City of Blaine
Anoka County, Minnesota
Minutes
City Council Workshop

Thursday, October 19, 2017	**6:30 PM**	**Cloverleaf Farm Room A**

NOTICE OF WORKSHOP MEETING

1   **Call to Order**

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

2   **Roll Call**

Quorum Present.

ALSO PRESENT: City Manager Clark Arneson; Planning and Community Development Director Bryan Schafer; Interim Police Chief/Safety Services Manager Dan Szykulski; Finance Director Joe Huss; Director of Public Works Jon Haukaas; Public Services Manager/Assistant City Manager Bob Therres; Assistant City Engineer Dan Schluender; City Attorney Patrick Sweeney; Communications Technician Roark Haver; Senior Engineering Technician Al Thorp; and City Clerk Catherine Sorensen.

Present: 7 -   Councilmember Hovland, Councilmember Clark, Councilmember King, Councilmember Garvais, Councilmember Jeppson, Mayor Ryan, and Councilmember Swanson

3   **New Business**

3-1

UPDATE ON RADIO STUDY FOR CITY'S SCADA SYSTEM

Attachments: Summary Report

Public Services Manager/Assistant City Manager Therres stated earlier this year the City Council authorized a radio study of our current SCADA system that operates our utility communications.   Barr Engineering and their partner Larson Data Communications have finished the study and have reported their findings to the City.

Sheldon Sorensen, Barr Engineering, stated he was last before the Council in June. He reviewed the findings with his analysis of the City's SCADA system and offered the following short-term recommendations which would be to expand hours of staff monitoring; install backup alarm systems at water towers; revise software control of

wells and add local backup pressure control at Water Plants 1, 2 and 3.

Mr. Sorensen reported the long-term recommendations for the City were to complete a field radio study and design new communication network; audit SCADA sites - hardware upgrades; complete project design and implementation; and consider software integration services. He commented further on the field radio study and explained the expense for both the short-term and long-term recommendations would cost approximately $2.7 million.

Mayor Ryan asked if the costs included integration into the City's new water treatment plant. Mr. Sorensen stated these costs were not included.

Mayor Ryan said he understood that the upgrades were needed given the fact the City has not made an investment in its water system for some time.

Councilmember Swanson questioned what the timeline was for this project. Mr. Sorensen commented on the project timeline and anticipated the work would begin in the spring of 2018 and may not be completed until 2019.

Councilmember Clark supported the Council moving forward with this project.

Councilmember Hovland asked if the project could be spread out over time for budgeting purposes. Mr. Sorensen stated there were parts that would become obsolete and were in need of replacement. City Manager Arneson explained that upgrades would be made based on Barr Engineering's recommendation to the City. He commented that the City would complete a radio study analysis every three years going forward.

Councilmember Clark inquired if a phasing plan could be completed for the project. City Manager Arneson did not recommend phasing the project. He stated the project would be completed over the next two years.

Council consensus was to move forward with the project as proposed.

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3-2

PETERSON PARCEL-117TH AND ULYSSES APARTMENT PROJECT (LAND USE DISCUSSION)

Attachments: Stalland Attachments

Planning and Community Development Director Schafer stated staff has been approached by Peter Stalland, a developer that specializes in multi-family projects around the country and in Minnesota, in regard to the property on the southwest corner of Ulysses Street and 117th Avenue. This property includes five parcels

that are owned by the Petersens. There are existing homes on two of the parcels that would be removed for potential development. Mr. Stalland's proposal would require a land use change for all of the parcels. It was noted Mr. Stalland has experience in the development of apartment projects in Maplewood and Shakopee, and in Colorado, Oregon and Washington. Staff provided further comment on the proposed project and noted Mr. Stalland was in attendance to speak to the Council.

Councilmember Jeppson asked if the high-density proposal would more closely align with the wishes of the Metropolitan Council. Planning and Community Development Director Schafer stated this was the case, but he believed the City could also follow Option 2.

Peter Stalland, applicant, introduced himself to the Council and discussed his proposed development in further detail. He stated he was proposing to develop a high end high-density residential product in Blaine. He explained he would work to keep all of the existing trees in place along the property line, which means the back of the development would be shielded from the street. He indicated he would like to begin working on the project in the spring of 2018 and asked for comments or questions from the Council.

Mayor Ryan noted how some homeowners were interested in downsizing and this development would provide an option for those individuals.

Councilmember Clark expressed concern with the access points to the proposed development given their close proximity to Wal-Mart. Planning and Community Development Director Schafer explained the access point to Wal-Mart was further north and should not interfere with the development.

Mayor Ryan agreed that traffic would be a concern with this development. Further discussion ensued regarding traffic for this area of Blaine.

Councilmember Clark questioned why staff supported one but not both portions of the development. Planning and Community Development Director Schafer believed that 150 units of apartments would be better if completed with townhomes and not another 50-unit apartment complex.

Councilmember Jeppson asked if the applicant's housing study supported additional apartments or townhouses. Mr. Stalland explained the study supported more apartments for this location.

Councilmember Hovland said he supported having only 150 apartments within this development as he did not want to see concentration of rental units any higher than

proposed.

Councilmember King questioned what amenities would be offered within the development. Mr. Stalland reviewed the amenities that would be offered within the proposed development.

Council consensus was to support HDR on both proposed development sites.

3-3   **BLAINE WETLAND SANCTUARY UPDATE**

**Attachments:**   [BWS Landscaping Gate Rev1](#)

Public Services Manager/Assistant City Manager Therres stated in August the Blaine Wetland Sanctuary Neighborhood met with Councilmembers Clark and Jeppson at the Blaine Wetland Sanctuary (BWS) to discuss landscaping in areas of the BWS affected by the wetland restoration project by the City. He said based on those meetings, Councilmember Clark asked for an estimate for additional landscaping to buffer affected residents from people using the park. Staff reviewed a map showing the areas proposed for additional landscaping based on where trees were removed as part of the wetland restoration.

Public Services Manager/Assistant City Manager Therres explained the revised estimate based on these areas is approximately $50,000 and includes tree buffering along the homes where trees were removed on Naples Circle and 117th Lane NE and includes fencing with a gate along the area where the BWS abuts Naples that will be used as a maintenance access. The estimate is based on drawings and price costs from Stantec Engineering and consists of 32 overstory trees and 62 understory trees that are suited for the wetland soils. Staff requested direction from the City Council on whether to prepare an action item for landscape buffering at the Blaine Wetland Sanctuary.

Mayor Ryan stated he would like to see the trees planted close to the property line. Public Services Manager/Assistant City Manager Therres reported this was the plan.

Councilmember Clark asked if there would be an impact to the City's wetland credits through the tree plantings. Public Services Manager/Assistant City Manager Therres stated there would be an impact but should be minimal.

Councilmember King questioned what direction staff was seeking from the Council. City Manager Arneson stated staff was seeking direction on how to proceed and to provide a funding source if trees were to be purchased.

Councilmember Clark said he did not believe the proposed tree planting areas would make the homeowners whole but would improve the aesthetics of the park

while also screening the park gate.

Councilmember Swanson stated a mistake was made and large number trees were removed. He explained he would support the City spending $25,000 on new trees.

Councilmember Garvais commented if the access point would be dressed up. Public Services Manager/Assistant City Manager Therres stated the residents were more concerned with buffering between the wetland area and the adjacent homes.

Councilmember Garvais explained he had a problem with the City taking a $130,000 net loss on this project overall and supported spending $50,000 for trees in the area.

Mayor Ryan indicated this has been a tough issue for the City to resolve.

Councilmember Jeppson said she did not support spending $12,000 on a metal fence adjacent to the wetland sanctuary and asked for alternatives to review.

Councilmember Clark stated he believed that something had to be put in place to keep the public out of the access point.

Mayor Ryan stated another alternative would be to place the access point on North Oaks.

Council consensus was to hold a meeting with committee members and residents to propose tree plantings on private property in order to minimize the need for wetland credits while seeking a funding source of up to $50,000.

ADJOURN

The Workshop was adjourned at 7:35 p.m.

Adjourned