is concerned about traffic going back through the neighborhood by Bermo. Planning and Community Development Director Schafer replied turn lanes will be added to Ball Road at Lexington Avenue. Councilmember Bourke is concerned about traffic driving through the neighborhood instead of going out on Lexington Avenue. Councilmember Clark asked about the median and what direction emergency

response vehicles will come from and will they be able to traverse the median. Planning and Community Development Director Schafer replied the fire station is on Lever Street and could come in from either direction.

Councilmember Swanson requested a traffic study on Sunset. He also wants to hear from the neighborhood about the Hupp Street access. He suggested changing Hupp Street to a cul-de-sac.

Councilmember Hovland commented residents are already avoiding the intersection of Ball Road and Lexington Avenue due to Fleet Farm. Planning and Community Development Director Schafer replied this is a site design issue and not an environmental issue.

Councilmember Herbst requested data on proposed turn lanes for Lexington Avenue road improvements and traffic.

Councilmember Kolb called a point of order due to the Council raising points that are not reported in the EAW.

Chapter 21 - Traffic (continued). Double left turn lanes will be added on Lexington Avenue to turn onto Ball Road and then merge into one lane further down on Ball Road. He noted Ball Road will have capacity reconstruction from Lexington Avenue to Hupp Street. Councilmember Swanson asked who will pay for the proposed road improvements. Planning and Community Development Director Schafer replied the developer will pay for the road improvements because it is development driven improvements. The City and County will not pay for the road improvements. The Lexington Avenue corridor will be reviewed for traffic movement improvements.

Chapter 22 Vehicle-related air emissions. The highest levels of air emissions will be during construction.

Chapter 23 - Stationary source air emissions. Standard, modern HVAC and commercial grade coolers will maintain the development and there are no industrial uses.

Chapter 24 - Odors, noise and dust. Grading and site development will create levels of dust and noise. Post development levels will be limited. The noise generated will not be expected to exceed typical background noise levels. Walmart trucks are equipped with smaller auxiliary power units.

Chapter 25 - Nearby resources. No agricultural lands are nearby.

Chapter 26 - Visual impacts. The site's lighting will meet all the City's requirements. There will be no towers or exhaust stacks.

Chapter 27 - Compatibility with plans and land use regulations. The site development plan is consistent with Blaine's 2030 Comprehensive Plan and zoning ordinance.

Chapter 28 - Impact on infrastructure and public services. Internal road and utilities extensions are the only required extensions of the public infrastructure.

Chapter 29 - Cumulative potential effects. The area in general will be fully developed upon completion of the site project.

Chapter 30 - Other potential environmental impacts. No other environmental impacts were uncovered.

Chapter 31 - Summary of issues. Minor wetland loss; general construction erosion and sedimentation; water runoff quality may be compromised during construction; increased traffic will impact surrounding roadways if no improvements are made; general construction activities may generate odors and dust; post development vehicular and truck traffic may increase noise and dust.

Planning and Community Development Director Schafer gave an overview of the tentative schedule:

- May 9 - Council Workshop (EAW discussion)
- June 6 - Council Meeting (formal EAW review and authority to publish)
- June 24-July 24 - Public comment period
- August 1 - Council determination
- August 9 - Formal development applications submitted
- September 10 - Planning Commission public hearing
- October 3 - Council development approvals
- November - Site work could begin

Councilmember Swanson asked if an open house would be held for residents to review the plan and ask questions. City Manager Arneson replied yes, possibly in August.

City Engineer Keely stated the site's storm drainage and utility map shows the existing ditch goes through the DNR wetland and then goes through the culver that is under Highway 35W. She noted ditch work was done in the Marmon Street area last year. She stated other culverts in the vicinity were checked and cleaned where needed.

Councilmember Herbst asked who will maintain the Watershed or DNR drainage ditch. City Engineer Keely replied the ditch will be realigned with

the proposed project. She gave an overview of the development's new drainage plan.

Councilmember Hovland commented the site cannot generate more water that it does now. He noted the new impervious surface of the development will cause drainage backup. City Engineer Keely stated the regulatory requirements will be followed and a portion of the storm water will infiltrate into the ground. She noted that a new pond (second pond) will be built to hold storm water. Councilmember Hovland asked who will maintain the pond. Planning and Community Development Director Schafer replied that will need to be determined.

City Manager Arneson summarized the Council will need to approve the EAW at the June 6 Council Meeting in order to release the document for public comment.

Councilmember Clark asked if the EAW will be audited. Planning and Community Development Director Schafer replied the staff has reviewed the EAW, the traffic study and wetland drainage study.

Councilmember Hovland asked if the EAW would be applicable for another development on this site. Planning and Community Development Director Schafer replied the EAW would be applicable for 3 years.

Mayor Ryan adjourned the Workshop for a short recess at 7:53 p.m.

Mayor Ryan called the Workshop back to order at 8:00 p.m.

Discussed

2. [WS 13-20](#)

HARPERS STREET AREA DEVELOPMENT - PROPOSED REGIONAL STORM DRAINAGE AND STREET IMPROVEMENTS

Sponsors: Therres

Attachments: [harpers REGIONAL STORM SYSTEM for dan Layout1 \(1\).pdf](#)
[STREET WIDENING AT 126TH \(1\).pdf](#)
[STREET WIDENING 126TH ARIAL\(1\).pdf](#)
[STREET WIDENING 128TH \(1\).pdf](#)
[STREET WIDENING 128TH ARIAL\(1\).pdf](#)
[harpersproposed maps for dan Layout1 \(1\).pdf](#)
[Preliminary cost estimate.xlsx](#)

Councilmember Herbst disclosed a conflict of interest on the proposed Harpers Street area development.

City Engineer Keely stated the Council is asked to consider several potential improvement projects on Harpers Street north of 125th Avenue. She stated the improvement projects include a regional storm sewer system, street widening with installation of sidewalk and trail, and intersection improvements at 125th Avenue. She noted there is an issue with two streets draining onto private property.

Councilmember Herbst commented the residents are expecting the road and trail improvements.

City Engineer Keely stated the County will have traffic counts for the City at Harpers and 125th Avenue to determine if warrants are met for a traffic signal with turn lanes and median.

Councilmember Clark asked why Harpers Street was not built to MSA requirements. City Engineer Keely replied at the time the plans met City standards. She noted the developer did not know it was an MSA road.

Council discussed Harpers Street being a collector road and an MSA road.

Council discussed the Woods of Quail Creek development's future access.

City Engineer Keely noted that Harpers Street's storm sewer is incomplete and requires easement acquisition to install the proposed regional improvements.

Councilmember Clark commented parking is not needed on Harpers Street, but a trail and sidewalk are needed.

City Manager Arneson gave an overview of the costs of the Harpers Street improvements. Planning and Community Development Director Schafer stated the City would be responsible for a small amount of the improvement cost.

City Engineer Keely stated Harpers Street widening by 3 feet with curb and gutter, and sidewalk and trail would require minor right-of-way acquisition. The Harpers Street improvements, south of 126th Avenue, requires right of way acquisition because the adjacent parcels have not been platted.

Mayor Ryan commented the improvements would need to be mock platted for assessing. City Engineer Keely stated the storm ponding would be assessed per acre similar to previous regional storm drainage improvements in other areas. Street improvements including the sidewalk and trail would be funded by MSA funds.

Council consensus is to continue on with the planning of the three projects for

implementation.

Discussed

3. [WS 13-36](#)

**ASSUMPTION-BASED BUDGETING - 2013 RECAP;
2014 DEVELOPMENT**

Sponsors: Huss

City Manager Arneson asked the Council for direction on the 2014 budgeting process.

Councilmember Kolb suggested meeting on a Saturday and not add a fourth meeting.

Mayor Ryan stated he would like to review items that were not reviewed in 2013.

Councilmember Swanson stated he would like to look at items that were cut out of the budget. He would prefer meeting on a Saturday instead of adding a fourth meeting.

Councilmember Clark stated the assumption based process worked. He commented the budgeting should start sooner than August.

Councilmember Bourke stated the budget process does not need extra time. He stated budgeting over a two day period would be more efficient.

Councilmember Hovland stated the retreats should be used for long range planning and budgeting.

Finance Director Huss stated the 2014 general fund budget assumptions are legislative, market/economic, and service level/operational:

- Legislative: P&F PERA increase for police and fire fighters, LGA expanded but does not include Blaine, and no statutory levy limits.
- Market/economic: Inflation - CPI and IPD, tax base for September to December 2012 up 1%; first quarter 2013 Anoka County median sales price up 27%.
- 2014 Labor contracts (9 cities, 23 contracts settled) and 13.2% increase in health insurance.
- Operational Assumptions: Building/development activity with 350-400 new homes, 2 multi-tenant projects and \$20 million in C/I, 2014 elections with primary and general
- Service level assumptions: Tax levy and police patrol districts (5/6). Street maintenance, Pavement Management Program (reconstruction,

overlays, sealcoats), park maintenance.

Financial Director Huss gave an overview of the 2013 budget schedule:

- May - Establish initial budget direction, expectations, and broad assumptions.
- June - Analyze impact of initial assumptions on operations and refine operational assumptions.
- July - Review draft budget; further refine assumptions; and begin prioritization of services.
- August - Develop preliminary tax levy and budget.
- September - Adopt preliminary tax levy and GF budget
- October -November - Prioritize and reprioritize based on ability to fund.
- December - Complete prioritization process and adopt 2014 levy and GF budget.

Council discussed the Moody's report.

Council discussed the 2014 budget planning.

Discussed

ADJOURN

The Workshop adjourned at 9:15 p.m.