

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL MEETING
Monday, July 6, 2020

7:30 P.M.
Council Chambers
10801 Town Square Drive

CALL TO ORDER BY MAYOR RYAN

The meeting was called to order at 7:37 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call. Due to the COVID-19 pandemic some members of the Council and public attended this meeting virtually.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Mayor Tom Ryan, Councilmembers Andy Garvais, Wes Hovland, Julie Jeppson, Richard Paul, and Jess Robertson.

ABSENT: Councilmember Dick Swanson.

Quorum present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Lori Johnson; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; Public Services Manager/Assistant City Manager Bob Therres; City Attorney Patrick Sweeney; Recreation Manager Nate Monahan; Communications Technician Roark Haver; Communications Manager Ben Hayle; Administration Technician Lisa Derr; Fire Chief Charlie Smith; and City Clerk Catherine Sorensen.

APPROVAL OF MINUTES

Workshop Meeting – June 8, 2020

Regular Meeting – June 15, 2020

Workshop Meeting – June 15, 2020

Moved by Councilmember Paul, seconded by Councilmember Garvais, that the Minutes of Workshop Meeting of June 8, 2020, the Minutes of the Regular Meeting of June 15, 2020, and the Minutes of Workshop Meeting of June 15, 2020 be approved.

AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

COMMUNICATIONS

Mayor Ryan encouraged the public to read the recent edition of the *Blaine Biz Connect* as there was a great article in this publication regarding the Blaine Police Department.

OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 7:42 p.m.

Betty Mortenson, resident of Ham Lake, presented the Council with a proposal to amend City Ordinance 25.02 to remove queen bees from the text and for the City to allow beekeeping in Blaine. She discussed how important pollination was to the environment and reported that honeybees are not harmful to people, but rather people were allergic to hornets and wasps. She commented on the education beekeepers had to go through and noted mentors were available. She explained Blaine was in the minority for not allowing bees at this time. She encouraged Blaine to consider amending their ordinance in order to allow for beekeeping.

Mayor Ryan discussed how crucial honeybees were to pollination and indicated there was a great demand for honeybees in Blaine.

Councilmember Hovland supported the City Council reviewing this ordinance in order to allow for beekeeping in Blaine.

Community members shared additional information with the City Council on honeybees noting the cost to raise bees and encouraged the Council to make an ordinance amendment.

Rob Doar, 11027 Terrace Street NE, indicated he was a beekeeper. He commented on how allowing bees throughout the City of Blaine would potentially impact neighbors. He recommended that proper language be written into the ordinance to ensure beekeepers were properly trained to ensure the hives were well cared for.

There being no input, Mayor Ryan closed the Open Forum at 7:57 p.m.

ADOPTION OF AGENDA

The agenda was adopted as presented.

APPROVAL OF CONSENT AGENDA

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

9.1 Motion 20-74, Schedule of Bills Paid.

9.2 Resolution 20-101, Election Judge Appointments for the 2020 Elections.

A roll call vote was taken. Motion adopted unanimously.

7:30 P.M. - PUBLIC HEARINGS AND ITEMS SET FOR A CERTAIN TIME

10.1 Resolution 20-92, Granting a Conditional Use Permit Amendment to Construct a New Outdoor Play Area/Greenspace, a Zero Lot Line Establishing a Shared Driveway Access between Sites, and 25-Foot Light

Standards in an RR (Regional Recreation) Zoning District at 10365 Davenport Street NE. Centerview Elementary/SLP Schools, ISD #16 (Case File No. 20-0024/SLK).

This item was removed from the agenda prior to the meeting.

10.2 Motion 20-75, Approve On-Sale and Sunday Intoxicating Liquor Licenses for Thai Twist, LLC DBA Thai Twist at 1009 109th Avenue NE.

City Clerk Sorensen stated Chee Yang and Mai Xiong Yang of Thai Twist LLC, have submitted an application for an on-sale and Sunday intoxicating liquor licenses for the facility located at 1009 109th Avenue NE, formerly Banquets of Minnesota. The applicants have submitted a completed application, license fee of \$6,000, \$500 background fee, and required forms and documents. This application is pending background investigations, Anoka County food establishment license, articles of incorporation and Certificate of Occupancy. The licenses, if approved, would be valid until June 30, 2021 and eligible for renewal July 1, 2021. All required information will be submitted to the State upon approval of the license by the Council.

Mayor Ryan opened the public hearing at 7:55 p.m.

Chee Yang, the applicant, thanked the Council for considering her request. She noted she would be the owner of Thai Twist and hoped to open the restaurant in August and would be serving popular Thai food.

There being no additional public input, Mayor Ryan closed the public hearing at 7:56 p.m.

Moved by Mayor Ryan, seconded by Councilmember Garvais, that Motion 20-75, "Approve On-Sale and Sunday Intoxicating Liquor Licenses for Thai Twist, LLC DBA Thai Twist at 1009 109th Avenue NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

DEVELOPMENT BUSINESS

11.1 Resolution No. 20-93, Granting Final Plat Approval to Subdivide 88.2 Acres into Two (2) Lots to be known as Independent School District 16 Second Addition at 10365 Davenport Street NE. SLP ISD#16/Velodrome. (Case File No. 20-0024/SLK).

This item was removed from the agenda prior to the meeting.

11.2 First Reading – Ordinance No. 20-2447, Granting Amendments to Revise and Update Sections of the Entire Blaine Zoning Ordinance. City of Blaine. (Case File No. 20-0019).

Ms. Johnson stated the Planning Commission voted unanimously to approve amendments to the Blaine Zoning Ordinance. The Council had heard from staff over the winter regarding the proposed Zoning Ordinance revisions. Staff commented further regarding the proposed updates and recommended the Ordinance be introduced.

Councilmember Jeppson questioned the removal of language regarding property value impacts on the properties within The Sanctuary neighborhood adjacent to Walter's Recycling and Refuse specifically. Ms. Johnson stated staff had held discussions on this section as well and said the reason it was removed was

because there was no way for staff to prove that properties lose their value when certain uses are located adjacent to them. Without this proof it was difficult for staff to be subjective within the Zoning Ordinance. She noted this language could be added back in if the Council deemed this to be necessary.

Councilmember Garvais stated he was not against removing part of the language. He understood some of the language was subjective then indicated one portion that needs to be discussed was surrounding compatible uses.

Mayor Ryan explained it was difficult to prove that certain uses devalue property. Ms. Johnson thanked the Council for their comments and stated staff would reevaluate this language for review by the Council at their next meeting.

Councilmember Robertson thanked staff for their efforts on the revisions and updates to the Zoning Code. She agreed with Councilmember Jeppson and Councilmember Garvais and recommended the language regarding devaluation be adjusted.

Declared by Mayor Ryan that Ordinance No. 20-2447, “, Granting Amendments to Revise and Update Sections of the Entire Blaine Zoning Ordinance,” be introduced and placed on file for second reading at the July 20, 2020 Council meeting.

11.3 First Reading – Ordinance No. 20-2448, Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for 30 Acres located at 113th Avenue NE and Polk Street. Capital Trust Development LLC (Alexander Woods) (Case File No. 20-0006/EES).

Ms. Johnson stated Capital Trust Development was requesting a rezoning in order to develop 30 acres of land for the purpose of constructing 45 villas and 39 single family homes on five properties. It was noted three of the existing homes would remain. The plat would be known as Alexander Woods. The property was currently zoned FR (Farm Residential) and would be rezoned to DF (Development Flex). Staff commented further on the proposed rezoning and recommended the Ordinance be introduced.

Declared by Mayor Ryan that Ordinance No. 20-2448, “Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for 30 Acres located at 113th Avenue NE and Polk Street,” be introduced and placed on file for second reading at the July 20, 2020 Council meeting.

11.4 Resolution No. 20-94, Granting Preliminary Plat Approval to Subdivide Two Existing Parcels (9.23 Acres) into Nine Single Family Lots to be known as Boulder Estates 2nd Addition located at 9850 Hamline Avenue NE. Boulder Contracting (Case File No. 20-0009/SLK).

Moved by Mayor Ryan, seconded by Councilmember Paul, that Resolution No. 20-94, “Granting Preliminary Plat Approval to Subdivide Two Existing Parcels (9.23 Acres) into Nine Single Family Lots to be known as Boulder Estates 2nd Addition located at 9850 Hamline Avenue NE,” be approved.

Ms. Johnson stated the proposed plat contains 9 single family lots and will be known as Boulder Estates 2nd Addition. The existing home on site will be required to be removed prior to the plat being recorded with Anoka County. All of the lot sizes exceed the minimum lot size requirement of the R-1 zoning district, which is 10,000 square feet. The lot sizes range from 10,005 square feet to 5.5 acres (wetlands).

A roll call vote was taken. Motion adopted unanimously.

11.5 Resolution No. 20-95, Granting a Conditional Use Permit to Construct an 11,600 Square Foot Strip Multi-Tenant Retail Building in a PBD (Planned Business District) Zoning District located at 4190 108th Avenue NE, Suite 140. Lexington Meadows LLC. (Starbucks) (Case File No. 20-0018/LSJ).

Moved by Councilmember Robertson, seconded by Councilmember Hovland, that Resolution No. 20-95, “Granting a Conditional Use Permit to Construct an 11,600 Square Foot Strip Multi-Tenant Retail Building in a PBD (Planned Business District) Zoning District located at 4190 108th Avenue NE, Suite 140,” be approved.

Ms. Johnson stated the developers of the Lexington Meadows project, Wellington Management, are proposing to locate an 11,600 square foot multitenant retail building on the southwest corner of 108th Avenue NE and Lexington Avenue. The applicant is also going through the final plat process with the city council to plat this lot as Lot 1, Block 1, Lexington Meadows 3rd Addition. The site is zoned PBD (Planned Business District) and the use as a multitenant retail building with a shared access/ parking requires a conditional use permit. Starbucks is proposing to locate in one of the tenant spaces (north end) and it will have a drive thru and outdoor dining. The outdoor dining request is also included in the conditional use permit application. The site is guided in the comprehensive plan as PI/PC (Planned Industrial/Planned Commercial).

Mayor Ryan stated the car stacking at this site was well planned.

Councilmember Robertson agreed, stating the design of this building was also very appealing.

A roll call vote was taken. Motion adopted unanimously.

11.6 Resolution No. 20-96, Granting Final Plat Approval to Subdivide 6.22 Acres into 16 Single Family Lots to be known as Quail Creek 12th Addition located at Quail Creek Parkway/Quail Creek Court. PSG Bridger, LLC. (Case File No. 20-0021/LSJ).

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Resolution No. 20-96, “Granting Final Plat Approval to Subdivide 6.22 Acres into 16 Single Family Lots to be known as Quail Creek 12th Addition located at Quail Creek Parkway/Quail Creek Court,” be approved.

Ms. Johnson stated at this time the applicant is requesting the approval of a final plat for the 12th Addition of Quail Creek, which contains 16 single family lots. The city council previously approved a larger (96 lots) preliminary plat for this area on August 3, 2017, so this final plat only represents a small portion of the preliminary plat that was approved. The lots in the plat all meet the minimum lot size, lot depth and lot width requirements of the R-1AA (Single-Family) zoning district.

A roll call vote was taken. Motion adopted unanimously.

11.7 Resolution No. 20-100, Releasing Outlot A, Lexington Meadows and Lot 1, Block 1, Lexington Meadows 2nd Addition from Recorded Development Agreements. (Case File No. 20-0002/LSJ).

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that Resolution No. 20-100, “Releasing Outlot A, Lexington Meadows and Lot 1, Block 1, Lexington Meadows 2nd Addition from Recorded Development Agreements,” be approved.

Ms. Johnson stated the city is requested to release specific lots from recorded development agreements on a fairly regular basis. In this instance, the developer of Lexington Meadows 2nd Addition has requested that the city release Lot 1, Block 1, Lexington Meadows 2nd Addition from the recorded development agreement of Lexington Meadows 2nd Addition. The lot in question is being purchased by Kwik Trip. All of the development agreement responsibilities for this lot have been met and the lot can be released. Kwik Trip will submit a Site Improvement Performance Agreement and financial guarantee to cover the cost of the site work specific to this lot prior to any work being performed on this site. The City Council must adopt a resolution that authorizes the Mayor and City Clerk to execute the release.

A roll call vote was taken. Motion adopted unanimously.

ADMINISTRATION

12.1 Resolution 20-97, Approve 3M Open Security Plan Including Proposed Temporary Road Closures.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution 20-97, "Approve 3M Open Security Plan Including Proposed Temporary Road Closures," be approved.

Safety Services Manager/Police Chief Podany stated as part of the upcoming 3M Open at the TPC on July 20-26, 2020, Incident Command is requesting Council adopt a resolution that will address necessary security aspects of the tournament and authorize Command staff the ability to make changes as deemed necessary to ensure the event is safe for members, guests, neighborhood, and any public, although it should be noted with the current COVID-19 pandemic the event has changed drastically and will not include spectators. Staff will work closely with Anoka County, 3M Open staff, TPC, and other officials to ensure communication continues for all involved, particularly residents in the surrounding neighborhoods.

A roll call vote was taken. Motion adopted unanimously.

12.2 Resolution 20-98, A Resolution Approving and Authorizing the Condemnation of Property for Street and Utility Improvements.

Moved by Mayor Ryan, seconded by Councilmember Paul, that Resolution 20-98, "A Resolution Approving and Authorizing the Condemnation of Property for Street and Utility Improvements," be approved.

City Engineer Schluender stated on May 10, 2018, staff presented to council the current intersections programmed for signalized. One of the intersections identified in that presentation was the intersection of Xylite Street and Radisson Road (CSAH 52). The city had an intersection study conducted to see if this intersection met warrants for signalization. The study concluded that warrants were met for a signal to be constructed. Staff then approached Anoka County Highway Department to see if they would lead a joint project for construction of this signal system. On February 14, 2019, county staff presented to council the project scope and timeline. Unfortunately, the project has stalled with the process of acquisition of temporary and permanent easements needed for the proposed plan. To keep the project moving forward the property needed for the construction of the signal system needs to be acquired.

Councilmember Robertson asked what the process was for condemning property. Mr. Schluender discussed the process that would be followed for condemnation in order for the City to take property for a street improvement project then discussed issues with the condemnation process. Public Works Director Haukaas commented on the protection measures in place within the condemnation process to protect homeowners.

Councilmember Robertson questioned who would be paying the property owners. Mr. Schluender reported the expense would be assumed by the City because it was for Xylite Street, which was a City street.

Councilmember Hovland stated he did not recall the last time the City used the condemnation process. City Attorney Sweeney explained the last time the City used the condemnation process was in 2007 for the west frontage road.

A roll call vote was taken. Motion adopted 5-1 (Councilmember Robertson opposed).

12.3 Resolution 20-99, Approve Joint Powers Agreement No. C0007076 with Anoka County for Intersection Improvements at Xylite Street and CSAH 52 (Radisson Road), Improvement Project No. 19-09.

Moved by Mayor Ryan, seconded by Councilmember Robertson, that Resolution 20-99, "Approve Joint Powers Agreement No. C0007076 with Anoka County for Intersection Improvements at Xylite Street and CSAH 52 (Radisson Road)," be approved.

Mr. Schluender stated the County has been working on a project to install a signal system at the intersection of Xylite Street and CSAH 52 (Radisson Road). The plan is now prepared and the project can move forward as proposed to modify the approach legs, extend sidewalk, and construct a new traffic control signal system. The estimated construction cost of the total project is just over \$449,596, with an additional \$30,000 in county-furnished signal items. Staff has worked with Anoka County to prepare a JPA based on their cost participation policy. The City will share a portion of construction costs, county-furnished items, and 8% construction engineering expenses. The total estimated construction cost to the City is \$348,954.00. Adding the 8% construction engineering cost, \$27,916.32, the city's share of the county furnished items, \$22,500 to the City's share of the construction cost brings Blaine's estimated total to \$399,370.32. The city is also responsible for the design engineering and Right-of-Way acquisition in the amount of \$61,308 and \$19,509 respectively. The funding source identified for this project are the city's Municipal State Aid funds, Local State Aid funds, and PMP funds. It was noted the JPA also spells out future maintenance obligations of the City to include crosswalk pavement markings at all City streets, street lights, luminaries and EVP systems on traffic signals, and initial and ongoing electrical costs for street lights and traffic signals.

Councilmember Robertson asked if the City was responsible for 95% of this project. Mr. Schluender explained this was correct.

Councilmember Robertson commented this was not a joint agreement and she looked forward to having a further conversation with Anoka County regarding this matter. She indicated this intersection was a major concern and understood it had to be addressed but believed the County was being extremely unfair and did not support the proposed agreement.

Mayor Ryan agreed costs were not evenly distributed for this project.

Councilmember Garvais stated the City has been trying to meet with Anoka County to discuss its assessment policies, which currently was 75/25. He reported the City would be advocating for 50/50 on the traffic signal. He indicated the entire Council wanted this intersection addressed because it was dangerous. He requested the County acknowledge that half of this project was on their roads and that Blaine residents pay taxes, which should be used to assist to cover the County's portion of this project. He believed it was clear the County wanted Blaine to pay for the majority of this project when the County owns two legs of this signal. He stated this was not right and for this would not be supporting the JPA until the Council could have a joint meeting with Anoka County.

Mayor Ryan stated this was a dangerous intersection and was frustrated with the fact Anoka County has left the City with no options or assistance. He agreed a conversation needed to be held with Anoka County regarding this JPA.

Councilmember Hovland indicated this project was initiated by the City and he agreed a policy change was necessary with Anoka County. He commented in good conscience he had to support this project moving forward. He stated the City had the means to get this project done, however unfair it was.

Councilmember Jeppson agreed with Councilmember Hovland and understood the City has been put in a terrible situation then commented how Anoka County was being unequitable. She explained the County was not being a fair partner but rather wanted Blaine to pay for the entire project without being a mutual partner. She indicated while she did not support having the City pay for this entire project she was well aware of the injuries and property damage resulting from this intersection. She commented this intersection was a public safety concern that had to be addressed and therefore would be supporting this agreement in order to move this project forward. However, she believed the City Council would be negligent if further conversations were not held with Anoka County regarding their assessment policy.

Mayor Ryan commented when people elected Councilmembers and County Commissioners it was for safety purposes. He discussed how many additional intersections had to be addressed in Blaine and agreed further conversations with Anoka County were necessary.

Councilmember Garvais stated while he wanted to support this JPA it was important the County was aware of the City's position. He noted the City Council has been advocating for a change to the County's assessment policy. He expressed frustration with the fact the County had not addressed the City's concerns then reported the County was aware of the fact this intersection was dangerous.

Councilmember Paul supported the City holding conversations with the County to see if the percentages can be adjusted.

Mayor Ryan agreed the Council had to speak with the County given the high number of signals in need of replacement in Blaine.

Councilmember Robertson reported the County has offered to meet with the City Council and explained meetings have not worked out to date.

Mayor Ryan commented the first meeting was originated by Commissioner Reinert. He explained the City needed to have a meeting in order to make plans for the future given the number of intersections in Blaine that crossed County roads.

Councilmember Hovland asked if there were any legal means the City could leverage against the County to make changes to their assessment policy. City Attorney Sweeney explained the City did not have to enter into these agreements, but stated the City could not sue the County.

Councilmember Robertson indicated she did not want to sue the County but wanted to see a conversation held between the City and Anoka County. She appreciated staff's efforts to review other assessment policies and looked forward to having a conversation with the County. However, she was also conflicted about not approving the JPA because she understood this intersection was a safety concern.

Councilmember Jeppson stated she was willing to vote no on this JPA with the understanding the Council would have to do its due diligence in the next two months with the County. She questioned what would happen if the JPA were delayed for the next 60 days. Mr. Schluender indicated if the City were to wait this long he anticipated the project would not be completed in 2020.

Councilmember Jeppson commented she could vote against for this JPA as long as a specific timeline was in place for this project to ensure it was completed in 2020.

Mayor Ryan explained it was unfortunate Anoka County saw its role as being to move traffic quickly through the City. He stated he would rather this objective be to move traffic safely through the community.

Councilmember Hovland suggested the Council postpone action on this JPA for one month in the hopes of holding a meeting with Anoka County during this time.

Mayor Ryan removed his motion from the floor.

Moved by Councilmember Hovland, seconded by Councilmember Paul, to postpone consideration on the Joint Powers Agreement until after a joint meeting could be held with Anoka County.

A roll call vote was taken. Motion adopted 5-1 (Councilmember Robertson opposed).

12.4 Motion 20-76, Approve Five-Year Agreement with Sensus and Core & Main to Provide Data Storage and Automated Meter System Support.

Moved by Mayor Ryan, seconded by Councilmember Paul, that Motion 20-76, "Approve Five-Year Agreement with Sensus and Core & Main to Provide Data Storage and Automated Meter System Support," be approved.

Finance Director Huss stated staff is requesting Council approve a new five-year agreement with Sensus/Core & Main for water usage data collection and storage and technical support for the city's automated water meter system. The new agreement replaces the current agreement with Sensus, which has been in place since 2012, and coincides with the completion of the radio and meter installation project that began in 2018. Under the current agreement, the City pays \$3,800 per month (\$45,600 annually) for this service. The new system would be installed in 2020 and the five-year support agreement would begin in 2021 and extend through 2025. First year (2020) costs for installation and training is \$31,000. Annual support and maintenance service charges were reviewed with the Council. It was noted the increase is due to a new feature of the software upgrade for an analytics program that will allow staff the ability to more easily detect billing errors and actively monitor the system and establish custom alerts to notify staff about potential leaks or meter issues. This allows for a more proactive approach to fixing system issues versus the current reactive method. The annual cost for this feature is \$25,000 the first year, with a 3.6% to 3.9% annual increase over the remaining four years.

Councilmember Robertson questioned what data would be stored by this company. Mr. Huss reported this would include billing data and water usage analytics in order to assist the City with spotting leaks.

A roll call vote was taken. Motion adopted 5-1 (Councilmember Robertson opposed).

12.5 First Reading – Ordinance No. 20-2449, Adding Chapter 38, Article V. -Fire Protection Water Supplies to the Code of Ordinances of the City of Blaine.

Mr. Haukaas stated SBM Fire and Blaine Public Works have been working together on how to best meet the requirements of Minnesota State Fire Code Section 507 requiring the regular inspection, testing and maintenance of fire protection systems including fire hydrants on private property. This proposed ordinance would set forth requirements to ensure functional operation and on-going maintenance of these privately owned fire hydrants. It was noted fire hydrants installed on private property as part of their development are a vital component of the fire protection system. This infrastructure does require regular maintenance to ensure it remains functional when needed in an emergency. Staff from both agencies believe it is in our best interest to develop a policy that outlines the procedures for private hydrants to be inspected, tested and repaired by qualified personnel to remain in good working order to protect life and property. The ordinance will allow City Utility staff and/or SBM Fire staff to annually inspect hydrants including testing of the operation, flow, and proper marking flags installation.

Declared by Mayor Ryan that Ordinance No. 20-2449, “Adding Chapter 38, Article V. -Fire Protection Water Supplies to the Code of Ordinances of the City of Blaine,” be introduced and placed on file for second reading at the July 20, 2020 Council meeting.

12.6 Motion 20-77, Authorize Mayor and City Manager to Enter into Contract with Schwickert’s for Emergency Repairs to Roofs at Water Treatment Plant #1 and Water Treatment Plant #2 in the Amount of \$164,000.

Moved by Mayor Ryan, seconded by Councilmember Jeppson, that Motion 20-77, “Authorize Mayor and City Manager to Enter into Contract with Schwickert’s for Emergency Repairs to Roofs at Water Treatment Plant #1 and Water Treatment Plant #2 in the Amount of \$164,000,” be approved.

Public Services Director/Assistant City Manager Therres stated last fall the city entered into an agreement with Schwickert’s to replace the storm damaged metal roofs on Water Treatment Plants #1 and #2. The costs for these repairs are covered by insurance. When Schwickert’s started taking the metal roof off WTP #1 they noticed that there was existing water damage to the decking and insulation. The damage is such that we will be back doing repairs to the roofs in a few years and wasting the cost of replacing the metal roof. City building inspection staff has been at the job site and agrees with the assessment from the contractor and agrees with the proposal to repair the roof. The repair for WTP #1 will cost \$47,225, while the repairs at WTP #2 will be \$105,685, and if you add a 7% contingency, the total cost will be \$164,000. It was noted these costs would not be covered by insurance and would have to be covered by the Water Utility Fund.

Councilmember Hovland asked how old these roofs were. Mr. Therres reported the roofs were 15 to 17 years old.

A roll call vote was taken. Motion adopted unanimously.

12.7 Ordinance 20-2450, Emergency Ordinance, Fee Schedule Amendment – Lakeside Commons Park (Beach) Parking Fees.

Moved by Councilmember Garvais, seconded by Councilmember Jeppson, that Ordinance 20-2450, “Emergency Ordinance, Fee Schedule Amendment – Lakeside Commons Park (Beach) Parking Fees,” be approved.

Ms. Sorensen stated at the June 15, 2020 City Council workshop, staff was directed to propose a fee amendment for beach parking at Lakeside Commons Park. Typically, the fee schedule is adopted annually with two readings and a notice of public hearing published in the newspaper. City Charter Section 3.09 does allow for an emergency ordinance which takes effect immediately upon its passage. An emergency ordinance is an ordinance necessary for the immediate preservation of the public peace, health, morals, safety or welfare in which the emergency is defined and declared in a preamble thereto, and is adopted by a vote of at least five (5) members of the council. Staff reviewed the fee amendment with the Council in further detail and recommended approval.

Recreation Manager Monahan reported Blaine residents would remain free but noted people coming to the beach from outside the City of Blaine would be charged the new fee.

Councilmember Garvais stated he was hoping the daily rate would have been increased to \$15 with the season pass increased to \$75.

Councilmember Robertson indicated she loved this park and understood it was a tremendous asset to the City but feared if fees were tripled traffic would be pushed into the adjacent neighborhoods. She stated she supported the fees as presented given the fact not all park amenities were open at this time.

Mayor Ryan agreed if the fees were too high visitors may be pushed into the adjacent neighborhoods.

Councilmember Garvais stated he was suggesting fees be increased because this was a City amenity and was not funded by State dollars. He understood that the City did not want to push traffic into the adjacent neighborhood. He reported his suggestion was to discourage non-Blaine residents from using the beach. He indicated he could support the proposed daily/season pass fees.

Councilmember Jeppson indicated she supported staff's recommendation for the beach parking fees. She indicated she did not want traffic for the beach to spill out into the adjacent neighborhoods.

Councilmember Paul stated he believed the proposed fees were fair. He suggested the increase be put in place and that the City evaluate the rates in the future.

A roll call vote was taken. Motion adopted unanimously.

OTHER BUSINESS

Councilmember Paul discussed possible apartment lease payment protections that could be put in place due to COVID-19 noting some residents were having undue increases in rent and have lost their apartments. He requested the Council discuss this issue at a future meeting because people were in need of help and said he feared the homeless population would increase at the end of June.

Mayor Ryan anticipated this would be regulated by the State.

Councilmember Jeppson stated this was not a City issue, and explained the State and federal government were addressing this concern.

Councilmember Robertson thanked Communications Manager Ben Hayle for arranging and hosting the hybrid meeting which included both in-person and virtual attendance.

ADJOURNMENT

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, to adjourn the meeting at 9:35 p.m.

A roll call vote was taken. Motion adopted unanimously.

Tom Ryan, Mayor

ATTEST:

Catherine Sorensen, CMC, City Clerk
Submitted by Minute Maker Secretarial