



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

10801 Town Square Drive
Blaine MN 55449

Thursday, January 8, 2015

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:40 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call.

- Present:** 6 - Tom Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Kolb, Councilmember Clark and Councilmember Hovland
- Excused:** 1 - Councilmember King
- Absent:** 1 - Councilmember Herbst

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Quorum present.

ALSO PRESENT: City Manager Clark Arneson, City Attorney Patrick Sweeney, Bryan Schafer, Planning Director; Joe Huss, Finance Director; Chris Olson, Police Chief/Safety Services Manager; Jean Keely, City Engineer; Roark Haver, Communications Technician; Al Thorp, Senior Engineering Technician; Jane Cross, City Clerk; and Recording Secretary Linda Dahlquist.

4. APPROVAL OF MINUTES

4.-1 [MIN 15-01](#)

TRUTH IN TAXATION MEETING - 12/11/2014
WORKSHOP MEETING - 12/11/2014
WORKSHOP MEETING - 12/18/2014
REGULAR MEETING - 12/18/2014

Approved

- Aye:** 4 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke and Councilmember Clark
- Abstain:** 3 - Councilmember Herbst, Councilmember King and Councilmember Hovland

5. OTHER BUSINESS

Councilmember Clark arrived at 7:47 p.m.

5.-1 [RES 15-001](#)

**RESOLUTION IN APPRECIATION TO
COUNCILMEMBER KATHERINE KOLB**

Adopted

2014 CITY COUNCIL ADJOURNS SINE DIE

Adjourned

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

Abstain: 2 - Councilmember Herbst and Councilmember King

OATHS OF OFFICE - COUNCILMEMBERS-ELECT CLARK, HOVLAND, KING

Councilmembers-Elect Clark, Hovland and King.

RESUMPTION OF ADJOURNED MEETING

1. ROLL CALL

Present: 6 - Tom Ryan, Councilmember Swanson, Councilmember Bourke,
Councilmember Clark, Councilmember King and Councilmember Hovland

Excused: 1 - Councilmember Kolb

Absent: 1 - Councilmember Herbst

2. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

2.-1 [RES 15-002](#)

**MISSION STATEMENT AFFIRMING COUNCIL/STAFF
RESPONSIBILITIES**

Mayor Ryan stated the mission of the City of Blaine is to provide on-going, quality municipal services and to bring about quality and balanced residential and commercial/industrial development through the teamwork of the City Council, City Commissions, City staff, and residents.

Adopted

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

2.-2 [MO 15-001](#)**DESIGNATE OFFICIAL NEWSPAPER FOR 2015**

City Manager Arneson stated State law requires the Council to designate a single newspaper as its official newspaper. He stated staff is recommending *Blaine/Spring Lake Park Life* be designated as the official newspaper for 2015.

Approved

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

2.-3 [MO 15-002](#)**DESIGNATE OFFICIAL CITY DEPOSITORIES FOR 2015**

Finance Director Huss stated Minnesota statues require the City to designate primary banking services providers. He stated 21st Century Bank has served as Blaine's primary bank since 2008. He noted the City's senior housing accounts are on deposit with Village Bank and US Bank is used as a depository for certain investment transactions.

Approved

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

2.-4 [MO 15-003](#)**RECORDING SECRETARY SERVICE ADDENDUM TO THE AGREEMENT FOR 2015**

City Clerk Sorensen stated TimeSaver Off-Site Secretarial Services has been recording minutes for the City since July 1993. She stated a formal agreement was signed in 2000 and each year an addendum to the annual agreement is submitted for Council's approval and the City Manager's signature. She noted that the 2015 addendum shows a 2.0% increase in rates.

Approved

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

2.-5 [MO 15-004](#)**APPOINTMENT OF LIAISONS TO VARIOUS BOARDS AND COMMISSIONS****Approved**

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

3. COMMUNICATIONS

None.

4. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 8:04 p.m.

Chad Lemm, 12679 Radisson Road NE, stated he is concerned about the community garden and the price of the garden plats, which has gone up each year since the program started six years ago. He stated the price started out at \$20 and now it is up to \$70. He stated the size of the plats used to be 20x20 and are now a smaller size of 15x20. He noted that he looked at other cities' community gardens and found them to be lower in cost and larger in size. He commented the weeds are bad and the deer eat a lot of the crops. He stated that a new person took over the management of the gardens and shrunk the plats in order to create more plats. He stated he would like to see changes in the management of the garden and for the Council to research the true costs of the garden.

Mayor Ryan requested City staff to research the costs and report back.

There being no further input, Mayor Ryan closed the Open Forum at 8:13 p.m.

5. ADOPTION OF AGENDA**6. 8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME**

6.-1 [RES 15-003](#)

**APPROVING AN AMENDMENT TO THE ECONOMIC
DEVELOPMENT PROJECT PLAN AND, ESTABLISHING
A HOUSING TAX INCREMENT FINANCING DISTRICT
AND APPROVING TAX INCREMENT FINANCING PLAN
THEREFOR (CREST VIEW SENIOR HOUSING PROJECT)**

Mayor Ryan opened the Public Hearing at 8:13 p.m.

Finance Director Huss stated this amendment to the Economic Housing Project for a Housing Tax Increment Financing District to be used to build the Crest View senior project includes 152 units of senior residences. He noted the TIF is a pay as you go note and tax increments collected are payable toward the note. He stated the district is a 25-year housing district and 90% of the increments will be used to pay for the note and 10% retained by the EDA for administrative costs. He noted 20% of the units will be for low and moderate-income residents.

Shirley Barnes, Crest View Senior Communities, stated Crest View Senior Communities has been a faith based, non-profit organization since 1952. She stated this campus will have senior living, assisted living and memory care. She noted the project would not be feasible without Tax Increment Financing. She stated the groundbreaking is planned for March 2015 and construction will take approximately fourteen months.

Mayor Ryan closed the Public Hearing at 8:20 p.m.

Adopted

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

6.-2 [RES 15-004](#)

**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**

Mayor Ryan opened the Public Hearing at 8:21 p.m.

Finance Director Huss stated Crest View is requesting the City issue Conduit Debt Bonds to finance the construction of the project. He noted that the City will not have any obligation to the repayment of the bonds.

Councilmember Hovland asked if Crest View will benefit from the City's interest rate on bonds. Finance Director Huss replied yes and the bonds are issued as tax exempt.

Mayor Ryan closed the Public Hearing at 8:23 p.m.

Adopted

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

Councilmember Clark requested agenda item 8.1 be moved forward on the agenda to follow agenda item 6.2.

DEVELOPMENT BUSINESS

8.-1 [RES 15-005](#)

**GRANTING A CONDITIONAL USE PERMIT EXTENSION
TO ALLOW FOR CONSTRUCTION OF A 152 UNIT
4-STORY SENIOR FACILITY IN A PBD (PLANNED
BUSINESS DISTRICT) ZONING DISTRICT AT 12016
ULYSSES STREET NE. CREST VIEW SENIOR
COMMUNITY OF BLAINE, LLC. (CASE FILE NO.
07-09/LSJ)**

Planning Director Schafer stated the applicant is requesting another one-year extension of their CUP approval. He stated their current plan is to begin construction of the project in the spring of 2015.

Adopted

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

7. APPROVAL OF CONSENT AGENDA:

Mayor Ryan requested the removal of Consent Agenda item 7.4.

AI 7.1, 7.2, 7.3, ~~7.4~~, 7.5, 7.6 and 7.7

Approval of the Consent Agenda

Adopted the Consent Agenda

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

7.-1 [MO 15-005](#)

SCHEDULE OF BILLS PAID

Approved

7.-2 [ORD 14-2302](#)

SECOND READING

**AMENDING APPENDIX D - FEE SCHEDULE OF THE
MUNICIPAL CODE OF THE CITY OF BLAINE**

Adopted

7.-3 [MO 15-006](#)

PURCHASE OF LONG GUNS

Approved

7.-5 [MO 15-008](#)

**APPROVE RENEWAL OF A MASSAGE ENTERPRISE
LICENSE FOR SALON MYSTIQUE, 10950 CLUB WEST
PARKWAY, SUITE 150, BLAINE**

Approved

7.-6 [MO 15-009](#)

**APPROVE THERAPEUTIC MASSAGE ENTERPRISE
LICENSE FOR D'S THERAPEUTIC MASSAGE, 784
COUNTY ROAD 10 NE, SUITE #12, BLAINE**

Approved

7.-7 [RES 15-010](#)

**RECEIVE PETITION AND ORDER PREPARATION OF
FEASIBILITY REPORT FOR TRUNK UTILITY
IMPROVEMENTS TO SERVE THE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 23 AND THE PLAT
OF GLENN MEADOWS, IMPROVEMENT PROJECT NO.
14-14**

Adopted

7.-4 [MO 15-007](#)

**2015 CAPITAL PURCHASE OF POLICE FLEET
VEHICLES**

Mayor Ryan asked about the change from cars to SUV style vehicles. Police Chief/Safety Services Manager Olson stated the police fleet does include Chevrolet Caprice vehicles and SUVs. He noted the cockpit space in the Caprice is smaller than an SUV cockpit for equipment.

Approved

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

8. DEVELOPMENT BUSINESS

8.-1 [RES 15-005](#)

**GRANTING A CONDITIONAL USE PERMIT EXTENSION
TO ALLOW FOR CONSTRUCTION OF A 152 UNIT
4-STORY SENIOR FACILITY IN A PBD (PLANNED
BUSINESS DISTRICT) ZONING DISTRICT AT 12016
ULYSSES STREET NE. CREST VIEW SENIOR
COMMUNITY OF BLAINE, LLC. (CASE FILE NO.
07-09/LSJ)**

Moved on the agenda to follow agenda item 6.2.

8.-2 [RES 15-006](#)

**GRANTING A VARIANCE FOR 26 FEET TO THE 30 FOOT
FRONT YARD PARKING SETBACK ALONG COUNTY
ROAD 10 FOR A LOT OF NORTHTOWN. CHICK-FIL-A.
(CASE FILE NO. 14-0062/SLK)**

Planning Director Schafer stated the applicant is proposing to construct a 4,668 square foot building on a lot adjacent to Northtown Mall. He stated the applicant is also proposing a parking area that would require a front yard parking setback variance of 26 feet to the 30-foot front yard parking setback along County Road 10. He stated the proposal requires a conditional use permit for shared access and parking.

Adopted

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

8.-3 [RES 15-007](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR DINING AND A ZERO LOT LINE FOR SHARED ACCESS AND PARKING FOR A LOT OF NORTHTOWN. CHICK-FIL-A. (CASE FILE NO. 14-0062/SLK)

Planning Director Schafer stated the applicant is proposing to construct a 4,668 square foot building on a lot adjacent to Northtown Mall. He stated the applicant is also proposing a parking area that would require a front yard parking setback variance of 26 feet to the 30-foot front yard parking setback along County Road 10. He stated the proposal requires a conditional use permit for shared access and parking.

Tim Thurine, HR Green Engineering Firm, stated the store should open in the fall 2015. He noted that the store is open Monday through Saturday and closed on Sunday.

Adopted

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

8.-4 [RES 15-008](#)

**GRANTING A CONDITIONAL USE PERMIT TO
OPERATE A 5,000 SQUARE FOOT BASEBALL AND
SOFTBALL INDOOR TRAINING FACILITY IN AN I-1
(LIGHT INDUSTRIAL) ZONING DISTRICT AT 4501 103rd
COURT NE. ROGER STAWSKI. (CASE FILE NO.
14-0069/LSJ)**

Planning Director Schafer stated the applicant is proposing to locate an indoor training facility for baseball and softball players in a Light Industrial (I-1) zoned building on 103rd Court. He stated that the use is permitted through the issuance of a conditional use permit. He noted the tenant space that will be used is 5,000 square feet and the space will consist of 4,500 square feet of netted areas used for batting practices and fielding practices, and 500 square feet will be used for office and restrooms.

Roger Stawski stated the facility will be used by youth ages 5 to 18. He noted that he was the CFO at the National Sports Center for six years leaving in April 2013.

Councilmember King asked if the company will be affiliating with schools or ball associations. Mr. Stawski replied discussions are being held with Complete Game in Lino Lakes about partnering up and also with Blaine Little League and some of the high school groups.

Adopted

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

8.-5 [RES 15-009](#)

**GRANTING PRELIMINARY PLAT APPROVAL TO
SUBDIVIDE 5.24 ACRES INTO TWO (2) LOTS TO BE
KNOWN AS BLAINE ALZHEIMER'S SPECIAL CARE
CENTER ADDITION AT 11760 ULYSSES LANE NE. JEA
SENIOR LIVING. (CASE FILE NO. 14-0067/LSJ)**

Planning Director Schafer stated the applicant has a conditional use permit to construct 66 memory care units in a 31,000 square foot building on the southeast corner of Ulysses Street and Ulysses Lane. He stated the preliminary plat consists of 5.94 acres and two new lots. He noted proposed lot 1 is 3.9 acres and will be used for the memory care facility and proposed lot 2 is 1.33 acres and will be marketed towards uses allowed in a Planned Business District.

Adopted

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

9. ADMINISTRATION

None.

10. OTHER BUSINESS

None.

11. ADJOURNMENT

Adjourned

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