



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

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Thursday, May 18, 2017

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Quorum Present.

ALSO PRESENT: Planning and Community Development Director Bryan Schafer; Finance Director Joe Huss; Police Chief/Safety Services Manager Chris Olson; Public Services Manager/Assistant City Manager Therres; City Engineer Jean Keely; Communications Technician Roark Haver; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

Present: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

Absent: 3 - Councilmember Clark, Councilmember King and Councilmember Garvais

4. APPROVAL OF MINUTES

None.

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

6. COMMUNICATIONS

Mayor Ryan thanked the Police and Fire Department for all of their work at the recent bike helmet event.

Informational; no action required

7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 7:32 p.m.

There being no input, Mayor Ryan closed the Open Forum at 7:33 p.m.

8. ADOPTION OF AGENDA

Adopted as presented

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

9.-1 [RES 17-065](#) VACATION OF DRAINAGE AND UTILITY EASEMENT IN LOT 1, BLOCK 1, LUDEL ADDITION, VACATION NO. V17-02

Mayor Ryan opened the public hearing at 7:34 p.m.

City Engineer Keely stated a petition dated March 15, 2017, was submitted to the City by Dale Rhoads representing DWR Holdings, LLC requesting vacation of drainage and utility easement in Lot 1, Block 1, Ludel Addition. This vacation is being requested so the existing sanitary sewer can be rerouted along the north edge of the property to allow for construction of a new commercial building. The applicants represent 100% of the affected property abutting this easement. The Engineering Department has reviewed this request and concurs with the vacation.

There being no public input, Mayor Ryan closed the public hearing at 7:35 p.m.

Moved by Councilmember Hovland, seconded by Councilmember Swanson, that Resolution 17-065, "Vacation of Drainage and Utility Easement in Lot 1, Block 1, Ludel Addition," be approved.

Motion adopted unanimously.

Aye: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

9.-2 [RES 17-066](#) ORDER IMPROVEMENT AND ORDER PREPARATION OF PLANS AND SPECIFICATIONS FOR RECONSTRUCTION OF 1700 FEET OF PHEASANT RIDGE DRIVE AND THE INTERSECTION WITH LEXINGTON AVENUE, IMPROVEMENT PROJECT NO. 16-14

Mayor Ryan opened the public hearing at 7:36 p.m.

City Engineer Keely stated the proposed project will reconstruct Pheasant Ridge Drive from Lexington Avenue to approximately 1700 feet west of Lexington Avenue. Proposed improvements include concrete curb and gutter replacement, concrete sidewalk replacement, storm sewer structure rehabilitation, asphalt surface replacement, turn lane construction, traffic signal modifications, traffic control signage, striping, street light replacement and appurtenant construction. The project will also include lane modifications to the westbound private street in The Village.

City Engineer Keely reported the estimated total cost of the project is \$1,184,250 with \$456,105 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer castings/rings and gate valve replacement at an estimated cost of \$15,450 is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$712,695 is proposed to be paid from a combination of the City's Municipal State Aid Street Fund, the City's Pavement Management Program Fund, and the existing EDA Tax Increment Fund. It was noted staff held a public meeting with the properties impacted on May 3rd. Staff reported the project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed. Due to the fact the Council was not fully in attendance, staff recommended action on this item be postponed to the June 1st City Council meeting.

There being no public input, Mayor Ryan closed the public hearing at 7:41 p.m.

Councilmember Hovland questioned why the sidewalks were heaving. City Engineer Keely stated she was uncertain and noted soil borings would be completed for the proposed project. She reported the sidewalks have been in place for close to 30 years.

Mayor Ryan advised that staff will bring this item back to the City Council on June 1 as there were not enough Councilmembers present to allow for a super majority vote.

Postponed

10. APPROVAL OF CONSENT AGENDA:

Councilmember Hovland requested the removal of agenda item 10.5.

City Clerk Sorensen noted Item 10.3 had been changed from a Resolution to a Motion.

Moved by Councilmember Hovland, seconded by Councilmember Swanson, that the following be approved:

Motion adopted unanimously.

Aye: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

10.-1 [MO 17-62](#)

SCHEDULE OF BILLS PAID

Approved

10.-2 [MO 17-63](#)

ACCEPTING THE PROPOSAL FOR HAPPY ACRES PARK

BUILDING ROOF, SOFFIT, FASCIA REPLACEMENT IN THE AMOUNT OF \$35,000 FROM UP TOP CONSTRUCTION, INC

Approved

- 10.-3 [MO 17-67](#) APPROVE TEMPORARY ROAD CLOSURE OF LAKES PARKWAY FOR THE 2017 BLAINE TRIATHLON

Approved

- 10.-4 [MO 17-64](#) AUTHORIZE TEMPORARY REMOVAL OF PARKING RESTRICTIONS ON 91ST AVENUE, 92ND AVENUE, 92ND LANE AND BALTIMORE STREET TO ACCOMMODATE LETTERMEN SPORTS TENT SALES ON JUNE 12-20 AND JULY 31-AUG. 8, 2017

Approved

- 10.-5 [MO 17-65](#) AUTHORIZE PURCHASE OF FILTER MEDIA IN THE AMOUNT OF \$84,717 FOR CITY WATER TREATMENT PLANTS FROM WATER SURPLUS

Councilmember Hovland requested further information on this purchase. Public Services Manager/Assistant City Manager Therres explained the proposed purchase was a follow up item to a project started in 2016. He indicated the City had changed its filter media for all water treatment plants. He stated this was a budgeted item for 2017.

Councilmember Hovland questioned how often the media would have to be replaced. Public Services Manager/Assistant City Manager Therres estimated the filter media would have to be replaced every 10 to 15 years depending on how it was performing.

Councilmember Hovland asked when the ice pigging would be completed. Public Services Manager/Assistant City Manager Therres stated this work would be completed in June.

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Motion 17-65, "Authorizing the Purchase of Filter Media in the Amount of \$84,717 for City Water Treatment Plants from Water Surplus," be approved.

Motion adopted unanimously.

Aye: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

11. DEVELOPMENT BUSINESS

11.-1 [ORD 17-2377](#) SECOND READING

GRANTING A REZONING FROM I-2 (HEAVY INDUSTRIAL) TO I-2A (HEAVY INDUSTRIAL) TO ALLOW FOR THE EXPANSION OF OUTDOOR STORAGE FOR THE ADJACENT ASPHALT PLANT AT LOT 6, BLOCK 1, ZIMMERMAN INDUSTRIAL PARK. TILLER CORPORATION. CASE FILE NO. 17-0009/LSJ

Planning and Community Development Director Schafer stated in 1999, Commercial Asphalt Company was granted a conditional use permit to operate a hot-mix asphalt plant that included asphalt and concrete recycling, a contractor yard with associated outside storage and a zero lot line for cross access to an adjacent parcel. The address of this site is 10280 Naples Street. The plant has been in operation since that time and is now owned by Tiller Corporation.

Planning and Community Development Director Schafer explained that since starting the operation, market conditions have improved and technology has changed, necessitating the need for more material stockpiling and processing. Tiller Corporation has purchased 11.2 acres to the west of the current facility and would like to stockpile materials on approximately 4.6 acres of the property. Staff reported the 5.41-acre parcel where the stockpiling would occur would need to be rezoned to I-2A (Heavy Industrial) to accommodate the use as an asphalt plant. The Zoning Ordinance does not allow asphalt plants in the I-2 (Heavy Industrial) zoning district. The rationale for the rezoning is because this parcel is adjacent to an existing I-2A use. Staff indicated the proposed zoning is consistent with the (Heavy Industrial) land use of the property.

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Ordinance No. 17-2377, "Granting a Rezoning from I-2 (Heavy Industrial) to I-2A (Heavy Industrial) to Allow for the Expansion of Outdoor Storage for the Adjacent Asphalt Plant at Lot 6, Block 1, Zimmerman Industrial Park," be approved.

Motion adopted unanimously.

Aye: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

11.-2 [RES 17-068](#) GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR THE EXPANSION OF AN EXISTING MATERIALS STOCKPILING AREA ASSOCIATED WITH THE ASPHALT PLANT ON THE ADJACENT PARCEL IN AN I-2A ZONING DISTRICT, LOCATED AT LOT 6, BLOCK 1, ZIMMERMAN INDUSTRIAL PARK. TILLER CORPORATION. CASE FILE NO. 17-0009/LSJ)

Planning and Community Development Director Schafer stated a conditional use permit amendment to Resolution 99-154 is being requested to include the stockpiling of material on the new 5.41-acre parcel. The improvements will extend the existing stockpile and processing area onto the new parcel. The improvements mainly consist of wetland work and the construction of storm water management features that will allow the stockpiling to occur in a

contiguous manner. Because Lot 6, Block 1 Zimmerman Industrial Park will be used in conjunction with 10280 Naples Street, a condition has been added that this parcel be combined with 10280 Naples Street prior to any site work being performed on the property. Staff reported the applicant has requested that condition #1 of Resolution 99-154 be removed from the approval. Condition #1 reads as such:

“Site plan be modified to preserve a large area of significant trees along the site’s western edge. This will involve reducing the size of the outside storage area and establishing the western edge of the storage area approximately 180 feet east of the site’s west property line.”

The trees in question were to act as a buffer for the Lot 6, Block 1 Zimmerman Industrial Park, and now the outside storage of material is moving to this property. Also, the trees in question are not of preservation quality. Staff is amenable to removing this condition.

Planning and Community Development Director Schafer stated all other conditions of the original resolution will remain in place. An additional condition has been added that the applicant work with and receive a permit from the Rice Creek Watershed District for all of the wetland work that is occurring. Wetland impacts associated with the expansion are proposed to be mitigated off-site through the purchase of wetland credits from the EDA Wetland Bank.

Mike Caron, Tiller Corporation, thanked the City for their continued support. He stated he appreciated the positive comments he has received from his neighbors, Council and staff. He explained he was looking forward to having a little extra space in order to improve operations at Tiller Corporation. He reported he had received conditional approval from the Rice Creek Watershed District and the Army Corp of Engineers.

Moved by Mayor Ryan, seconded by Councilmember Jeppson, that Resolution No. 17-068, “Granting a Conditional Use Permit Amendment to Allow for the Expansion of an Existing Materials Stockpiling Area Associated with the Asphalt Plant on the Adjacent Parcel in an I-2A Zoning District, located at Lot 6, Block 1, Zimmerman Industrial Park,” be approved.

Motion adopted unanimously.

Aye: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

12. ADMINISTRATION

12.-1 [MO 17-66](#)

AUTHORIZE CITY MANAGER TO ENTER INTO FIVE-YEAR CONTRACT WITH E.G. RUD & SONS, INC. IN THE AMOUNT OF \$118,800 IN ACCORDANCE WITH PROPOSAL DATED APRIL 27, 2017 FOR STORMWATER POND SURVEYS

City Engineer Keely reported at the March 16, 2017 Council meeting, staff was directed to put out a request for proposal for stormwater pond maintenance excavation work. A Request for Proposal (RFP) was sent out to three (3) prospective bidders with responses from all three (3) interested contractors. The contractor who is awarded the project will continue to survey 20% or approximately 54 ponds each for year for the next five years. Proposals were reviewed by staff and were evaluated on completeness of the proposed scope of work, expertise and experience with this type of project, and project cost. The contractors and their proposed costs are:

E. G. Rud & Sons, Inc.	
\$118,800.00	
Pioneer Engineering	
\$185,000.00	
Carlson McCain	\$222,750.00

City Engineer Keely recommended the City enter into a contract with E.G. Rud & Sons, Inc. for the next five-year cycle of surveys to build on their experience on this project and ensure consistency and accuracy with the end product.

Councilmember Hovland stated he was determined to make sure the City kept its ditches and stormwater ponds clean and well maintained.

Mayor Ryan agreed and stated the City of Blaine has had three years of record rainfalls.

Moved by Councilmember Hovland, seconded by Councilmember Swanson, that Motion 17-66, "Authorize City Manager to Enter into Five-Year Contract with E.G. Rud & Sons, Inc. in the Amount of \$118,800 in Accordance with Proposal Dated April 27, 2017 for Stormwater Ponds Surveys," be approved.

Motion adopted unanimously.

Aye: 4 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland and Councilmember Jeppson

13. OTHER BUSINESS

Public Services Manager/Assistant City Manager Therres reported World Fest would be held on Saturday, May 20th.

Informational; no action required

14. ADJOURNMENT

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, to adjourn the meeting at 7:57 p.m.