



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

10801 Town Square Dr.
Blaine MN 55449

Thursday, November 17, 2011

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.
Quorum present.*

ALSO PRESENT: Bryan Schafer, Community Development Director; Bob Therres, Public Services Manager; Joe Huss, Finance Director; Mike Ulrich, Public Works Director; Roark Haver, Communications Technician; Al Thorp, Senior Engineering Technician; Jane Cross, City Clerk; and Recording Secretary Linda Dahlquist.

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

Absent: 2 - Councilmember Hovland and Councilmember Bourke

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

4.-1 [MIN 11-0017](#)

WORKSHOP MEETING - NOVEMBER 3, 2011
REGULAR MEETING - NOVEMBER 3, 2011

Sponsors: Cross

Attachments: [110311 Regular Minutes](#)
[110311 Workshop Minutes](#)

Moved by Councilmember Kolb, seconded by Councilmember Herbst, that the Minutes be Approved. The Motion was adopted unanimously.

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

6. COMMUNICATIONS

Mayor Ryan congratulated Good Will Industries on the opening of their new store. He commented there may be an issue with not enough parking spaces.

Mayor Ryan stated a meeting was held in the tower of the airport. He stated

complaints were down. He commented Airport Days will be on June 4 and a replica of the Vietnam Wall which is 80% of the actual size will be on display at the airport for the event. He stated the airport expects 25,000 to 35,000 visitors.

Councilmember Clark stated Saturday is recycling drop off day. City Manager Arneson stated that on the third Saturday of each month, residents can bring recycling items to Aquatore Park. He stated items to be recycled are listed on the website with the associated fees. He stated no regular garbage is accepted.

Mayor Ryan stated the Anoka County Government meeting on the records management program is scheduled for November 30 at the Harvest Grill in Coon Rapids.

7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the open forum at 7:37 p.m.

Cathy Harrison, 4620 107th Avenue NE in Circle Pines in Anoka County, stated she and a group of neighbors from Hupp Street, Ghia Street, Frazier Street, Ball Road and the surrounding area have formed a non-partisan group, Citizens For Smart Growth, in order to work with the City of Blaine concerning the type of retail commercial industry that will have the smallest impact on the neighborhood. She stated we are not against development on the site, but we do object to the massive footprint of Walmart and the financial environmental impacts that it brings with it. She commented the neighbors had purchased their homes in this area for a number of reasons. She stated the environmental impacts the Walmart impose with the increased traffic on all streets in the area, security and safety issues with overnight camping in the parking lot, increase noise pollution, air pollution and land pollution from trash left behind by customers. She stated the Citizen's For Smart Growth hopes the Council will take into consideration their concerns and the impacts to the families, and work with them for a better solution for the site on Lexington Avenue and Ball Road.

Mayor Ryan stated the Council saw the proposal at the same time as the residents. He stated the City has to look at the proposal because Walmart is a commercial developer. He stated there will be neighborhood meetings and other public meetings. He asked the residents to trust the Council.

Community Development Director Schafer stated the City has met with Anoka County Highway Staff and the information from that meeting will be posted on the website.

Ms. Harrison asked if the current traffic study was done by Walmart. She asked if the City will conduct its own traffic study. Mayor Ryan responded the City will do its own comparison and research.

Ms. Harrison asked if an environmental impact study will be done. Mayor Ryan responded the City will use the same process that has been done with the three other Walmart stores.

Councilmember Clark stated the Walmart just went in on Ulysses. He stated a comparison of the traffic studies may be beneficial. He commented to the residents to come up with suggestions for a win win.

Ms. Harrison stated the biggest concern is the traffic in the neighborhood.

Councilmember Kolb stated the proposed Walmart is not a Super Walmart.

Councilmember Clark stated Walmart wants full groceries and they are unable to have full groceries at the current site.

Mayor Ryan stated it will be a long while before anything happens.

Councilmember Swanson stated nothing will happen until January. He suggested the residents continue to check the website.

Councilmember Kolb stated this will go before the Planning Commission before it comes to the Council.

Mayor Ryan stated meetings will be held at the schools or churches.

Community Development Director Schafer stated there are design issues with Lexington Avenue and Ball Road and the City is not accepting some of their conclusions. He stated no update is expected until after the holidays.

Councilmember Clark asked if an environmental impact study and if rezoning or a conditional use permit will be needed and how the Council will vote. Community Development Director Schafer responded no land use or zoning changes are needed. He stated it is a conditional use permit for a planned business district and a standard vote by the Council will be needed. He noted the parcels will be subdivided, so a noise and lighting study will be done as part of the conditional use permit. He stated there will be watershed and storm drainage review; although, there are no other mandatory reviews.

Councilmember Swanson commented the City did not seek Walmart for this lot. Walmart and the private owner of the lot approached the City.

Mayor Ryan closed the open forum 7:52 p.m.

8. ADOPTION OF AGENDA

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

10. APPROVAL OF CONSENT AGENDA:

Councilmember Kolb requested agenda item 10.2 be removed from the consent agenda.

10.-1 [MO 11-0030](#)

SCHEDULE OF BILLS PAID

Sponsors: Huss

Attachments: [10/28/11 Bills Paid](#)
[11/4/11 Bills Paid](#)

Approved unanimously by Consent Vote.

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

10.-2 [MO 11-0032](#)

APPROVE DEICING CHEMICAL CONTRACT

**PURCHASE FOR 2011-12 FOR \$214,230.00 INCLUDING
\$13,770.00 STATE SALES TAX**

Sponsors: Public Works Director Ulrich

Councilmember Kolb asked if cost would be less without the chemical treatment of the roads. Public Works Director Ulrich responded the anti-icing is sprayed on the major collector roads two to three times per week and it is very economical for the City. He stated the use of this product, has reduced the use of full rock salt which is more expensive.

Mayor Ryan asked if studies have been done on the buildup on vehicles. Public Works Director Ulrich responded no study has been done. He commented the pretreatment helps to reduce ice buildup on the roads.

Moved by Councilmember Kolb, seconded by Councilmember Herbst, that this Motion be Approved. The Motion was adopted unanimously.

11. DEVELOPMENT BUSINESS

11.-1 [RES 11-0156](#)

**RESOLUTION GRANTING A CONDITIONAL USE
PERMIT EXTENSION TO ALLOW FOR CONSTRUCTION
OF A 4-STORY SENIOR FACILITY CONSISTING OF 24
MEMORY CARE UNITS, 50 ASSISTED LIVING UNITS, 61
INDEPENDENT LIVING UNITS, 12 CARE SUITES AND A
TOWN CENTER IN A PBD (PLANNED BUSINESS
DISTRICT) ZONING DISTRICT AT 118TH
AVENUE/ULYSSES STREET NE. CREST VIEW SENIOR
COMMUNITY AT BLAINE, LLC. (CASE FILE NO.
07-98/LSJ)**

Sponsors: Schafer

Attachments: [Attachments 111711.pdf](#)

Community Development Director Schafer reported Crestview is requesting a one-year extension of their Conditional Use Permit due to financing constraints. Crestview has closed on the land and plans to begin the project in the spring of 2012 with a slightly reduced and re-balanced unit mix.

Mayor Ryan stated Blaine currently does not have the beds for senior care and Anoka County does not have enough beds for senior care.

Moved by Councilmember Herbst, seconded by Councilmember Clark, that this Resolution be Adopted. The Motion was adopted unanimously.

11.-2 [ORD 11-2235](#)

**SECOND READING - GRANTING A CODE AMENDMENT
TO SECTION 32.54(G)(6)(7) GASOLINE SALES
STANDARDS OF THE HIGHWAY 65 OVERLAY
DISTRICT. CITY OF BLAINE. (CASE FILE NO.**

11-0040'SLK)

Sponsors: Schafer

Attachments: [Minutes](#)

Community Development Director Schafer stated the proposed code amendment deals with two specific development standards (canopy signage and landscape quantities) of the Highway 65 Overlay District. The current standard states that no graphics or signage is permitted on the gas canopy. All gas stations would be limited to the Sign Ordinance standard that allows one wall sign per street frontage. The landscaping requirements for gasoline sales within the Highway 65 Overlay District are required to be increased by 200 percent more than general landscaping standards. In order to be consistent with all gas stations, it has been proposed to remove this standard from the Zoning Ordinance.

Councilmember Kolb asked if the existing gas stations could increase signage. Community Development Director Schafer stated yes, if they do not already have signage.

Mayor Ryan asked about the status of site. Community Development Director Schafer stated the Cemstone buildings have been removed and the site has been graded. He stated Kwik Trip will close on the property next week.

Moved by Councilmember Swanson, seconded by Councilmember Clark, that this Ordinance be Adopted. The Motion was adopted unanimously.

12. ADMINISTRATION**12.-1 [MO 11-0031](#)****APPROVE QUOTE FOR 35W SERVICE ROAD MANHOLE REHABILITATION FOR \$22,500.00**

Sponsors: Public Works Director Ulrich

Public Works Director Ulrich stated sanitary sewer manhole for Lift Station #13 to #12 is deteriorating due to hydrogen sulfide gas and extreme scouring from the discharge of Lift Station #13 which is one of the City's most highly active pump station. The concrete manhole has lost thickness of its original design. This repair is not an emergency, but the rehab is vital to reduce the risk of the structure's total failure. Two contractors provided quotes with recommendations and cost estimates. The staff recommends the Council approve the quote from Thul Specialty Contracting, Inc. for \$15,500.00 and an additional \$7,000.00 for traffic control and contingency. The project will be funded from the Sewer Utility Fund.

Moved by Councilmember Swanson, seconded by Councilmember Herbst, that this Motion be Approved. The Motion was adopted unanimously.

12.-2 [RES 11-0157](#)**RESOLUTION CERTIFYING DELINQUENT UTILITY ACCOUNTS AND INVOICES**

Sponsors: Huss

Attachments: [2011 Utilities Certification List.xls](#)

Finance Director Huss stated the Council annually certifies delinquent utilities and

unpaid invoices for mowing, false alarms, and meter repairs to Anoka County for collection with the following year's property taxes. Notice has been sent to all affected property owners regarding their respective delinquent bills. If payment is not received before the deadline for remittance to the county, the attached resolution authorizes staff to certify the amount due to the Anoka County Auditor for collection with the 2012 property taxes.

Councilmember Herbst clarified that there are 2% less delinquent accounts this year. Finance Director Huss responded it is 2% more this year; although, payments are accepted until the end of November.

Councilmember Swanson asked if utilities are turned off. Finance Director Huss responded no, by ordinance that is not allowed.

Mayor Ryan asked about foreclosed properties. Finance Director Huss responded the owner of the property which would be the bank on foreclosed properties.

Moved by Councilmember Swanson, seconded by Councilmember Herbst, that this Resolution be Adopted. The Motion was adopted unanimously.

13. OTHER BUSINESS

[TMP 11-0232](#)

Moved by Councilmember Kolb, second by Councilmember Clark that one half-day paid holiday be given to the City staff at the discretion of the City Manager, be approved. Motion adopted unanimously.

14. ADJOURNMENT

Moved by Councilmember Herbst, seconded by Councilmember Swanson, to adjourn the meeting at 8:35 p.m. Motion adopted unanimously.