

UNAPPROVED

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Thursday, April 14, 2016

6:30 P.M.
Council Chambers
10801 Town Square Drive

CALL TO ORDER

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

ROLL CALL

PRESENT: Mayor Tom Ryan, Councilmembers Mike Bourke, Dave Clark, Russ Herbst, Wes Hovland, Jason King, and Dick Swanson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Clark Arneson; City Attorney Patrick Sweeney; Planning and Community Development Director Bryan Schafer; Public Services Manager Bob Therres; Finance Director Joe Huss; Police Chief/Safety Services Manager Chris Olson; City Engineer Jean Keely; Storm Water Manager Jim Hafner; Economic Development Authority Coordinator Erik Thorvig; Senior Engineering Technician Al Thorp; City Clerk Catherine Sorensen; and Recording Secretary Linda Dahlquist.

NEW BUSINESS

3.1 16-20, Project Update from Barr Engineering on Wells 18-21 and Water Treatment Plant No. 4.

City Engineer Keely introduced Brian LeMon, Barr Engineering.

Mr. LeMon gave an update on the northeast area well siting study, northeast well field for Wells 18-22, future water treatment plant number four (WTP4), the City's updated DNR Water Supply Plan that is due in December 2016 and actions requested by Council. He stated the well siting study is complete and submitted to the DNR for review. He stated the northeast well field should supply approximately 6,000 gpm and it will take four or five wells to obtain the desired capacity with a larger well spacing. He noted the clay layer mitigates impacts to surface water features.

Councilmember Herbst asked for the depth of the clay layer. Mr. LeMon replied the clay layer varies in thickness.

Mr. LeMon stated the clay layer will help protect the water and that the situation in White Bear Lake will not happen in this well field. He stated Barr met with the DNR and there are no known road blocks to the new wells. He gave an overview of the well locations. He noted the northeast well field includes wells 18-22 and WTP4. He stated wells 18-21 are scheduled for construction the summer of 2016.

Councilmember Bourke asked about the land for the wells. City Engineer Keely replied the City owns the land except for well 20 which is an easement in the Parkside North development.

Councilmember Hovland asked where a fifth well would be located. Mr. LeMon replied well 22 is not being planned right now due to the four wells are deep. He stated well 22 would be located up to the north. He noted the TCW well is into the bedrock.

Councilmember Hovland commented Council may want to consider the fifth well. Mr. LeMon replied the past two years have been the wettest on record and Blaine has been acting with foresight with water planning.

Councilmember Clark asked about full build and if there is a cushion. Mr. LeMon replied the City should plan for a well to be out of service and Blaine would still be ok even with one well down. He noted this site is large enough to add two more wells. He noted that the Council has two months to decide if a fifth well is needed.

Councilmember Clark asked if high density housing will affect usage. Planning and Community Development Director Schafer replied the current comp plan includes high density housing. Mr. LeMon replied the high density adds to the base but will not push the peak. He stated there are no significant water users currently in the City. He commented Blaine may peak in the summer due to lawn watering.

Councilmember Bourke asked if well 22 is needed. Mr. LeMon replied well 22 would be needed if there is not 6000 gpm generated from wells 18 – 21..

Councilmember Bourke asked if the treatment plant should be set up for more than 6,000 gpm. City Engineer Keely commented well 22 as shown on the map on private property. Mr. LeMon replied well 22 does not have to go in the location shown. He stated the plant will be built to expand when the need arises. Mr. LeMon stated the older wells can rest after the new wells come on board. He stated wells 19-21 have received DNR approval of pre-construction permits and noted the DNR's approval is always conditional.

Mr. LeMon gave an overview of wells 18-21 construction schedule with construction complete by December 2016 and gave an overview of the well and water main cost estimate.

Councilmember Herbst asked about well 18's water quality. Mr. LeMon replied there was one outlier chemical that Barr is watching.

Councilmember Bourke asked if the City is buying the temporary treatment devices. Mr. LeMon replied yes and the temporary treatment valves can be reused.

Mr. LeMon gave an overview of water treatment plant four versus existing water treatment plants and the differences between pressure plants versus gravity plants.

Mr. LeMon gave an overview of water treatment plant four's design, construction schedule and cost estimate.

Mr. LeMon gave an overview of the 2007 DNR Water Supply Plan and noted an updated plan is due by December 31, 2016. He noted the DNR is asking all cities to enact or maintain an odd and even sprinkling ban.

Mr. LeMon summarized of actions requested by Council that included a well siting study; northeast well field for wells 18-21; future water treatment plant number four; DNR Water Supply Plan; DNR appropriations permit.

Councilmember Bourke requested cost breakdowns for water treatment pressure plants and water treatment gravity plants.

Councilmember Clark requested Council Meeting Minutes that include the approval of the 2007 DNR Water Supply Plan.

Councilmember Hovland requested information on adding well 22 and asked when a Council decision is needed. Mr. LeMon replied a decision is needed by early summer. He noted a pump and treatment trailer will be needed for well 18 to get water out of the ground for testing.

3.2 16-21, Proposed City Ordinance Amendment to Allow Fountains in Ponds.

Storm Water Manager Hafner stated current City ordinance does not allow fountains in ponds except by Council authorization. He stated staff is proposing ordinance amendment to establish a staff administered program that contains conditions for fountains or aerators to be allowed in a pond that would have little or no impact to water quality. He noted conditions would be based on a search of pertinent research and contacting local and national water quality experts and the Minnesota Pollution Control Agency. He stated lower horse power motors such as 1/3 horsepower are suggested and water levels would need to be a minimum of five feet deep. He stated if the water level lowers the equipment should not be run.

Councilmember Herbst commented an aerator does keep the water clean.

Storm Water Manager Hafner suggested the City have an authorized program and charge a fee for a permit.

Councilmember Swanson commented there has been interest in fountains from several townhome associations. He asked how a wide and shallow pond would be affected. Storm Water Manager Hafner replied shallow ponds develop algae faster.

Councilmember Hovland asked if a minimum water depth is recommended. Storm Water Manager Hafner replied the pond by Bricks restaurant has a five-foot water level. He stated the water levels will be site specific.

Councilmember Clark clarified the resident would apply for the permit and Engineering would look at the pond to specify what would be appropriate for the pond. He asked about enforcement and how the City can prove to the MPCA that the fountains are acceptable. Storm Water Manager Hafner replied he has talked to the MPCA and they are not concerned about equipment in ponds. He stated the proposed ordinance amendment states one unit per pond.

Councilmember King asked how high would a spray be with 1/3 horsepower motor. Storm Water Manager Hafner replied the spray would be approximately four to five feet.

Councilmember Herbst stated he is in favor of aerators and fountains in ponds.

Councilmember King asked if the residents will go get applications/permits from other agencies and then apply for a City permit. Storm Water Manager Hafner said that is how he intends the ordinance to read and will bring language back to Council for formal consideration.

3.3 16-22, Discussion of Industrial Park East of Highway 65/North of Highway 10.

Economic Development Authority Coordinator Thorvig stated the industrial park bounded by Highway 10, Baltimore Street, and 93rd was developed in the 1970s and has two different zoning districts, I-1 on the west and north portions and I-2 on the east and south portions. He stated the I-1 district prohibits outside storage and I-2 district allows outside storage through a conditional use permit. He noted several properties that have outside storage do not have CUPs so the storage is either occurring through non-conforming status or is illegal. He noted there is a strong concentration of code violations over the past 5 years at the properties east of Eldorado St. on Radisson Road. He stated the properties could be inspected to determine whether the outside storage is permitted and if the storage is occurring illegally, enforcement could be considered; however many sites have had outside storage off and on over the years, some pre-dating the 1984 zoning ordinance. He noted enforcement would be very time consuming and could result in minimal improvement.

Economic Development Authority Coordinator Thorvig stated when a CUP is obtained for outside storage there are typically improvements that need to occur to the site such as paving of parking/loading areas and landscaping. He stated financial incentive could be provided by the EDA in the form of a grant, low interest loan, etc. to assist property owners in the event they are required to upgrade their site and/or building. He noted the assistance could be provided to owners who are just looking to improve their site and/or building and may not be required to go through an approval process.

Economic Development Authority Coordinator Thorvig stated a portion of the park was identified in the 2030 Comprehensive Plan as a redevelopment area that includes the properties east of Eldorado Street, north of Radisson Road. He stated the 19 acres identified in the comprehensive plan is the area in need of the most improvement because the sites are visible from Highway 10. He noted two trucking companies on the east side have smaller buildings on large sites.

Councilmember Herbst commented the business owners will not come to the City because the process is so cumbersome. He asked if the process could be made easier.

Councilmember Clark commented business owners do not improve their properties because it triggers other City required updates that they cannot afford, so nothing gets done.

Councilmember Bourke commented parking is the biggest issue for the businesses in this area. He suggested mock platting the parking for the properties.

Councilmember Swanson commented the City has an industrial slum and asked if a wall could be built. He stated he wants to help these businesses.

Councilmember Hovland asked if the City could offer incentives for the businesses to move in order for the City to upgrade the property.

Councilmember Bourke asked where the businesses could go in the City. He noted the parking is the issue.

Councilmember Clark stated he is in favor of incentives for the businesses to improve their properties. He suggested a dialog with the businesses.

Councilmember King stated enforcement is negative and may push businesses away. He stated incentives are positive and the City needs to work with the businesses.

Mayor Ryan stated talking to the business owners is more productive.

Planning and Community Development Director Schafer stated there are issues with the two row buildings and tenants are moving in and out and there are no lease lines or separation. He stated the new owner has been into City Hall and have talked to staff.

Councilmember Herbst stated the City needs to start working with the property owners and help them with site improvements. Planning and Community Development Director Schafer replied there is no single answer. He noted permits are issued every day and staff does not make the applicant do unnecessary improvements.

Councilmember Bourke suggested rezoning the area and modifying the parking.

Councilmember Herbst commented the City enhancement program that was used in Ward 3 worked.

Councilmember Clark requested staff research the issues and report back to the Council on what is needed for this area.

Mayor Ryan commented he would go on site visits with Economic Development Authority Coordinator Thorvig.

Economic Development Authority Coordinator Thorvig stated staff will do site visits and formulate a plan.

3.4 16-18, Directional Signs in Right of Way.

Public Services Manager Bob Therres stated the City received a complaint about a church sign on a City street sign post in the median on University Avenue and 89th Avenue. He noted the sign has been in this location for many years and does not have a permit. He asked the Council if these directional signs should remain or be removed.

Councilmember Hovland stated if signs are on the City's posts, the signs should be removed.

Councilmember Bourke stated he is not opposed to the signs, but uniformity is needed.

Councilmember King stated no private entity signs should be on City property.

Councilmember Herbst suggested no more new signs and grandfather the existing signs that are not conforming.

City Attorney stated the City can state no new signs and grandfather the existing signs.

Council consensus was to leave the existing signs in place but allow no new or replacement signs.

3.5 16-19, Ordinance Amending Chapter 70 – Streets, Sidewalks and Other Public Places Article II. – Special Events of the Municipal Code of the City of Blaine.

Councilmember Herbst left the meeting at 8:23 p.m. and returned at 8:25 p.m.

City Clerk Sorensen stated staff is proposing amendments to define special events and include additional requirements of liability insurance, and traffic management. She stated the size of the event, outside the customary use, and traffic implications. She stated application would be sent to the Parks Department and Police Department for sign off and all special events.

Councilmember King asked if private home parties would have to apply for special events. City Clerk Sorensen replied the ordinance would only apply to events on public land.

Councilmember Clark asked about events outside the use of customary use of the property. Police Chief/Safety Services Manager Olson stated the special events that are held outside of a businesses' building would need a special event permit.

Councilmember Hovland questioned how the 150 people limit is enforced.

Planning and Community Development Director Schafer stated some good events have not happened due to the time it takes for a Conditional Use Permit to process and said an administrative process would be beneficial.

Councilmember Swanson commented he would like to see any events located on Regional Recreational zoned property, such as the National Sports Center, come before Council.

City Manager Arneson confirmed all large special events will be brought to Council.

City Clerk Sorensen noted staff currently has a request for a flea market at Aquatore Park and referred to temporary signage that will be placed at the park as part of the event.

OTHER BUSINESS

Planning and Community Development Director Schafer commented the two new billboards along 35W are on property owned by At Last Gourmet Foods property.

The Workshop adjourned at 8:34 p.m.

Tom Ryan, Mayor

ATTEST:

Catherine Sorensen, City Clerk
Submitted by TimeSaver Off Site Secretarial, Inc.