



City of Blaine
Anoka County, Minnesota
Minutes - Final

10801 Town Square Dr.
Blaine MN 55449

City Council

Mayor Tom Ryan,
Councilmember Wes Hovland,
Councilmember Dick Swanson,
Councilmember Dave Clark,
Mayor Pro Tem Mike Bourke,
Councilmember Katherine Kolb,
Councilmember Russ Herbst

Thursday, October 16, 2014

7:30 PM

Council Chambers

Meeting Number 14-57

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: Bryan Schafer, Planning and Community Development Director; Bob Therres, Public Services Manager; Joe Huss, Finance Director; Jean Keely, City Engineer; Jim Hafner, Storm Water Manager; Jerome Krieger, Parks and Recreation Program Supervisor; Chris Olson, Police Chief/Safety Services Manager; Dan Szykalski, Police Captain; Roark Haver, Communications Technician; Al Thorp, Senior Engineering Technician; Catherine Sorensen, City Clerk; and Recording Secretary Linda Dahlquist.

Present: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

Absent: 1 - Councilmember Hovland

4. APPROVAL OF MINUTES

4.-1 [MIN 14-34](#)

WORKSHOP MEETING - 10/02/14
REGULAR MEETING - 10/02/14

Sponsors: Sorensen

Attachments: [Workshop Meeting - 10/02/14](#)
[Regular Meeting - 10/02/14](#)

Approved

Aye: 5 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke,
Councilmember Kolb and Councilmember Herbst

Abstain: 1 - Councilmember Clark

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

5.-1 [SPEAKER](#)
[14-06](#)

**APPROVE INVOICE FOR NEW DUG OUTS AT BLAINE
BASEBALL COMPLEX**

Sponsors: Krieger

Attachments: [Invoice](#)

Parks and Recreation Program Supervisor Krieger stated the new dug outs at the Blaine Baseball Complex are being paid by donations from the four baseball organizations. He noted the organizations donated \$18,000 to the project and staff is requesting payment approval of \$12,578 to Classic Construction. Mayor Ryan and Parks and Recreation Manager Krieger recognized Blaine Fusion Team, Blaine High School Boosters, Blaine Area Little League, and Blaine Area Traveling Baseball Association for their contributions.

5.-2 [SPEAKER](#)
[14-07](#)

POLICE EXPLORER RECOGNITION

Sponsors: Olson

(AI 5.2)

Brad Nordby, Explorer Lead Advisor, gave an overview of the 2014 National Law Enforcement Learning for Life Conference and Competition held in July, and the Minnesota State Competition held last spring, and recognized the members of the Blaine Police Explorer program. He also recognized the following organizations: AACAP, Automatic Service, 3M Golf Championship, and Plaisted International for their financial support.

Police Chief/Safety Services Manager Olson and Police Captain Szykulski recognized long-time Explorer Lead Advisor, Sergeant Brian Owens for his years of service to the Explore Program.

Informational: no action required

6. COMMUNICATIONS

Councilmember Swanson stated the Corridors of Commerce awarded the 35W Coalition \$1 million dollars to use for the preliminary design of 35W from Highway 36 to 95th Avenue.

Mayor Ryan welcomed Blaine Chiropractic to the City of Blaine.

[SPEAKER](#)
[14-08](#)

BLAINE'S 50TH BIRTHDAY CELEBRATION

Sponsors: City Council

Orville Lindquist, Blaine Historical Society and Blaine's 50th Birthday Celebration, stated the 50th birthday celebration will be held on December 3, 2014 from 7:00-8:30 p.m. at Blaine City Hall.

Informational: no action required

7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 8:03 p.m.

Ann Chlebeck, 9135 Jefferson Street NE, asked if Aurelia Park will have additional parking. City Manager Arneson replied Aurelia Park will have a few more parking spaces.

There being no further input, Mayor Ryan closed the Open Forum at 8:05 p.m.

8. ADOPTION OF AGENDA

9. 8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME

None.

10. APPROVAL OF CONSENT AGENDA:

10.-2 [RES 14-195](#) **RELEASING LOT 6, BLOCK 1 AND LOT 7, BLOCK 1 OF
NORTH CENTRAL COMMONS ADDITION. (CASE FILE
NO. 14-0057/BKS)**

Sponsors: Schafer

Attachments: [North Central Commons - Site Map](#)

Adopted

10.-4 [ORD 14-2294](#) **SECOND READING**

**AMENDING CITY CODE CHAPTER 54 - PARKS AND
RECREATION, SECTION 54-1 PARK AND OPEN SPACE
DESIGNATED**

Sponsors: Therres

Attachments: [SKMBT_C65214092509080](#)

Adopted

10.-6 [MO 14-140](#) **APPROVE INSTALLATION OF NEW PROJECTOR,
SCREEN, AND COMPUTER INTERFACE EQUIPMENT IN
THE CLOVERLEAF FARMS ROOM**

Sponsors: Haver

Attachments: [AV Proposal A - 2087 R3 - City of Blaine.pdf](#)

Approved

10.-1 [MO 14-138](#)**SCHEDULE OF BILLS PAID**

Sponsors: Huss

Attachments: [September 2014 Payroll Checks and Wire Transfers](#)
[09/26/14 Bills Paid](#)
[10/03/14 Bills Paid](#)

Councilmember Herbst asked about the results from the well study. City Manager Arneson stated the last well field will be located off of Lexington Avenue. He noted that positive reports have been submitted to the DNR.

Approved

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

10.-3 [RES 14-206](#)**APPROVE LEASE AGREEMENT WITH VERIZON WIRELESS LLC ON TOWER NO. 1**

Sponsors: Therres

Attachments: [Verizon Lease Agreement](#)

Public Services Manager Therres stated Verizon Wireless LLC wishes to lease space on Water Tower No. 1 for wireless communication equipment. He stated the lease follows the League of Minnesota Cities' model and was reviewed and approved by the City Attorney. He noted the lease is for five years with four automatic five-year renewals, unless terminated by either party.

Adopted As Amended

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

10.-5 [ORD 14-2297](#)**SECOND READING****TIME LIMITATION ON PARKING AFTER COMMENCEMENT OF SNOWFALL**

Sponsors: Olson

Police Chief/Safety Services Manager Olson stated staff is proposing to change the parking during snowfall ordinance to not allow parking on any street after two inches of snowfall and until the snow on the street has been plowed from curb to curb.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11. DEVELOPMENT BUSINESS

11. [ORD 14-2296](#)
-1A

SECOND READING

**REZONING FROM PBD (PLANNED BUSINESS DISTRICT)
TO DF (DEVELOPMENT FLEX) A 66 BED MEMORY
CARE FACILITY FOR JEA SENIOR LIVING AT ULYSSES
STREET/ULYSSES LANE. JEA SENIOR LIVING. (CASE
FILE NO. 14-0051/LSJ)**

Sponsors: Schafer

Attachments: [JEA Senior Living - Attachments](#)

Planning and Community Development Director Schafer stated the applicant wishes to construct a specialized memory care facility on the site which is currently zoned PBD (Planned Business District). The applicant is requesting a zoning change to DF (Development Flex) which requires a conditional use permit.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11. [RES 14-196](#)
-1B

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW
FOR CONSTRUCTION AND OPERATION OF A 66 BED
MEMORY CARE FACILITY IN A DF (DEVELOPMENT
FLEX) ZONING DISTRICT AT ULYSSES
STREET/ULYSSES LANE. JEA SENIOR LIVING. (CASE
FILE NO. 14-0051/LSJ)**

Sponsors: Schafer

Planning and Community Development Director Schafer stated the applicant wishes to construct a specialized memory care facility on a site which is currently zoned PBD (Planned Business District). The applicant is requesting a zoning change to DF (Development Flex) which requires a conditional use permit.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11.-2 [RES 14-197](#)

**RESOLUTION GRANTING A CONDITIONAL USE
PERMIT TO ALLOW FOR CONSTRUCTION OF A
SECOND ENTRANCE ON JEFFERSON STREET NE FOR
WESTWOOD INTERMEDIATE AND WESTWOOD
MIDDLE SCHOOL AT 701 AND 711 91ST AVENUE NE. ISD
#16. (CASE FILE NO. 14-0056/BKS)**

Sponsors: Schafer

Attachments: [Westwood Schools - Attachments](#)

Planning and Community Development Director Schafer stated Spring Lake Park (ISD 16) is requesting an amendment to their Westwood School site to allow the construction of a new bus access onto Jefferson Street. He noted the current access on 91st Avenue would remain as a pedestrian and passenger vehicle access.

Jeff Ronneberg, Super Intendant ISD 16, stated the School District has grown considerably and it is anticipated to grow by 500 students for 2015-2016 school year. He noted that a growth of 6,500 students is expected over the next eight years. He stated the new access will increase the safety of the students.

Councilmember Swanson asked about the bus routes for the buses heading east and south. Amy Schultz, Director of Business Services, replied most of the buses go south on Jefferson to 89th.

Councilmember Clark asked how the traffic will differ from today. Ms. Schultz replied today all traffic uses 91st and head east. She noted most of the buses will head south. She commented new bus routes have not been developed yet.

Councilmember Swanson asked with the addition of 500 students, how many more buses will be needed. Ms. Schultz replied possibly seven more buses.

Ann Chlebeck, 9135, asked how the bus traffic and the bike trail will interact and if there will be traffic control. Mayor Ryan replied the school staff and neighbors will have to watch.

Ms. Chlebeck asked if cars could use the new access. Mr. Ronneberg replied the new access will separate the buses and cars.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11.-3 [RES 14-198](#)

**GRANTING A CONDITIONAL USE PERMIT
AMENDMENT TO ALLOW FOR CONSTRUCTION OF A
13,111 SQUARE FOOT MEDICAL OFFICE BUILDING
AND A SHARED ACCESS AND ZERO LOT LINE IN A DF
(DEVELOPMENT FLEX ZONING DISTRICT) AT 109th
AVENUE/CLUB WEST PARKWAY. HC DEVELOPMENT
II, LLC. (CASE FILE NO. 14-0058/LSJ)**

Sponsors: Schafer

Attachments: [Club West Commons - Attachments](#)

Planning and Community Development Director Schafer stated the applicant is requesting a conditional use permit amendment be reissued and extended in order for a third and final building to be constructed.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11.-4 [RES 14-199](#)

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
28.53 ACRES INTO 42 SINGLE FAMILY LOTS AND TWO
OUTLOTS TO BE KNOWN AS PRESERVE AT LEGACY
CREEK 3rd ADDITION (LEGACY CREEK
PARKWAY/129th AVENUE NE). THE RYLAND GROUP,
INC. (CASE FILE NO. 14-0059/LSJ)**

Sponsors: Schafer

Attachments: [Preserve at Legacy Crk 3 - Attachments](#)

Planning and Community Development Director Schafer stated the applicant is requesting final plat approval for the third phase of the development. He stated the final plat known as The Preserve at Legacy Creek 3rd Addition consists of 42 single-family lots and two outlots.

Councilmember Herbst asked who will do the calcium chloride on the road. Planning and Community Development Director Schafer replied the City will do the calcium chloride and the developer is paying for it.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11.-5 [RES 14-200](#)

**GRANTING FINAL PLAT APPROVAL TO PLAT AN
OUTLOT INTO ONE (1) LOT TO BE KNOWN AS LEGACY
CREEK 5th ADDITION AT 125th AVENUE/LEGACY
CREEK PARKWAY. STEPPING STONES EARLY
LEARNING CENTER. (CASE FILE NO. 14-0044/LSJ)**

Sponsors: Schafer

Attachments: [Legacy Creek 5th - Attachments](#)

Planning and Community Development Director Schafer stated the applicant wishes to locate a facility on the property that is zoned B-2 (Community Commercial). He noted that the existing outlot will now be platted so a building permit can be issued.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

11.-6 [RES 14-201](#)

**DECLARING A NEGATIVE NEED FOR AN
ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR
PARKSIDE NORTH (PAXMAR) TO THE
ENVIRONMENTAL QUALITY BOARD (EQB) AT
LEXINGTON AVENUE/SOUTH OF 125th AVENUE (CASE
FILE NO. 14-0034/BKS)**

Sponsors: Schafer

Attachments: [Parkside North EAW - Matrix](#)
[Parkside North EAW - DNR Comments](#)
[Parkside North - Met Council Comments](#)
[Parkside North EAW - ACHD Comments](#)
[Parkside North EAW - Map](#)

Planning and Community Development Director Schafer stated the Parkside North development will consist of a mixed use covering approximately 135 acres and contain up to 600 housing units varying in density and style. He stated the development will also include 120,000 square feet of commercial retail, service or office use. He stated that the size and scope of the project requires the preparation and processing of an Environmental Assessment Worksheet (EAW). He noted the project would be phased over a three to five year period.

Adopted

Aye: 5 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark and Councilmember Kolb

Abstain: 1 - Councilmember Herbst

11.-7 [ORD 14-2295](#)**SECOND READING****GRANTING A CODE AMENDMENT TO THE B-2 (COMMUNITY COMMERCIAL) AND THE I-2 (HEAVY INDUSTRIAL) ZONING DISTRICTS TO ALLOW FOR INDOOR SALES OF VEHICLES AS A CONDITIONAL USE. CITY OF BLAINE.**

Sponsors: Schafer

Planning and Community Development Director Schafer stated a dealer's license is needed with auto body or major auto repair shops in order to transfer titles and sell vehicles that they repair and own as part of their business. He noted the State requires a local zoning sign-off on each dealer license and in the B-2 and I-2 zones the City is unable to execute the sign-off. He stated the amendment would allow indoor sales of passenger vehicles with the issuance of a conditional use permit.

Adopted

Aye: 5 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

Abstain: 1 - Mayor Pro Tem Bourke

12. ADMINISTRATION12.-1 [MO 14-141](#)**APPROVE QUOTE FROM VOSS UTILITY AND PLUMBING FOR THE BALTIMORE STREET STORM SEWER REPAIR, IMPROVEMENT PROJECT NO. 14-12**

Sponsors: Keely

Attachments: [Location Map.pdf](#)
[Quote.pdf](#)

City Engineer Keely stated a rusted out metal storm sewer pipe has created a sinkhole in the street in front of the driveway to Metro Storage. She stated staff solicited a quote from Metro Storage's contractor, Voss Utility and Plumbing to remove the failed corrugated metal storm pipe and replace it with a concrete pipe, replace one catch basin and patch the street. She stated staff is recommending accepting the quote from Voss Utility and Plumbing for \$17,397. She noted the funding source for this work is the Storm Water Utility Fund and there are sufficient funds to cover the costs.

Mayor Ryan asked about traffic control. City Engineer Keely replied Voss will contract the traffic control.

Approved

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

12.-2 [MO 14-142](#)

**AUTHORIZE CITY MANAGER TO ENTER INTO
CONTRACT WITH PRAIRIE RESTORATIONS, INC. IN
THE AMOUNT OF \$28,500 FOR OPEN SPACE
MANAGEMENT**

Sponsors: Hafner

Attachments: [Open Space Management Areas map.pdf](#)

Storm Water Manager Hafner stated the Council approved the NRCB CIP for 2014 that includes the continuation of the management plan with Prairie Restorations, Inc. in several of the City's open spaces.

Approved

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

12.-3 [RES 14-202](#)

**APPROVE JOINT POWERS AGREEMENT WITH ANOKA
COUNTY FOR THE JURISDICTIONAL CHANGE AND
REHABILITATION OF COUNTY ROAD 87 (105TH
AVENUE) FROM TRUNK HIGHWAY 65 TO COUNTY
STATE AID HIGHWAY 52 (RADISSON ROAD),
IMPROVEMENT PROJECT NO. 14-11**

Sponsors: Keely

Attachments: [105th Ave Aerial.pdf](#)

[105th Ave JPA.pdf](#)

City Engineer Keely stated the Joint Powers Agreement (JPA) states the Anoka County will revoke 105th Avenue from their system on May 1, 2015. She noted the County will provide routine winter maintenance activities and pothole patching through April 30, 2015, and the County will pay the City \$500,000 following execution of the JPA and the remaining \$623,000 after May 1, 2015.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

12.-4 [MO 14-145](#)

**AUTHORIZE CITY MANAGER TO ENTER INTO
CONTRACT WITH WSB & ASSOCIATES, INC. IN THE
AMOUNT OF \$348,700 FOR PRELIMINARY AND FINAL
DESIGN FOR THE RECONSTRUCTION OF 105TH
AVENUE FROM TH 65 TO RADISSON ROAD (CSAH 52)
IMPROVEMENT PROJECT NO. 14-11**

Sponsors: Keely

Attachments: [105th Ave Aerial.pdf](#)

City Engineer Keely stated the City received three proposals and staff recommends acceptance of the proposal from WSB & Associates, Inc. in the amount of \$348,700. She noted that temporary funding will be from the Municipal State Aid construction fund and permanent funding from the Municipal State Aid street fund, Tax Increment Financing funds, County Turnback funds, and the Water Utility fund.

Approved

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

12. [RES 14-204](#)
-5A

**ADOPT 2015 STORM DRAINAGE UTILITY FUND
BUDGET**

Sponsors: Huss

Attachments: [2015 Storm Drainage Budget](#)

Finance Director Huss stated the proposed budget includes a fee increase of \$0.25 per month for 2015 and one additional FTE staff member.

Adopted

12. [MO 14-143](#)
-5B

**APPROVE 2014 - 2015 DEICING CHEMICAL CONTRACT
PURCHASE FOR \$286,560.00**

Sponsors: Ulrich

Public Works Director Ulrich stated staff is requesting approval of the Deicing Salt contract for 2014-2015 winter season. He noted the contract amount of salt is 4,000 tons.

Approved

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

12.-6 [RES 14-205](#)

**2014 BUDGET AMENDMENT FOR SNOW AND ICE
CHEMICALS**

Sponsors: Huss

Finance Director Huss stated staff is requesting \$25,000 from the General Fund contingency reserve to purchase 500 tons of chemical supplies.

Adopted

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst

13. **OTHER BUSINESS**

None.

14. **ADJOURNMENT**

Adjourned

Aye: 6 - Mayor Ryan, Councilmember Swanson, Mayor Pro Tem Bourke, Councilmember Clark, Councilmember Kolb and Councilmember Herbst