



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

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

Thursday, February 9, 2017

5:30 PM

Cloverleaf Farm Room A

Board and Commission Interviews 5:30-7:30, City Manager's Conference Room

NOTICE OF WORKSHOP MEETING

1 Call to Order

The meeting was called to order by Mayor Ryan at 7:35 p.m.

2 Roll Call

Quorum Present.

ALSO PRESENT: Planning and Community Development Director Bryan Schafer; Public Services Manager Bob Therres; Communications Technician Roark Haver; and City Clerk Catherine Sorensen.

Present: 6 - Councilmember Hovland, Councilmember Clark, Councilmember King, Councilmember Garvais, Councilmember Jeppson, and Mayor Ryan

Absent: 1 - Councilmember Swanson

3 New Business - 7:30 p.m.

3-1 [WS 17-11](#)

113th NEIGHBORHOOD DEVELOPMENT DISCUSSION (WEST OF TH65)

Planning and Community Development Director Schafer explained for the past 2-3 years property owners and residential developers have been trying to develop some of the properties in the larger lot area of 113th (south side). More recently the property on the north side of 109th (the former Be-Bop softball complex) has been looking at development as well. The common issue facing all of this area (approximately 90 acres) is the availability of sewer and water utilities. Staff estimated that 160-220 homes could be developed which would add \$50-55 million in construction value to the City. It was noted the location of sewer connection points is the most critical issue. The sewer options available are:

- **Lift station at north end of Fillmore Street.** While this location would work as a short-term solution for some of the property it is not capable of serving all 90 acres. Additionally, it would not be the best long term plan because it relies on a mechanical lift that requires ongoing maintenance

and replacement, which is the responsibility of the City.

- **Extension of services from Little League Park.** While this location will likely have higher construction costs and require easements from several property owners, it is the best long term option for the development of the area and the City. It would also allow the City to someday abandon the lift station at the end of Fillmore as it was never intended to be permanent.

Planning and Community Development Director Schafer commented that attempting to complete this connection privately by the Be-Bop group or any of the other 113th property owners is difficult given the trunk nature of the improvements (greater depth and larger diameter) and the need to obtain easements in order to cross the rear of 113th Avenue properties. The alternative is to complete this as a public project with either a petition or most likely City initiated. Costs would be paid by the City utility funds and would be reimbursed through connection charges (not assessments) to the system as properties are developed. Given the high level of interest in this area the City's carrying costs would likely be reduced significantly within the first two to three years. Payments of WAC from building permit fees would also be an off-set to these costs. At this time the project scope and preliminary cost (not including cost of easements) is estimated at between \$350,000 and \$550,000. Staff did not recommend the project be initiated by petition and explained that given work loads and timing requirements this would likely be a 2018 project.

Mayor Ryan understood two or three properties would have to merge together in order for this property to develop. Planning and Community Development Director Schafer reported this was the case.

Councilmember Jeppson asked how this situation differed from two years ago. Planning and Community Development Director Schafer explained there were more people involved that wanted to see the development move forward.

Councilmember Clark questioned if there was a developer working to assemble and develop the lots north of Be-Bop. Planning and Community Development Director Schafer indicated TJB Homes was working on developing this property last summer.

Councilmember Hovland stated he understood that once the proposed sewer line was in place, the lift station could be eliminated. Planning and Community Development Director Schafer stated this was the case.

Councilmember Hovland inquired what tools the City had available to assist the developer in obtaining the proper easements. Planning and Community Development Director Schafer described the process this project would have to go through in order to be authorized by the City Council.

Councilmember King suggested staff contact each of the landowners to see if they were willing to donate the necessary easements for the sewer project. Planning and Community Development Director Schafer reported staff could complete this task.

Councilmember Garvais questioned how many of the ~~lots~~ property owners were willing to sell. Planning and Community Development Director Schafer reviewed the properties that were committed to selling.

Councilmember Hovland inquired if the City had funds available in the Sewer Fund to cover the cost of this project. Planning and Community Development Director Schafer stated the Sewer Fund did have funds available for this project. He commented the project would be paid back to the City through permit charges.

Councilmember Hovland stated he was in favor of a City initiated project moving forward.

Councilmember Clark discussed the impact this project would have on the proposed properties.

Councilmember Garvais explained he also supported the project moving forward but wanted to see the intent well communicated with the property owners. ~~City Manager Arneson~~ Planning and Community Development Director Schafer reviewed how the project would move forward and noted the property owners would be contacted well before the project was ordered.

Councilmember King supported the item moving forward as well.

Councilmember Clark stated he wanted this project to move forward in the same manner as others have. He recommended the project proceed through a petition and not be initiated by the City.

Mayor Ryan reported he supported the City initiated project.

Councilmember Jeppson asked if the Council has completed City initiated projects in the past. Mayor Ryan stated the Council has completed projects both ways.

Don Kveton, Be-Bop property owner, stated he wanted to see this redevelopment project move forward. He was pleased to report he had a number of parties interested in developing this land. He encouraged the Council to consider the importance of revitalizing the entire City and not just one portion.

Further discussion ensued regarding the stormwater ponds.

Councilmember King and Councilmember Garvais supported the project moving forward as a petition.

Council consensus was to direct staff to proceed with the project as a petition.

Other Business

None.

ADJOURN

The Workshop was adjourned at 8:20 p.m.