

## UNAPPROVED

CITY OF BLAINE  
ANOKA COUNTY, MINNESOTA  
CITY COUNCIL WORKSHOP  
Thursday, March 17, 2016

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

### CALL TO ORDER

The meeting was called to order by Mayor Pro Tem Swanson at 6:30 p.m.

### ROLL CALL

**PRESENT:** Mayor Pro Tem Dick Swanson, Councilmembers Mike Bourke, Russ Herbst, Wes Hovland, and Jason King.

**ABSENT:** Mayor Tom Ryan and Councilmember Dave Clark.

Quorum Present.

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

### NEW BUSINESS

#### 3.1 16-15, Woods of Quail Creek Noise Compliant.

City Engineer Keely stated residents living in the Woods of Quail Creek Addition are concerned about the noise on 125<sup>th</sup> Avenue. She stated Council directed staff to review possible noise reduction measures and the associated costs. She noted that additional costs may be incurred for right-of-way or easements. She stated option one is an earthen berm that would cost \$78,000 for the dirt work. She noted this option would likely not make any difference since the berm would only be two feet tall and the pine trees that the developer put in would need to be removed. She stated option two is a 19- or 20-foot noise wall that would cost \$500,000-\$1,000,000 and right-of-way on both sides would be needed. She stated option three is a ten foot privacy fence that would cost \$26,000, built on the property owned by the developer, may require an easement and some of the existing trees may need to be removed. She noted if the City added trees to the existing trees, six-foot conifer trees could be added near the development sign and would cost \$600 each. She stated option five is to do nothing. She stated there are several areas in the City that have similar situations to this one that are within 100 feet of the existing right-of-way and County Road speeds at 55 miles per hour.

Councilmember Herbst suggested adding pine trees along the property at 12539 Zumbrota Street near the pond. City Engineer Keely replied the wetland area is a drainage and utility easement and ponding for the development. She stated staff would need to go to the Watershed District to see if this would be permitted.

Councilmember Herbst suggested adding pine trees along the homeowner's property line at 12539 Zumbrota Street and connect them to the existing row of pine trees.

Councilmember King stated a sound study was not done in the planning of this development and the noise comes from the southeast side of the pond. He noted some of the pine trees have died and others have been clear cut. He suggested adding pine trees along the homeowner's property line at 12539 Zumbrota Street and connect them to the existing row of pine trees.

Councilmember Bourke agreed with adding pine trees on the corner by the development's sign. He asked if a berm is a possibility along the road. City Engineer Keely replied berms in this area would be lower than the homes.

Councilmember Bourke commented The Lakes have a berm with trees on top.

Councilmember King commented mounding and trees could be placed on the east side of the pond.

Rolf Lund, 12539 Zumbrota Street, stated the noise from 125<sup>th</sup> Avenue comes into the neighborhood from the east and the west. He noted east of the pond there is existing mounding and putting trees on the mound would help. He stated some of the conifer trees have died and the neighbors would like those trees replaced.

Councilmember King suggested cost sharing between the City, County and residents and requested staff research the costs.

Councilmember Hovland asked if the City has a tree bank. Planning and Community Development Director Schafer replied the City has a reforestation fund for trees planted in City parks.

Councilmember Herbst requested staff review the spoil on the east side of the pond and the cost to plant conifer trees on top. He suggested the homeowner at 12539 Zumbrota Street plant trees on his property as well.

City Manager Arneson suggested consulting a noise expert prior to doing any work. He noted that pine trees do not block sound but rather redirect sound which would affect other property owners.

Council consensus that conifer trees be added near the development's sign.

Curt Klaus, 4843 124<sup>th</sup> Lane NE, stated he moved into his house in 2011 and has noticed traffic and noise has increased. He noted that home values have decreased due to the "super highway" in his back yard and asked for his neighborhood to be considered for possible noise mitigation efforts.

Councilmember Herbst left the meeting at 7:00 p.m.

### 3.2 16-16, Lever Street Petition.

City Manager Arneson stated the City Council has been discussing a utility extension to Lever Street north of 125<sup>th</sup> Avenue since the start of the Parkside North development. He stated a petition was signed by owners of 75% of the frontage on Lever Street north of 125<sup>th</sup> Avenue. He stated an email was received requesting the utilities be extended to the north side of 125<sup>th</sup> Avenue in 2016 and then improvements could be extended north of 125<sup>th</sup> Avenue in 2017 to all interested parties. He stated staff met with Paxmar and they have

numerous agreements pending with developers for this development. He stated Paxmar will commit to take the sewer and water to the manhole 200 feet south of Main Street in 2016. He stated Paxmar will pay the City to get the pipe under Main Street by October 31, 2016. He noted Paxmar has not been successful with negotiating with Mr. Drieman and will escrow funds for the City to continue to negotiate. He stated in order to align the road with Lever Street, temporary and permanent easements will be needed from Capra, Tamblyn, and Drieman properties. He stated Paxmar suggested moving the street to be all onto Paxmar's property and only one easement will be needed on Mr. Capra's property.

Councilmember Bourke asked who will pay for the alignment on the north side. City Manager Arneson replied the cost would be included in the project cost. He stated Paxmar will escrow funds to be used for the project.

City Manager Arneson stated staff will work with Paxmar on a developer's agreement.

Mayor Pro Tem Swanson inquired on what temporary easement is needed if the road is moved all onto Paxmar's land. City Manager Arneson replied a temporary easement would be needed to build a retaining wall.

Councilmember Bourke inquired about drainage issues with the development. City Manager Arneson replied a ditch was dug on Drieman's property. He noted the petition needs to move forward and a developer agreement with Paxmar needs to be signed.

Mayor Pro Tem Swanson summarized the petition will move forward and staff will work on a developer's agreement.

Councilmember King clarified the petition requests the City install sewer and water north of 125<sup>th</sup> Avenue. City Manager Arneson replied yes, the developer will pay their fair share. He noted the work cannot be done in one phase.

Councilmember Hovland stated he is not in favor of shifting the road. He stated he is in favor of installing sewer and water and not worry about the road and easements right now.

Mayor Pro Tem Swanson confirmed the petition will move forward as proposed for Council consideration and staff will continue to work with Mr. Drieman on the easement.

Planning and Community Development Director Schafer stated if Lever Street is excavated now it would have to be closed to traffic two times instead of one and suggested waiting instead.

Councilmember Bourke stated he does not want to penalize the residents to the north for the road alignment.

Councilmember Hovland asked what is holding up Mr. Drieman. City Manager Arneson said the parties cannot agree on a price for the easement money.

City Manager Arneson commented that Paxmar has multiple plats and purchase agreements and the City needs an agreement with Paxmar with a development agreement.

## **OTHER BUSINESS**

Councilmember Hovland read an article from the *Minnesota Cities* magazine on door-to-door soliciting requiring licensing and requested the City Attorney review the article and the City's ordinance.

The Workshop adjourned at 7:20 p.m.

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Dick Swanson, Mayor Pro Tem

ATTEST:

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