



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

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Thursday, October 13, 2016

7:00 PM

Cloverleaf Farm Room A

NOTICE OF WORKSHOP MEETING

1 Call to Order

The meeting was called to order by Mayor Ryan at 7:10 p.m.

2 Roll Call

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; Budget/Fiscal Analyst Ward Brown; Safety Services Manager/Police Chief Chris Olson; Communications Technician Roark Haver; Senior Engineering Technician Al Thorp; City Clerk Catherine Sorensen; and Recording Secretary Linda Dahlquist.

Present: 6 - Mayor Ryan, Councilmember Hovland, Councilmember Swanson, Councilmember Clark, Councilmember Bourke, and Councilmember King

Absent: 1 - Councilmember Herbst

3 New Business

3-1 [WS 16-61](#)

MEDICAL OFFICE - HEIGHT OF BUILDING AND WETLAND CREDITS DISCUSSION

Planning and Community Development Director Schafer stated the property is a four-acre undeveloped commercial lot located at 112th and Ulysses that is proposed to be purchased by a medical office group that proposes to build a 45,000 square foot, three story (48 foot) building for medical services. He noted a significant portion of the site is wetland. He stated the site is zoned B2 (Community Commercial) which contains a height limit of 2.5 floors or 36 feet. He stated staff has discussed with the property owner a code amendment to the B2 zoning to allow a taller building. He stated the site's development will impact approximately one-half acre of wetland and the Coon Creek Watershed District (CCWD) suggested the impacts be mitigated off-site through the purchase of approved wetland credits. He stated the EDA has a wetland bank north of 109th that has approved credits and approximately one

acre of wetland credits would need to be purchased.

Councilmember Clark asked if overnight stays will be allowed in a medical building. Planning and Community Development Director Schafer replied yes it could for medical.

Councilmember Clark asked for the differences between B2 and B3 zoning. Planning and Community Development Director Schafer replied B3 allows larger scaled buildings.

Councilmember King asked if there is a difference in cost between B2 and B3 zoning. Planning and Community Development Director Schafer replied no.

Councilmember Clark commented he is in favor of rezoning. He commented Council should review the B2 height limitation.

Councilmember Swanson commented he is in favor of rezoning.

Councilmember Bourke commented he is in favor of rezoning. He asked if the EDA has enough wetland credits. Planning and Community Development Director Schafer replied EDA do have enough in the bank.

Council consensus on rezoning the property.

Councilmember Swanson commented he is in favor of changing the B2 zoning to allow taller buildings.

Councilmember Clark requested a Workshop to discuss B2 zoning code amendment on building height.

Councilmember Bourke stated the tire shop to the north wants City sewer and water. Planning and Community Development Director Schafer replied the utilities can be brought down from 113th.

Discussed.

3-2 [WS 16-62](#)

2017 PROPOSED SPECIAL REVENUE FUNDS BUDGET - CHARITABLE GAMBLING

Finance Director Huss stated Council had requested a Workshop for representatives from the local non-profit organizations that receive charitable gambling proceeds present information on their organizations and the use of the proceeds. He commented that Alexander House had presented to Council previously. He stated Good Shepard has closed their food shelf and \$7,500 will not be budgeted for 2017.

Councilmember Clark commented he has received complaints about traffic

back up at the food shelf.

Lisa Jacobson, Executive Director of Hope 4 Youth (H4Y), stated they served 369 people in 2015 and many come every day. She stated staff helps people with a daily hot meal, food shelf, clothing, schooling and applying for jobs. She commented the new Hope Place will open around Thanksgiving 2016. She noted their strategic plan is to end youth homelessness by 2020.

Councilmember Bourke asked for the average age of people served. Ms. Jacobson replied ages 14-23.

Mayor Ryan asked is there is a limit to the time people can stay with H4Y. Ms. Jacobson replied 24 months. She noted that Common Bond will manage the new facility.

Patty Halvorson, Director of Development at Lee Carlson-Bridgeview (LCB), stated they are headquartered in Fridley and have been operating for 35 years serving Anoka County residents and serves 70 people every day. She stated a new State school linked mental health program has started in three school districts. She stated the grant proposal she submitted is for Bridgeview assistance with flooring. She stated LCB provides free transportation, support groups, free lunch, community connections through outreach, art program and writers workshop.

Mayor Ryan asked how LCB interacts with Unity's mental health. Ms. Halvorson replied LCB partners with Allina Health for psychiatry work, grant work and wellness programs.

Councilmember King asked about the people who go to LCB. Ms. Halvorson replied people that come to them are referred from other facilities that have a diagnosis.

Johnna Krantz, Stepping Stone Emergency Housing (SSEH) stated they service Anoka County's youth adults ages 18 and older with a maximum capacity of 66 people (36 men and 30 women). She stated their capacity is 78 beds, but are only licensed for 66. She commented people can stay up to 90 days and SSEH served 479 clients in 2015 and are on pace to serve the same number of people in 2016. She stated SSEH provides case management, classes, adult basic education and financial classes.

Councilmember Clark asked about E-bed. Ms. Krantz replied E-bed is a one-night bed. She noted their waiting list is 100 people.

Richard Johnson, Family Promise (FP) Anoka County, stated they only serve families and house them in 18 churches for a week at a time. He stated their program is designed for 90 days stay and on average family stays 40-50 days.

He noted they partner with two churches in Blaine. He stated FP receives no state or federal funding.

Councilmember Bourke asked how many can FP accommodate. Mr. Johnson replied in 2015 they served 23 families, 70 individuals and four families were from Blaine.

Councilmember Hovland asked if FP takes people from all areas. Mr. Johnson replied they only serve Anoka County residents. Ms. Krantz replied they serve people from other areas. Ms. Halvorson replied Bridgeview only serves people in Anoka County, but their other programs serve people from other areas.

Finance Director Huss suggested dividing the \$7,500 between the three other food shelves. Mayor Ryan commented the residents will go to the nearest food shelf.

Councilmember Bourke commented he wants to keep the funds in Blaine. He commented Family Promise and Alexander House serve the residents of Blaine.

Councilmember Swanson commented he is in favor of one time grants. Finance Director Huss replied Bridgeview is requesting a one-time grant to use for replacement flooring.

Councilmember Swanson suggested \$2,500 to the nearest food shelf and \$1,000 to the other two food shelves. Council consensus on these dollar amounts and granting funds for Bridgeview's carpet replacement.

Discussed.

3-3 [WS 16-63](#)

FOGERTY ARENA SNOW PLOWING

Rob Hall, Fogerty Arena, stated Fogerty Arena Board of Directors is requesting the City do winter snow plowing in the south parking lot at Fogerty Arena adjacent to the Sticks & Stones restaurant. He stated the restaurant is now operated by Fogerty.

Councilmember Swanson commented he has a problem with the City plowing Sticks & Stones parking lot because they are competing with the private sector. Mr. Hall replied the lots are shared with the City.

Councilmember Swanson commented he does not want to pay overtime for plowing the lot.

Public Services Manager Therres stated the Council's previous decision was to continue plowing the north lots adjacent to the ice rinks, but require Fogerty to plow the south lot adjacent to the Curling Club and restaurant.

Councilmember Bourke asked about liability in the parking lot. Mr. Hall replied the liability is with Fogerty and not the City.

Councilmember Bourke asked how long it takes to plow. Public Services Manager Therres replied all three lots take three hours.

Councilmember Bourke asked what were the plowing costs for last year. Mr. Hall replied \$75 per hour.

Councilmember Swanson asked if the restaurant pays property tax. Mr. Hall replied no.

Councilmember Clark gave an overview of the history of the restaurant. He noted the restaurant helps Fogerty have a better relationship with the organizations that use Fogerty.

Councilmember King commented he is in favor of plowing all three lots.

Councilmember Bourke commented he is in favor of plowing all three lots.

Councilmember Clark suggested a stipulation that the plowing is done at the City's convenience. Public Services Manager Therres replied the City would wait to plow after a storm.

Councilmember Swanson suggested if a new restaurant comes in that is for profit the City will not do the plowing.

Councilmember Hovland asked if Fogerty could become self-sufficient and buy their own plowing equipment. Mr. Hall replied Fogerty used funds for the restaurant and cannot purchase plowing equipment at this time.

Councilmember Bourke commented Fogerty could have their own on call plowing service to supplement plowing.

Discussed.

3-4 [WS 16-64](#)

2017 PROPOSED BUDGETS - WATER UTILITY FUND; AND SANITARY SEWER UTILITY FUND

Finance Director Huss gave an overview of the preliminary budget for the Water Utility Fund which is a division of the City's Public Services Department. He noted the Water Utility is designed to recover costs through user fees and provides service to 96% of Blaine. He noted annual consumption is 2.4 billion gallons and daily consumption of 6.5 million gallons. He gave an overview of the operating revenues and operating expenses. He commented a slight increase in operating revenues of 1.3% and operating expenditures 2.3% is projected for 2017.

Councilmember Bourke asked what would be the rate increase to avoid an operating loss. Finance Director Huss replied a minimal increase would be needed.

Councilmember Swanson asked how residents will be informed of the odd and even watering ban. Public Services Manager Therres replied it will be published in the City newsletters.

Councilmember Clark asked if the City is requiring watering sensors. Public Services Manager Therres replied no. Planning and Community Development Director Schafer replied not for residential.

Councilmember Clark requested a future Workshop on watering sensors.

Finance Director Huss gave an overview of the 2017 proposed Water Utility Capital Improvement Budget. He stated the five-year projection for operations is for no additional staffing, potential net operating losses are projected in 2019, and review a rate increase or tier adjustment in 2017/2018. He stated staff is recommending no adjustment in water service fees and 2% increase in Water Access Charge (WAC) per 2004 Water CIP for 2017.

Finance Director Huss gave an overview of the preliminary budget for the Sanitary Sewer Utility Fund which is a division of the City's Public Services Department. He noted the Sanitary Sewer Utility Fund is designed to recover costs through user fees and provides service to over 96% of Blaine. He stated the five year operations projection is for no additional staffing, a rate increase of \$1/month for 2017-2019, MCES Disposal charge increase of 5% annually, and depreciation increase of 4% annually as the system expands. He gave an overview of the capital improvements plan that includes equipment, mainline rehabilitation/lining, lift station improvements, trunk extensions, and share of SCADA improvements.

Councilmember Clark asked if a rate increase of 6% keeping up with disposal and depreciation costs. Finance Director Huss replied yes.

Councilmember Hovland asked if other cities use Blaine's lines. Public Services Manager Therres replied yes and the City has agreements with other cities.

Discussed.

OTHER BUSINESS

Council discussion on Bill Board funds.

Council discussion on Lever Street.

Discussed

ADJOURN

The Workshop adjourned at 9:00 p.m.

Adjourned