



City of Blaine
Anoka County, Minnesota
Minutes
City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

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

Wednesday, September 8, 2021

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Deputy Fire Marshal Todd Miller; Senior Parks and Recreation Manager Jerome Krieger; Finance Director Joe Huss; City Engineer Dan Schluender; City Attorney Chris Nelson; and City Clerk Catherine Sorensen.

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

4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

4.-1 Police Officer/Promotional Swearing In Ceremony

Police Chief/Safety Services Manager Podany thanked the city council for their continued support of the Blaine Police Department. He introduced newly hired Officers Justin Schweigert, Daniel Zimmerman, Savana West, Justin Pohlman and Omar Molinos to the council.

City Clerk Sorensen administered the Oath of Office to Officers Schweigert, Zimmerman, West, Pohlman and Molinos and badges were pinned on. A round of applause was offered by all in attendance.

Police Chief Podany explained there had been several promotions within the Blaine Police Department. He reported Officer Mychal Rygg had been promoted to Sergeant, Officer Brad Nordby had been promoted to Sergeant and Sergeant Russ Clark had been promoted to Captain.

Ms. Sorensen administered the Oath of Office to Sergeant Rygg, Sergeant Nordby and Captain Clark and badges were pinned on. A round of applause was offered by all in attendance.

Mayor Sanders thanked all for their dedicated service to the city of Blaine.

Informational: no action required

5. COMMUNICATIONS

Councilmember Hovland announced he will not be seeking reelection in 2022.

Mayor Sanders thanked Councilmember Hovland for his 19+ years of service to the community.

Mayor Sanders shared the city's new population was 70,222 based on the recent census data which placed Blaine in the top 10 cities in Minnesota.

6. OPEN FORUM

Mayor Sanders opened the Open Forum at 8:13PM.

Mitch McQueen, 8605 Hasting Street NE, expressed concerns regarding the city's administrative hearing process. He noted the city's sole hearing officer has only reversed the city's decision in one case out of 19 over the past five years. He discussed the matter he was working to resolve with the city regarding his dogs and expressed concern with the insurance requirements as required by state statute. He questioned why the city was imposing additional requirements on him outside of statute. He explained he would be spending approximately 5% of his income in order to keep his dogs. He requested the city council reconsider their egregious policy regarding dangerous dogs.

There being no further input, Mayor Sanders closed the Open Forum at 8:19PM.

7. ADOPTION OF AGENDA

The agenda was adopted as presented.

8. APPROVAL OF CONSENT AGENDA:

Councilmember Hovland requested the removal of agenda item 8.2.

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

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

8.-1 Schedule of Bills Paid

- Attachments: [August 13, 2021 Bills Paid](#)
[August 13, 2021 Subset of Bills Paid](#)
[August 20, 2021 Bills Paid](#)
[August 20, 2021 Subset of Bills Paid](#)
[August 27, 2021 Bills Paid](#)
[August 27, 2021 Subset of Bills Paid](#)

Approved

8.-3 Approve a Tobacco and Tobacco Products License for Founders Cigar Company LLC, 9150 Isanti Street NE

Approved

8.-4 Granting a Final Plat One Year Extension for Mill Pond 3rd Addition at 130th Lane NE/Packard Street NE (Case File No. 21-0044/SLK)

- Attachments: [Attachments](#)

Adopted

8.-5 Approve Public Works Capital Equipment Purchase

- Attachments: [Easement Machine Quote](#)

Approved

8.-6 Approve Temporary Road Closure for Blaine World Fest

Attachments: [2021 World Fest Street Closure 20210827_ep.pdf](#)

Approved

8.-7 Authorize Installation of Regulatory Signs

Attachments: [Stop Sign Location 131st Ave and 132nd Ave](#)
[Stop Sign Location 132nd Lane and London Street](#)

Adopted

8.-2 Approval of Minutes

Attachments: [08-16-21 Closed Session - Labor Negotiations](#)
[08-16-21 Workshop Minutes](#)
[08-16-21 Council Minutes](#)

Councilmember Hovland stated he would need to abstain from voting on this item.

Moved by Councilmember Paul, seconded by Councilmember Massoglia, that Motion 21-125, "Approval of Minutes," be approved.

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

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

Abstain: 1 - Councilmember Hovland

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

9.-1 Granting a Conditional Use Permit to Allow Outdoor Storage in an I-2 (Heavy Industrial) Zoning District at 10620 Nassau Street NE. Sure Cast Foundry (BDH) (Case File No. 21-0062/SLK)

Attachments: [Attachments](#)

Community Development Director Thorvig stated Sure Cast is currently constructing a new building at 10620 Nassau Street. As a part of their business operation, they are requesting the ability to have outside storage in the rear of the site. The proposed outside storage area would be adjacent to the rear of the building under construction. The outside storage would include bins for metal wire, recycling, and sand storage.

Mr. Thorvig explained the site plan also identifies an area for future trailer parking. As required by the zoning ordinance, the number of trailers permitted to be stored outside is limited to the number of dock doors on the building. Outdoor storage requests are generally reviewed for screening and containment of the storage. A chain link fence (with slats)

is proposed to contain the outdoor storage area and provide visual screening. Storage is limited to the area shown on the graphic and within the fenced area. No outdoor storage may occur anywhere outside of defined fence area.

Mayor Sanders opened the public hearing at 8:23PM.

There being no additional public input, Mayor Sanders closed the public hearing at 8:24PM.

Councilmember Jeppson inquired when the chain link fence with inserts would be installed. She questioned if there was a projected expansion timeframe.

Tim Knutson, BDH, stated the timeline has not been discussed. He anticipated this may occur in four or five years. He commented further on the proposed chain link fence that would be installed along with the color options.

Councilmember Jeppson recommended this conversation be readdressed in five years.

Councilmember Hovland asked what color the building was currently and recommended the color of the building match the fence inserts. Mr. Knutson reported the building was gray in color and noted that would be his preference.

Councilmember Smith commented five years was not really temporary in his mind. He indicated a lot would change in five years and for this reason proposed the fence be board on board or vinyl. Mr. Knutson stated his intention would not be to call attention to the fence and noted in five years the landscaping would be more mature.

Mayor Sanders stated redevelopment was very important to the city and the council may have to revisit this matter prior to five years as the area continues to develop.

Councilmember Robertson stated she supported the council placing a timeline on the fence requirements.

Moved by Councilmember Hovland, seconded by Councilmember Massoglia, that Resolution No. 21-172, "Granting a Conditional Use Permit to Allow Outdoor Storage in an I-2 (Heavy Industrial) Zoning District at 10620 Nassau Street NE," be approved.

Substitute motion by Councilmember Jeppson, seconded by Councilmember Hovland to amend the motion to include the following condition: Applicant shall replace the chain link fence with materials that comply with city code within five years of the date the conditional use permit is issued unless otherwise authorized by the city council.

Substitute motion adopted unanimously.

Amended motion adopted unanimously.

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

10. DEVELOPMENT BUSINESS

10.-1

Granting a Conditional Use Permit to Allow for a Total of 1,192 Square Feet of Accessory Building Space in an R-1AA (Single Family) Zoning District at 2448 129th Court NE. Anthony Broich (Case File No. 21-0056/SLK)

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

Mr. Thorvig stated in the R-1AA (Single Family) zoning district, a Conditional Use Permit (CUP) is required for accessory building/garage space larger than 1,000 square feet and up to 1,200 square feet. Currently, the applicant has an attached garage that is 992 square feet. The applicant is requesting a CUP to build a detached accessory building (pool house) totaling 200 square feet. The total proposed accessory building space would then be 1,192 square feet. The applicant is planning to use the additional accessory space to store pool equipment and have a bathroom for pool use. The colors and materials will need to match those of the existing house.

Councilmember Hovland asked if the 1,200 square feet was for all residential zoning districts. Mr. Thorvig reported this was generally for the R-1 and R-1A zoning districts.

Councilmember Hovland indicated this may be an issue the council needs to revisit at a future worksession meeting given the fact times have changed.

Moved by Councilmember Robertson, seconded by Councilmember Paul, that Resolution No. 21-173, "Granting a Conditional Use Permit to Allow for a Total of 1,192 Square Feet of Accessory Building Space in an R-1AA (Single Family) Zoning District at 2448 129th Court NE," be approved.

Motion adopted unanimously.

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

10.-2

Granting a Comprehensive Land Use Plan Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) for Approximately 8.41 Acres at 11967 and 11985 Radisson Road NE. Applewood Pointe of Blaine (United Properties) (Case File No. 21-0049/SLK)

Attachments: [Attachments](#)
[Unapproved Minutes 071321](#)
[Comp Plan Denial](#)
[Additional Public Comments 090821](#)

Mr. Thorvig stated the applicant is proposing to construct a 3 and 4-story (88 unit) senior cooperative (apartment style) building. A comprehensive plan amendment would be required to change the land use from MDR (Medium Density Residential) to HDR (High Density Residential). The proposed comprehensive plan amendment would change the land use of the property to HDR (High Density Residential). The current land use of the property is MDR (Medium Density Residential). This land use amendment was discussed with the City Council in January of 2021 and some members indicated their support for the item moving forward for review in a formal application. The proposed density of the apartment style building is approximately 12.46 units per acre. This density is very close to what is permitted if it were developed as MDR (6-12 units per acre). The amendment is being requested because apartments/cooperatives are not listed in the MDR definition in the 2040 Comprehensive Plan and are solely listed in the HDR definition.

Councilmember Hovland asked if the developer would be constructing condos or apartments. Mr. Thorvig reported the units would be an owner-occupied condo within a senior cooperative.

Councilmember Massoglia stated he had a lot of time to think about this project and reported he would still be voting against this project to stand with the residents of the neighborhood. He indicated there were over 100 people who signed a petition against this project. He commented a corner lot or a different location would be better for this project. He encouraged Councilmember Hovland to consider what was best for his ward and to vote against this project.

Councilmember Hovland explained he had been following this issue. He stated originally, he was not going to support this, however, after giving the project more thought, he came to learn what a unique project this was

for Blaine. He explained the seniors that would be moving into this project would be vested in the community. He reported if this project did not go forward, the site would be filled with townhomes, which would create a great deal more traffic than the proposed senior housing complex. He believed the developer has worked in good faith with the community and appreciated the measures he had taken to lower a portion of the building. He indicated he would be supporting the proposed project.

Councilmember Massoglia agreed it would be beneficial to have condos versus apartments at this location. He also appreciated the fact that the northern portion of the building had been reduced in height. He commented he would rather see townhomes on this site than a three and four story building. He believed townhomes was more in keeping with The Lakes development. He explained the neighbors were willing to take the chance on townhomes versus the proposed senior housing project.

Councilmember Robertson expressed concern with the fact Councilmember Massoglia was challenging the council's motives. She reported the council heard the residents, as has the developer. She indicated the Applewood Pointe senior housing developments were a proven product with long wait lists. She appreciated the fact that people would be moving into Blaine to live within this high quality project. She explained over 30% of Blaine's population was over the age of 65, and the community would continue to age. She stated she respected Councilmember Massoglia but encouraged him to not spread division. She then commented further on how the council has worked with the neighbors and the developer to refine and modify this project.

Councilmember Massoglia thanked Councilmember Robertson for her comments. He reported he was not trying to divide but rather represent the needs of the neighbors. He appreciated the fact the developer and council had worked to bring down the height of the building on the north side, however, this was still a four story building within The Lakes neighborhood and no one within The Lakes wanted a four story building. He stated he believed it was his job to represent that and noted over 100 residents opposed this project.

Councilmember Paul commented on the importance of compromising and listening to the public. He reported this building was still a concept at this time. He stated at this time he would stand by his ward.

Moved by Councilmember Jeppson, seconded by Councilmember Robertson, to renew consideration of action taken on August 16, 2021 and that Resolution No. 21-163, "Granting a Comprehensive Land Use Plan Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) for Approximately 8.41 Acres at 11967 and 11985 Radisson Road NE," be approved.

Motion adopted 5-2 (Councilmember Paul and Councilmember Massoglia opposed).

Aye: 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Paul and Councilmember Massoglia

10.-3

Second Reading

Granting a Rezoning From FR (Farm Residential) to DF (Development Flex) for Approximately 8.41 Acres at 11967 and 11985 Radisson Road NE. Applewood Pointe of Blaine (United Properties) (Case File No. 21-0049/SLK)

Attachments: [Attachments](#)
[Unapproved Minutes 071321](#)
[Rezoning Denial](#)
[Additional Public Comments 090821](#)

Mr. Thorvig stated the zoning of all 8.41 acres is currently FR (Farm Residential). In order to facilitate the development of the senior cooperative and to have flexibility in requirements for landscaping, materials used on the building, and other items, the DF (Development Flex) zoning district is proposed for this development. The DF zoning has been used in the majority of residential developments within the City of Blaine over the past several years as it provides the City with the greatest flexibility and control over the aesthetic and livability elements within the development.

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that Ordinance No. 21-2482, "Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for Approximately 8.41 Acres at 11967 and 11985 Radisson Road NE," be approved.

Motion adopted 5-2 (Councilmember Paul and Councilmember Massoglia opposed).

Aye: 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Paul and Councilmember Massoglia

10.-4

Granting a Conditional Use Permit for the Construction of a 88-Unit, 3 and 4-Story Senior (Age 62+) Cooperative Building in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Applewood Pointe of Blaine (United Properties) (Case File No. 21-0049/SLK)

Attachments: [Attachments](#)
[Unapproved Minutes 071321](#)
[CUP Denial](#)
[Additional Public Comments 090821](#)

Mr. Thorvig stated the project consists of 88 apartment units on 8.41 acres. The unit mix is two bedroom units and two bedroom plus den units. Applewood Pointe units are a for-sale product aimed at providing an alternative housing option where one of the unit occupants must be at least 62 years of age. All units consist of 2 bedrooms/2 baths, a patio/deck, and provide storage in the building. The unit sizes will range from 1,293 sf to 1,837 sf. Each unit will have at least one underground parking stall. The unit values are estimated to range from the low \$400,000 to \$600,000.

Moved by Councilmember Hovland, seconded by Councilmember Robertson, that Resolution No. 21-164, "Granting a Conditional Use Permit for the Construction of an 88-Unit, 3 and 4-Story Senior (Age 62+) Cooperative Building in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE," be approved.

Motion adopted 5-2 (Councilmember Paul and Councilmember Massoglia opposed).

Aye: 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Paul and Councilmember Massoglia

10.-5

Granting a Preliminary Plat to Subdivide 8.41 Acres into 1 (One) Lot and Platted Right-of-Way to be Known as Applewood of Blaine at 11967 and 11985 Radisson Road NE. United Properties (Case File No. 21-0049/SLK)

Attachments: [Attachments](#)
[Unapproved Minutes 071321](#)
[Plat Denial](#)
[Additional Public Comments 090821](#)

Mr. Thorvig stated the 8.41 acres is comprised of two existing parcels that will be combined into one lot with a new preliminary plat called Applewood of Blaine. Right-of-way will be platted for the connection of 121st Avenue from Radisson Road to existing 121st Avenue on the east side of the site. A public roadway connection is being proposed along the south side of the site and will connect Radisson Road NE to an existing stub for 121st Avenue NE. This public roadway connection will also provide a stub to the south that will eventually connect to the existing end of Urbank Circle NE. The new public roadway will provide for a right-in/right-out access onto Radisson Road NE. This access point will

allow for better emergency services response as well as provide additional traffic circulation for the existing Lakes Subdivision. The applicant will need to remove the proposed second access on the north end of the site from Radisson Road. The county has only authorized one access connection to Radisson Road.

Moved by Councilmember Jeppson, seconded by Councilmember Hovland, that Resolution No. 21-165, "Granting a Preliminary Plat to Subdivide 8.41 Acres into One (1) Lot and Platted Right-of-Way to be Known as Applewood of Blaine at 11967 and 11985 Radisson Road NE," be approved.

Motion adopted 5-2 (Councilmember Paul and Councilmember Massoglia opposed).

Aye: 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Paul and Councilmember Massoglia

11. ADMINISTRATION

11.1 2021 Park Advisory Board Appointment

Ms. Sorensen stated Commissioner Prad Das moved out of state in June which created a vacancy on the board for a term to end March 2023. After advertisement of the vacancy council conducted interviews of three applicants on August 9. Council is asked to announce and appoint a member to the Park Advisory Board, after which the successor will be issued their oath of office prior to their first official meeting in September.

Mayor Sanders supported Kjrj Ryerson being appointed to the park board for a term to end March 2023.

Councilmember Paul commented on the interviews that were held and stated he supported Charlotte Mertz being appointed to the park board in order to provide the group with balance.

Mayor Sanders thanked each of the candidates for their interest in serving the community.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Motion 21-129, "2021 Park Advisory Board Appointment be made to Kjrj Ryerson," be approved.

Motion adopted unanimously.

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

11.2 Award Facilities Management and Capital Planning Services

Contract

Attachments: [Gaughan Companies - Platinum Plan](#)

Deputy Fire Marshal Miller stated in an effort to maximize value and effectiveness, the City published a request for proposal for facility management and capital planning services. Three companies responded and one was chosen based upon prior experience, understanding of the scope of the contract, completeness of proposal, and price. It was noted McGough Companies has served as the City's facility management and maintenance services provider for City Hall since the facility opened in 2002. Following a Request for Proposals (RFP) process, the Public Works facility was added to the McGough contract in 2008 once the expansion of the Public Works facility was completed. Following the city's guideline to periodically obtain proposals for major services, an RFP process was initiated in June of this year for facilities management and capital planning services.

Mr. Miller explained a team consisting of himself, Accountant Dalton Larson, Asset Management Coordinator Shawn Smith, and Fire Marshal Bob Fiske solicited Proposals for Facility Management and Capital Planning services. In addition to the basic scope of the contract for facilities management, the City requested that firms include in their proposal a facilities audit. The audit would provide a comprehensive inventory of all facility capital and equipment as well as a capital replacement schedule and an ongoing preventative maintenance plan. Staff commented further on the process that had been followed and recommended a facilities management and capital planning services contract be awarded to Gaughan Companies for a term of three years.

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that Motion 21-130, "Award Facilities Management and Capital Planning Services Contract," be approved.

Motion adopted unanimously.

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

11.-3

Amend the 2021 Parks Development Fund and C.I.P. to fund a Trail and Parking Lot Assessment Study by Braun Intertec

Attachments: [Braun Proposal](#)
[Trail Chart](#)
[2021 Park Development CIP](#)

Senior Parks and Recreation Manager Krieger stated Braun Intertec previously conducted an assessment of all city streets in conjunction with updating the city's pavement management plan. City staff requested a

quote from Braun to extend their services and assess all city trails and parking lots for the development of a trail pavement plan. Braun provided a quote of \$38,695 to conduct surveys for all trails and parking lots, employing the same methodology used to develop the city's street Pavement Condition Index (PCI).

Mr. Krieger reported in June of 2003, city staff compiled a list for a Comprehensive Trail Plan. In the years since, staff has fielded an ever-growing number of comments regarding the condition of trails. Since January of this year, city staff has received 67 complaints or concerns on the poor condition of trails throughout the city. Public Works has mitigated some of the problems with patching and seal coating, but nothing more has been done to the trails. In 2018, Public Works solicited proposals to conduct a pavement assessment for all city streets in Blaine. In August 2018, the city council approved a contract with Braun Intertec to perform the assessment. In 2020, staff requested a quote from Braun to extend the street assessment study to city trails. Braun's initial quote was \$45,400, but after reviewing with city staff, lowered the quote to \$38,695.

Councilmember Hovland commented he thought the city had a plan in place to maintain its trails. Mr. Krieger commented he has spoken to the street supervisor and understood that staff has worked to keep up with the crack sealing and replacement of parts of the trails, however, with trails deteriorating from underneath the city has fallen behind and more work was needed.

Councilmember Hovland supported the city having a trail replacement plan in place even though this could be a very expensive endeavor.

Councilmember Jeppson thanked staff for the detailed report. She stated she supported the city completing this study noting the parks department does not have the capacity to complete this type of work. She explained that after speaking with many members of the public this summer, she understood the maintenance of the parks trail and parking lots were in dire need of attention.

Councilmember Hovland questioned if the new revenue stream brought forward by former Councilmember Swanson could be used for trail improvements. Mr. Krieger reported the parks and capital trails fund had \$500,000 allotted each year that could be used for playground replacements and trail maintenance. He indicated some of the money had been earmarked for other projects, but he looked forward to hearing from Braun Intertec to learn which trails were in most need of replacement.

Councilmember Robertson stated she was not against creating a management program for the trails. She indicated she was frustrated with the price tag from Braun Intertec, noting she had full confidence that staff would be able to pick out the top ten trails that were in need of replacement. However, she also understood the entire project was overwhelming and appreciated the knowledge and expertise Braun would bring to this study.

Moved by Councilmember Jeppson, seconded by Councilmember Paul, that Resolution No. 21-175, "Amend the 2021 Parks Development Fund and C.I.P. to fund a Trail and Parking Lot Assessment Study by Braun Intertec," be approved.

Motion adopted unanimously.

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

11.-4

Resolution Supporting 2022 State of Minnesota Local Capital Budget Requests for Trunk Highway 65 Construction Funding

Public Works Director Haukaas stated the city has been planning improvements along the TH65 corridor for several years with a recently completed Planning and Environmental Linkages (PEL) study. Current Phase 1, Environmental Review and Preliminary Design, efforts are focused on Segment 2 from 99th Ave through 117th Ave. With this application, the city of Blaine is seeking funding for construction of grade separated intersections on Trunk Highway 65 at 99th Avenue and at 117th Avenue. These are the two city intersection for this section of TH65. The city is also, through a separate process, supporting Anoka County's work on the 109th Avenue intersection. The overall Trunk Highway (TH) 65 Improvements Project (Project) will improve the flow of traffic, expand access for multiple modes of transportation, and improve safety through the city of Blaine by constructing grade separated intersections and improving connections to frontage roads, as well as safe bike and pedestrian passage.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution No. 21-176, "Resolution Supporting 2022 State of Minnesota Local Capital Budget Requests for Trunk Highway 65 Construction Funding," be approved.

Motion adopted unanimously.

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

11.-5

Accept Bid from Albrecht Company in the amount of \$307,030.00

**for the Lexington Avenue Monument Signage, Improvement
Project No. 21-62**

Attachments: [2021 Park Development CIP](#)
 [2021 - 2025 Open Space CIP Budget](#)
 [21-62 Bid Tabulation](#)

Mr. Krieger stated the city council approved plans and specifications and ordered advertisement for bids for the Lexington Avenue Monument Signage project on July 7, 2021 with Resolution 21-146. The project will consist of furnishing and installing monument signage at Pheasant Ridge Business Park, Sanctuary Preserve and Lexington Athletic Complex. The contract is for the installation of all three signs. Staff explained bids were received on August 26, 2021 and a total of 5 bids were received ranging from \$307,030 to \$395,200. Not included in the bid is the cost to install electric services to each sign and will be done separately by Connexus Energy. The Engineer's estimate for construction and three lowest bidders were reviewed with the Council. Bids have been checked and tabulated, and it has been determined that Albrecht Company of Roseville, Minnesota is the lowest bidder. Staff has not worked with Albrecht Company, but they have worked with other local municipalities. Staff recommends the low bid be accepted and a contract entered into with Albrecht Company. City Council is also asked to approve a 10% contingency to bring the total project budget to \$337,733.00. The funding source for this project is Park Fund and Open Space Fund, and there are sufficient funds to cover these costs. It was noted the Pheasant Ridge Business Park sign will be funded by the EDA.

Moved by Councilmember Jeppson, seconded by Councilmember Smith, that Resolution No. 21-174, "Accept Bid from Albrecht Company in the amount of \$307,030 for the Lexington Avenue Monument Signage with a 10% contingency," be approved.

Motion adopted unanimously.

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

11.-6

Wetland Credit Sale

Attachments: [Purchase Agreement](#)

Mr. Haukaas stated the city of Hugo would like to purchase 0.63 acres of wetland credit from the city of Blaine (Site 7) Wetland Bank at a value of \$2.50 per square foot. The cost of the wetland credit purchase is \$68,607 based on the 0.63 acres. In addition, the city of Hugo will pay the city of Blaine's withdrawal fee to BWSR for withdrawing the credits. Please note, when Site 7 Wetland Bank was created, the pro forma was

based on the sale of wetland credits as a unit cost of \$1.75-\$2.00 per Square foot. The city's Site 7 site recently received a release of an additional 12 credits that are now available for sale.

Moved by Councilmember Robertson, seconded by Councilmember Hovland, that Resolution No. 21-177, "Wetland Credit Sale," be approved.

Motion adopted unanimously.

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

11.-7

Accept Bid from G Urban Companies, Inc. in the amount of \$119,430.00 for the 2021 Pedestrian Crossing Improvements, Improvement Project No. 21-10

Attachments: [Location Map](#)

Mr. Haukaas stated the city council initiated and ordered plans and specifications for the 2021 Pedestrian Crossing Improvement project on July 7, 2021 with Resolution 21-146. The project will consist of installing Crosswalks at Ulysses Street at 115th Alignment and Aberdeen Street at 123rd Lane. Staff reported bids were received on August 30, 2021 and a total of four bids were received ranging from \$133,231.10 to \$119,430. The Engineer's estimate for construction and three lowest bids were reviewed with the Council. Bids have been checked and tabulated, and it has been determined that G Urban Companies, Inc. of St. Paul, Minnesota is the lowest bidder. The Engineering Department has worked with G Urban Companies, Inc. on previous contracts. Staff recommends the low bid be accepted and a contract entered into with G Urban Companies, Inc. City Council is also asked to approve a 10% contingency to bring the total project budget to \$131,373. The funding source for this project is Municipal State Aid System funds and there are sufficient funds to cover these costs.

Councilmember Hovland stated he would like to learn more about how frequently contingency funds are used and suggested this topic be discussed further by the council at a future worksession meeting. Mr. Haukaas noted it was quite rare that contingency funds are used. Finance Director Huss explained a contingency fund was not in place to increase the value of the contract by 10%, rather it was in place if an additional expense were warranted. He agreed that contingency funds were rarely used.

Moved by Councilmember Robertson, seconded by Councilmember Paul, that Resolution No. 21-178, "Accept Bid from G Urban Companies, Inc. in the amount of \$119,430 for the 2021 Pedestrian Crossing Improvements with a 10% contingency," be approved.

Motion adopted unanimously.

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

12. OTHER BUSINESS

None.

13. ADJOURNMENT

Moved by Councilmember Robertson, seconded by Councilmember Paul, to adjourn the meeting at 9:39PM.

Motion adopted unanimously.

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