



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

10801 Town Square Dr.  
Blaine MN 55449

**City Council Workshop**

*\*While this is a public meeting where interested persons are welcome to attend, it is a work session for Council and staff to discuss issues before them. It is not for the purpose of receiving public input.*

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Thursday, September 13, 2012

6:30 PM

Cloverleaf Farm Room A

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Meeting Number 12-51

**NOTICE OF WORKSHOP MEETING**

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

**ALSO PRESENT:** Clark Arneson, City Manager; Bryan Schafer, Community Development Director; Bob Therres, Public Services Manager; Chris Olson, Public Safety Manager/Police Chief; Joe Huss, Finance Director; Jim Hafner, Stormwater Manager; Roark Haver, Communications Technician; Patrick Sweeney, City Attorney; Nyle Zikmund, Fire Chief; Jane M. Cross, City Clerk; and Recording Secretary Beth Bostrom.

**Present:** 7 - Councilmember Clark, Councilmember Kolb, Councilmember Bourke, Councilmember Herbst, Mayor Ryan, Councilmember Hovland, and Councilmember Swanson

1.0 [WS 12-43](#)

**LAND USE ISSUE (ISD 916-95th AND I35W BUSINESS PARK)**

**Sponsors:** Schafer

**Attachments:** [Blaine presentation packet](#)  
[IDS 1964 001](#)

Community Development Director Schafer explained that Independent School District (ISD) 916 is a special needs Intermediate Public School that serves the north and east portions of the metro area. It currently has facilities in White Bear Lake and other east metro locations. ISD 916 has been looking for another location in the western portion of its area and focused up and down the I-35W corridor from I-694 north. After research, ISD 916 has decided it is most interested in the business park property on the south side of 95th Avenue (across from Eagle Brook Church).

Councilmember Herbst asked if they could make an arrangement as they did with Minnesota School of Business. He suggested offering another location

in Blaine as the business park is a good location to generate tax base. Community Development Director Schafer noted that the school district is not a private entity and he is not sure how this would work.

Councilmember Swanson commented that there is additional land on the other side of 95th as an optional location. He commented that Eagle Brook Church is a location that does not generate taxes already. Community Development Director Schafer noted that there is additional space by Rasmussen College.

Jon Rausch was involved in the business park previously under former ownership and has worked to market this property for about ten years. He added that the complete business park is owned by United Properties. He commented that there are 11 acres on the south side by the water tower that could be built on. He added that along the freeway over to the water tower are seven special plant species that are protected and building cannot be done there. He added that he has worked for 10 years to find a tenant for this area. He noted that being off 694 and 35W is favorable to businesses.

Councilmember Clark arrived at 6:40 p.m.

Mr. Rausch commented that this site works well for ISD 16 as it has easy access for bussing. He reviewed that this is away from other businesses in the business park.

Kristine Carr of ISD 916 introduced herself as the business manager for ISD 16 and Steve Erickson from EWBR introduced himself as an architect. Ms. Carr explained that this is an intermediate school district, which serves 10 school districts and others beyond. Fridley and Forest Lake are included as extra school districts. They serve level 4-IV Special Ed students. This building would be used for Special Ed only. She reported that triple the number of students are being referred to their school for services. She noted that White Bear Lake has accommodated them but in a few years, they will need to give up five classrooms. She stated that they have decided to build a 70,000 square foot building for 14 million dollars. She noted that they are drawn to this site due to easy access. They are not interested in having visibility from 35W. She noted that they are seeking a secure property. She added that they would be concerned about being in the industrial park due to security and traffic. She commented that the building will be beautiful and not like a traditional school. She explained that they will bring a lot of jobs to the community. She reviewed that if the school were to open tomorrow they would have 100 students and 80 staff. They eventually would like to have 150 students and around 140 staff members. She asked for the opportunity to bring this school to the community.

Dan Nardicz, Director of Special Ed, commented that the growing population is due to autism spectrum and their school would serve ages 5-13. He

reviewed that they had been in an agreement with White Bear Lake and the DNR to develop walking paths and improvements to the park near their current school grounds. He noted that this creates a natural learning environment. He added that this is a consideration in the site they are seeking. He commented that they serve many students from the north metro who travel a great distance for services currently.

Councilmember Hovland asked about construction. Ms. Carr commented that the tax impact in White Bear Lake is around \$2.55 a month for a home. She noted that the school is paid for with general education aid. She indicated that the referring school pays the special education cost so this would not be an increased tax burden on Blaine.

Councilmember Swanson asked about the selection of the property in relation to the gun club. Ms. Carr commented that many autistic students are sensitive to sounds.

Mr. Nardicz reviewed that they visited many sites at many times of the day. He commented that they would like to use the site for outdoor learning.

Mayor Ryan reviewed that the Council has been supportive of churches. He commented that the Council had hoped the business district would be to generate jobs. He commented that they just broke ground for Mercy Hospital for 740 jobs. He confirmed that there is need for a school and understands the special circumstances with autism.

Councilmember Kolb explained that she is understandable of their request to be at that site and would welcome them into the community. She commented that they have looked for 10 years for businesses to go in there but she believes it will happen eventually. She asked that the school be located in an area that is less ideal. She explained that the tax base is important to the city. She commented that the jobs would be welcome.

Mr. Rausch commented that he has heard complaints from potential business that they want to avoid the water tower and find reasons this area is not favorable.

Council continued to discuss various locations as options for the school.

Community Development Director Schafer commented that the business park site is not allowed by zoning and would be a special amendment. He recommended finding another site as opposed to this site. He commented that this is one of the best sites in Blaine to recruit a commercial user. He reviewed that there are 400-500 acres of land to be developed in Blaine.

Councilmember Bourke asked about the zoning process. Community Development Director Schafer reviewed that it is a stand-alone property, which could be rezoned. He commented that they could do a code amendment like Eagle Brook Church and Rasmussen College. He reviewed that an amendment would be the simplest choice.

Councilmember Clark explained that by having a business on the site it can create a ripple effect with supporting businesses moving closer to serve that business. He reviewed that this adds to additional job creation in the surrounding area.

Councilmember Kolb asked about the requested timeline. Ms. Carr reviewed that they would like to be building in early summer. She added that later this year they would like to work on the architectural design of the building.

Councilmember Clark commented that the school district has done their homework and knows this is their preferred site. He recommended exploring other alternatives for this site.

Councilmember Swanson commented that he finds the Council is leaning toward not supporting this location. Councilmember Kolb commented that she would think of the school as an asset and would like to see them come to Blaine. She commented that the responsibility to the residents is to generate tax base. She asked for time to think through this decision and consider other options. She asked if other land could be opened up for nontax purposes.

Ms. Carr reviewed that they liked the Pulte property but it will cost too much to prepare it and the gun club is a deterrent.

Mr. Rausch reviewed that business are still seeking property in the areas like New Brighton. He commented that Blaine is on target to have the most housing starts in a decade and the school would be serving residents in their community. He noted that an office warehouse type of business would take this site due to the water tower.

Councilmember Bourke asked how many jobs would be generated in this site with a warehouse business. Mr. Rausch commented that it will likely be 75-100 jobs at the most.

Councilmember Bourke asked for more time to consider this option. The Council agreed to consider it for more time.

City Manager Arneson asked to continue this to October 11. Community Development Director Schafer reviewed the timeframe this would create for approval through the Planning Department.

Mayor Ryan asked for a comparison on job creation for the school versus manufacturing jobs.

**Discussed**

**2.0**     [WS 12-44](#)

**LAND USE ISSUE - NSC/KTIS CONCERT**

**Sponsors:**     Schafer

Community Development Director Schafer explained that KTIS/Northwestern College has held a one-day music concert at the National Sports Center (NSC) for the past four summers. In 2013, it would like to hold a second evening (June 7) in addition to the larger June 8 event. He advised that staff has not supported the back-to-back concert nights from an operations as well as noise perspective. Staff is also concerned with increasing the daily attendance from 15,000 to 20,000.

Councilmember Swanson commented that he is not supportive of the two-day event. He explained that this will set a precedent for other events wanting to come in. He expressed concern about the noise.

Councilmember Herbst asked if a five-dollar user fee could be implemented for the second day. Police Chief Olson commented that there is a fee included which pays for services.

Mayor Ryan expressed concern with the second night because of the noise level. He commented that it impacts the surrounding area.

Councilmember Kolb commented she is supportive of the concert and that it brings in people who use restaurants. She suggested trying it for one year to see how it goes. Councilmember Bourke commented that his understanding is they are addressing the policy and not specifically the KTIS concert. He suggested considering a policy first before approving it.

Councilmember Clark stated that the KTIS concerts are nice music and draws a good group but he would be concerned with other types of groups that might want to use the facility for two nights.

Councilmember Swanson commented that he will vote against it as it would set a precedent. Councilmember Clark suggested approving it for one year and adding a surcharge on to raise funds.

Councilmember Bourke commented that he would agree to this. He recommended creating a policy as they do not know what other groups want to come in.

Council discussion took place on the creation of a policy regarding a second concert night.

Councilmember Clark asked when staff anticipates the policy decision. He asked when KTIS needs an answer. Community Development Director Schafer noted that they would like to create the policy now. He noted that no alcohol is part of their recommendation. He recommended adding in no overnight camping. He noted that if there is a complaint about the volume they would need to shut the sound down. He commented that the amount of people there determines the volume.

Sam Cook of KTIS commented that on Friday night they want to cap the evening at 10:00 and use the event to attract middle and high school ages. He commented that Saturday is a family day. He noted that their sound system is the same even though they have increased their numbers. He explained that tickets sales start on Black Friday and they need to book the talent now. He noted that the National Sports Center is a great location and they need to keep the tickets affordable. He commented that tickets are given away to military and other families. He reported that they are a nonprofit and do not earn money for this. Dan Wynia of KTIS commented that there are other Christian music festivals around the region. He explained

that their core listener is a 35-year-old mother who lives in the twin cities. He noted that they are not seeking a camping or tailgating experience. He noted that this location is ideal for a family event.

Councilmember Kolb suggested having the two-day event with a condition that there be no tailgating or camping. Mayor Ryan commented that the traffic is bad during this event. He suggested asking the neighborhoods in the area to see what the response is.

Councilmember Clark suggested that the policy would remain about the same as discussed. He suggested capping the number of events in the policy. Councilmember Swanson suggested putting a venue charge on the event.

Police Chief Olson commented that the time of event, alcohol, type of entertainment and traffic would impact the policy.

The Council discussed surveying neighbors and options on communicating with them.

Council was in agreement to survey the neighbors and bring a CUP application before the public hearing.

Councilmember Hovland commented that he has never had a complaint on

this event.

Community Development Director Schafer suggested that they would discuss this further on October 18th. Mr. Wynia commented that they still want the Saturday event whether Friday is approved or not.

Community Development Director Schafer commented that there will be a public hearing regardless of the day the event is held on as it is a requirement.

Councilmember Clark commented that the Council has a consensus for Saturday but Friday is the concern.

Councilmember Kolb asked that the policy be written up to discuss at the October 18th meeting. Community Development Director Schafer commented that he would work on creating a policy for the National Sports Center. He noted that this is going before the Council meeting and not the Planning Commission at this stage. He noted that the application has requested attendance of 20,000.

Mr. Cook suggested having a ratio of persons to police or security crew per thousand people written into the policy.

Councilmember Clark suggested adding in a plan review fee.

## RECESSED

Mayor Ryan adjourned the meeting for a short recess at 8:00 p.m.

## RECONVENED

Mayor Ryan called the meeting back to order at 8:05 p.m.

### 4.0 [WS 12-45](#)

### RAISING CHICKENS IN RESIDENTIAL AREAS

**Sponsors:** Schafer

Community Development Director Schafer referenced his staff report prepared in response to the Council's questions about raising chickens in residential areas. He explained the issue is whether the City's Zoning Code should be changed to allow these pets/animals to exist and then to what degree they should be regulated.

Councilmember Swanson commented that he brought this request forward as a few residents are asking about it. He explained that Shoreview allows chickens so residents are inquiring about Blaine allowing them. Mayor Ryan reported that chickens can attract rats and fox. He commented that he is not supportive of this.

Councilmember Kolb commented that she does not agree with staff spending time approving the buildings. She clarified that she does not support the policy as it is written.

Councilmember Clark stated that he does not support allowing chickens on less than a five-acre parcel.

Council consensus was to not to change the current policy. Chickens will not be allowed in residential areas.

**Discussed**

**6.0**      [WS 12-47](#)

**REQUEST FOR CLEAN WATER LEGACY GRANT FROM  
THE BOARD OF WATER AND SOIL RESOURCES**

**Sponsors:**      Hafner

Stormwater Manager Hafner explained that the Anoka Conservation District (ACD) is writing a grant request to the Board of Water and Soil Resources (BWSR) for Clean Water Legacy (CWL) funds. If awarded, the funds would be used to construct a water quality improvement project located in Blaine and include a partnership between ACD, the Rice Creek Watershed District (RCWD), and City.

Councilmember Herbst asked where the location is. Stormwater Manager Hafner pointed out the location on the map. He reviewed that by removing phosphorus this should impact the amount of algae growth.

Councilmember Bourke asked if the sediment has an impact. Stormwater Manager Hafner stated that this is a different issue than the PAH's.

Councilmember Hovland asked if the iron filings will possibly need to be removed sooner at a cost to the city. Stormwater Manger Hafner commented that the filing are very inexpensive. He commented that only eight percent of the space will be the iron filings. He commented that it will just be a couple hundred dollars at the most.

Councilmember Hovland commented that iron is also used to remove silver. He asked if other contaminants could be removed with this process.



Stormwater Manager Hafner commented that it is possible but he has not heard of this. He added that compost is better at removing heavy metals. He added that they check the ponds for sediment so they can excavate it if it is getting too thick. He added that the goal is to remove these contaminants from the ground water.

Councilmember Clark asked who would own the phosphorus trap. Stormwater Manager Hafner commented that the city would own it. He reviewed that when removed the iron filings and sand around it could be disposed of in a landfill as it is not a hazardous waste. He reviewed that the grant is \$200,000 and the project is around \$75,000. He commented that to replace the sand and filings would cost around \$2,000 and be covered under stormwater projects.

Councilmember Bourke asked if there is a process for removing stormwater sediments. Stormwater Manager Hafner commented that there has not been sediment at this point but if they needed to there are companies that could test it. He added that there are companies that could remove it.

Councilmember Kolb supported taking care of the water. She recommended being accountable for taking care of keeping it clean.

Councilmember Clark asked how many filings will be placed in the ditch. He commented that he is in support of the project. Stormwater Manager Hafner commented that there will be sand and a small amount of iron filings. The ditch will be 10 feet wide by 500 feet long. The iron filings will be mixed in with sand so they are not a trap. He noted that 20 pounds of phosphorus could be removed a year.

Councilmember Clark asked if the water could be tested in a few years to check for effectiveness. Stormwater Manager Hafner commented that this will be checked in the first season.

Councilmember Clark asked how many other locations would be considered for a project like this in the future. Stormwater Manager Hafner commented that it would be on a case-by-case basis.

City Manager Arneson commented that they are under requirement to reduce the total load on Golden Lake.

Stormwater Manager Hafner stated that the state is requiring them to choose a method for treating the area. He commented that they have determined a best management practice. He confirmed that action needs to be taken. He commented that the plan has been approved and needs to be acted on.

Councilmember Hovland asked for an update on the impaired ditches. Stormwater Manager Hafner commented that no work has been done on them

since they were found to be impaired in 2006. He added that the state is determining a new method for identifying these and how to handle them.

Council consensus was to authorize the City Manager to sign a letter of support for the grant request.

Mayor Ryan recommended delaying the final agenda topics of surveys, market values and City Manager Arneson's job evaluation until next time as they are detailed and it is getting late. Council was in agreement to put this off until next week.

City Manager Arneson reviewed what to prepare and read for the next meeting. He commented that for the survey the sales should be reviewed as commercial sale values.

#### **Discussed**

### **3.0**      [WS 12-40](#)

#### **2012 RESIDENT SURVEY RESULTS**

**Sponsors:**      City Manager Arneson

**Attachments:**    [Executive Summary](#)

Due to the late hour, this item was not considered by the Council.

#### **Postponed**

### **5.0**      [WS 12-46](#)

#### **BOARD OF REVIEW MARKET DISCUSSION**

**Sponsors:**      City Manager Arneson

**Attachments:**    [BOR Market Discussion](#)

Councilmember Bourke asked about tying into the computer. Finance Director Huss replied that this is not an option.

City Manager Arneson asked if Council should continue to work on the Board of Review. He commented that there is no budgeted source to pay for Board of Review.

Councilmember Clark commented that the purpose is to determine what is going on in the market. He added that they need to determine if an assessor is needed. He explained that they need to do this to support the housing values in a discussion with Anoka County. He reported being told that 70 percent of Blaine's housing stock is 30 years old or more, which will affect how it appreciates.

Councilmember Bourke recommended pressing Anoka County for more open

communication. He asked for availability to raw data.

Councilmember Clark suggested that the assessments may be done in one zone at a time which is why differing cities are impacted different years. Councilmember Bourke asked for transparency with the county for taxes. He explained that this is needed to do a good job for Blaine.

Finance Director Huss stated that decisions are made based on the trend and guessing ahead on what the trend is. He commented that this is a lag process as the evaluations for September 2013 are being done now. He added that they do not have this information available. He noted that this year they had a discussion with assessors on the process they use which is based on their policy. He noted that they cannot change this.

Mayor Ryan reported that he has learned that short sales and foreclosures are not included which mixes up the formula. Councilmember Bourke recommended lobbying for information. He commented that there is a clog in the system. He added that Anoka County needs to meet their budget and can maintain control in the current system.

Councilmember Hovland asked if there is a difference in assessments between counties. Councilmember Swanson recommended asking the assessors about this also.

Councilmember Clark commented that budgets for two years from now are being made based on figures that are available today. He added that this is an estimate. He asked for increased visibility of this information.

Councilmember Bourke requested a workshop with Andy, Robin and Rhonda and the assessor's office to see if they can work something out. He offered to attend the meeting.

#### **Discussed**

#### **Other**

Councilmember Clark commented that at Fogerty Arena sand needed to be moved on site and the city has requested the sand. He noted that Fogerty is looking to pay someone to haul the sand away. City Manager Arneson commented that the city does want the sand. He commented that they were asked to pay for the sand but the city already owns it.

#### **ADJOURN**

The workshop was adjourned at 9:00 p.m.