



City of Blaine Anoka County, Minnesota Minutes City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

This meeting will be a hybrid of Zoom and in-person. The Mayor has signed a declaration allowing members of the council, staff, and the public to attend the meeting remotely via Zoom as has been done during the COVID-19 pandemic.

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Please note that all visitors to city hall are required to wear a face mask while inside the building.

Public comments may be submitted prior to the meeting by sending an email to PublicComment@BlaineMN.gov or by calling 763-717-2782 no later than Noon on Monday, October 19. Public comment during the meeting will be taken both remotely via Zoom and in-person in the council chambers. Members of the public can join the Zoom webinar at, <https://blainemn.zoom.us/j/98109943866>

Monday, September 21, 2020

7:30 PM Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:33 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Lori Johnson; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; Public Services Manager/Assistant City Manager Bob Therres; City Attorney Patrick Sweeney; City Engineer Dan Schluender; Recreation Manager Nate Monahan; Communications Technician Roark Haver; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

Present: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

Absent: 1 - Councilmember Jeppson

4. APPROVAL OF MINUTES

4.-1

RECENTLY HELD MEETINGS

Attachments: [09-09-20 Council Minutes](#)
 [09-09-20 Workshop Minutes](#)

Moved by Councilmember Swanson, seconded by Councilmember Paul, that the Minutes of Workshop Meeting of September 9, 2020, and the Minutes of the Regular Meeting of September 9, 2020 be approved.

A roll call vote was taken. Motion adopted. Councilmember Garvais abstained on the September 9, 2020 Workshop and Regular meeting minutes due to his absence.

Aye: 5 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Robertson and Councilmember Paul

Abstain: 1 - Councilmember Garvais

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

6. COMMUNICATIONS

Communications Manager Ben Hayle shared plans for recognizing Mayor Ryan and Councilmember Swanson as they prepare to retire from the City Council. He commented on how important it has been to Mayor Ryan to meet with local business owners then shared Invictus Brewing would be brewing a special beer with Mayor Ryan that would have veteran tie-ins and made available to the public the first week of November, in time for Veterans Day. He stated details were still being worked out on a way to take donations for Veterans Memorial Park.

Councilmember Hovland stated he would like to have trails and parks within the City of Blaine named after Councilmember Swanson and Mayor Ryan in recognition of their years of service to the community.

Moved by Councilmember Hovland, seconded by Councilmember Paul, to direct the Park Board to make a recommendation to name the Centennial trail segment at Centennial Green Park to be the Dick Swanson Trail and to rename Town Square Park to Tom Ryan Park in recognition of their many years of service to the City of Blaine.

A roll call vote was taken. Motion adopted 4-0-2 (Councilmember Swanson and Mayor Ryan abstained).

Mayor Ryan stated he appreciated the thoughtful consideration from staff, Invictus and the City Council. He commented that even after he retires, he would still be available to the public. He explained he really appreciated the efforts of Steve Guy on the monuments he was creating for the Veterans Memorial Park.

Councilmember Hovland discussed how the City of Blaine has changed over the years and stated Mayor Ryan and Councilmember Swanson had a great deal to be proud of.

7. OPEN FORUM

Mayor Ryan opened the Open Forum at 7:46 p.m.

Roger Elliott, 3511 91st Court NE, stated he had concerns with how isolated seniors were at this time due to the pandemic. He thanked the City for working diligently to provide meals for seniors. He requested the City consider opening the Mary Ann Young Center (MAYC) again for senior programming.

Mayor Ryan stated he would like to do a pork chop dinner prior to this winter. He discussed how the City was working to check in with seniors in the community. He noted he would continue to be involved in the senior center even after he was done being Mayor. He understood how important the center was to the Blaine seniors. He questioned if staff had any idea when senior programming would be offered again by the City. City Manager Wolfe explained the City has a plan in place with a multi-phased approach. She reported the City's goal was to offer programs in a safe environment while meeting all of the State directives. She indicated the City has a plan for reopening through phases.

Mr. Elliott stated seniors need social interaction and noted many seniors have been sitting in their homes isolated since March. He commented again on how much he appreciates the lunch program.

Councilmember Garvais thanked Mr. Elliott for coming forward and sharing his concerns with the City Council and requested staff take another look at the reopening plans for MAYC. He suggested it be opened sooner rather than later. He indicated even if only 15 seniors can visit the center each day, this would allow those seniors to get out of the home and socialize.

Councilmember Robertson shared her support of seniors and understood how

difficult COVID has been in terms of isolation for people, particularly the senior population. She stated this prolonged isolation was devastating for seniors and it was her hope the City would be able to find some way to safely reopen MAYC. She requested staff bring forward a plan for reopening the MAYC at an upcoming worksession meeting.

Mayor Ryan agreed and encouraged staff to bring forward a plan for reopening the MAYC.

There being no further input, Mayor Ryan closed the Open Forum at 8:01 p.m.

8. ADOPTION OF AGENDA

The agenda was adopted as presented.

9. APPROVAL OF CONSENT AGENDA:

Moved by Councilmember Swanson, seconded by Councilmember Hovland, that the following be approved:

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

9.-1

SCHEDULE OF BILLS PAID

Attachments: [09/04/2020 Bills Paid](#)
 [09/04/2020 Bills Paid - Subset](#)
 [09/11/2020 Bills Paid](#)
 [09/11/2020 Bills Paid - Subset](#)

Approved

9.-2

**APPROVE PREMISES PERMIT FOR LAWFUL
GAMBLING ACTIVITY FOR SPRING LAKE PARK
LIONS CLUB AT X-GOLF BLAINE, 298 NORTHTOWN
DRIVE NE**

Attachments: [SLP Lions Premise](#)
[2020 PREMISE PERMIT LIST](#)

Adopted

9.-3

**RELEASING LOT 1, BLOCK 1, LEXINGTON MEADOWS
FROM RECORDED DEVELOPMENT AGREEMENTS
(CASE FILE NO. 20-0002/LSJ)**

Attachments: [Attachments](#)

Adopted

10. 7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME

10.-1

**APPROVE ON-SALE AND SUNDAY
INTOXICATING LIQUOR LICENSES FOR BEST
TASTE OF PHO SAIGON, LOCATED AT 11712
ULYSSES LANE NE**

Attachments: [Notice of Public Hearing-Best Taste of Pho Saigon](#)

City Clerk Sorensen stated Quan Nguyen of Best Taste of Pho Saigon, Inc. DBA Best Taste of Pho Saigon has submitted an application for an on-sale and Sunday intoxicating liquor licenses for the facility located at 11712 Ulysses Lane NE. The applicant has submitted a completed application, license fee of \$6,000, \$500 background fee, and required forms and documents. This application is pending issuance of a Certificate of Occupancy. The license, if approved, would be valid until June 30, 2021 and eligible for renewal July 1, 2021. While the applicant also owns the attached nail salon any approved liquor licenses would only allow alcohol service in the restaurant. All required information will be submitted to the State upon approval of the license by the Council.

Mayor Ryan opened the public hearing at 8:03 p.m.

There being no public input, Mayor Ryan closed the public hearing at 8:03 p.m.

Moved by Mayor Ryan, seconded by Councilmember Paul, that Resolution 20-94, "Approve On-Sale and Sunday Intoxicating Liquor Licenses for Best Taste of Pho Saigon located at 11712 Ulysses Lane NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

10.-2

**VACATION OF DRAINAGE AND UTILITY EASEMENTS
ON THE WEST ONE-HALF OF LOT 19 AND THE EAST
ONE-HALF OF LOT 20, CENTRAL AVENUE ACRES,
VACATION NO. V20-06**

Attachments: [Petition for Easement Vacation](#)

City Engineer Schluender stated a petition, dated July 31, 2020, was submitted to the City by Cory Lepper on behalf of Vine Hill Partners, requesting the vacation of drainage and utility easements on the west one-half of Lot 19 and the east one-half of Lot 20, Central Avenue Acres. The vacation is necessary as the property is being re-platted as Alexander Woods. The Engineering Department has reviewed this request and concurs with the vacation.

Mayor Ryan opened the public hearing at 8:05 p.m.

There being no public input, Mayor Ryan closed the public hearing at 8:05 p.m.

Moved by Councilmember Garvais, seconded by Mayor Ryan, that Resolution 20-131, "Vacation of Drainage and Utility Easements on the West One-Half of Lot 19 and the East One-Half of Lot 20, Central Avenue Acres," be approved.

A roll call vote was taken. Motion adopted 5-0-1 (Councilmember Hovland was absent for the vote).

Aye: 5 - Mayor Ryan, Councilmember Swanson, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

Abstain: 1 - Councilmember Hovland

10.-3

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW
FOR INDOOR AUTO SALES IN AN I-2 (HEAVY
INDUSTRIAL) ZONING DISTRICT LOCATED AT 9125
ISANTI STREET NE. RIGHT BUY AUTO. (CASE FILE
NO. 20-0030/SLK)**

Attachments: [Attachments](#)

City Planner Johnson stated the applicant has requested the approval of a conditional use permit that would allow them to operate an indoor vehicle sales showroom. As shown on the floor plan provided, Right Buy Auto would occupy the building located at 9125 Isanti Street NE. The building in which they will operate is approximately 5,000 square feet. The business will conduct all sales

within the building as there will be no outside storage or display of vehicles. The floor plan identifies approximately 30 vehicles being stored inside the building. The building currently has an automatic fire suppression system therefore that issue is not listed as a recommended condition.

Mayor Ryan opened the public hearing at 8:06 p.m.

There being no public input, Mayor Ryan closed the public hearing at 8:06 p.m.

Chris Britton, the applicant, stated he was currently located in Ham Lake and sells approximately 300 cars per year. He discussed his plan for indoor auto sales and noted he specializes in high end lease returns. He explained he has been trying to get into Blaine for some time and he looked forward to this new opportunity.

Mayor Ryan stated people appreciated shopping for cars indoors and welcomed Mr. Britton to the City of Blaine. Mr. Britton commented he spent a lot of time and money detailing his cars and preparing them for resale. He explained the majority of his business was appointment based and he did not rely on drop in traffic.

Moved by Mayor Ryan, seconded by Councilmember Robertson, that Resolution 20-132, "Granting a Conditional Use Permit to Allow for Indoor Auto Sales in an I-2 (Heavy Industrial) Zoning District located at 9125 Isanti Street NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

11. DEVELOPMENT BUSINESS

11.-1

GRANTING A REZONING FROM POD (PLANNED OFFICE DISTRICT) / PBD (PLANNED BUSINESS DISTRICT) TO I-1 (LIGHT INDUSTRIAL) FOR 40.09 ACRES LOCATED AT 10580 NAPLES STREET NE. NAPLES STREET OFFICE WAREHOUSE (JSN PROPERTIES) (CASE FILE NO. 20-0029/SLK)

Attachments: [Attachments](#)

Ms. Johnson reported the applicant was proposing to construct a 120,000 square foot office/warehouse building at 10580 Naples Street NE. She noted the parcel was currently zoned POD/PBD and the applicant was requesting the property be rezoned I-1. She explained this would provide a buffer between the I-2A and the POD district to the north. She stated no outdoor storage was allowed in the I-1 zoning district. She indicated the applicant has provided a sample list of prospective

tenants for the proposed building.

Dan Freidner, Commercial Real Estate Broker with Newmark Knight Frank, introduced himself to the Council. He reported JSN Properties was interested in constructing an industrial building in Blaine. He stated there was a lot of demand for manufacturing/light manufacturing, along with wholesale and warehousing.

Mayor Ryan stated it was terrific to see these types of businesses moving back into Blaine.

Declared by Mayor Ryan that Ordinance No. 20-2454, "Granting a Rezoning from POD (Planned Office District)/PBD (Planned Business District) to I-1 (Light Industrial) for 40.09 Acres located at 10580 Naples Street NE," be introduced and placed on file for second reading at the October 5, 2020 Council meeting.

11.-2

AMENDMENTS TO THE SMALL BUSINESS GRANT PROGRAM

Community Development Director Thorvig stated on August 3, 2020, the City Council adopted criteria for the small business grant program that utilizes CARES dollars to assist businesses impacted by COVID-19. The grant program is separated into two different funding rounds; the first round closed on September 4. After reviewing the applications, there are several proposed changes to the criteria that is recommended for round two. It was noted round two applications would be open from September 21 to October 2. The recommended changes to the program are as follows:

1. Allowing sole-proprietors as an eligible applicant.
2. Allowing non-profit organizations as an eligible applicant.
3. Allowing businesses that primarily derive income from tobacco products as an eligible applicant.
4. Waiving the 50 employee maximum requirement for non-profits.

Councilmember Robertson stated she would like to see the City assist Fogerty Arena as it has been adversely impacted by COVID. She explained Fogerty was a non-profit run by a board of volunteers and requested the Council consider offering assistance to Fogerty. She stated she did not want to see this asset in the community closing. She recommended staff be directed to bring forward a grant proposal specific to Fogerty Arena in an amount not to exceed \$250,000.

Mayor Ryan requested a roll call vote on the original motion.

Moved by Councilmember Hovland, seconded by Councilmember Robertson, that Resolution No. 20-133, "Amendments to the Small Business Grant Program," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

Councilmember Garvais thanked Councilmember Robertson for serving as liaison to the Fogerty Board.

Councilmember Swanson stated he would like to see the restaurant in Fogerty treated the same as all other restaurants in the community with regard to funding.

Councilmember Robertson explained Fogerty was looking into different ways to raise money and appreciated any financial support the City could provide.

Moved by Councilmember Robertson, seconded by Councilmember Hovland, to direct staff to bring back a proposal for Council consideration granting up to \$250,000 to Fogerty Arena for COVID-related assistance through the CARES Act for consideration on October 5, 2020.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12. ADMINISTRATION

12.-1

INITIATE PROJECT AND ORDER PREPARATION OF FEASIBILITY REPORT FOR THE 2021 STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT NO. 21-06

Attachments: [Project Location Map](#)

Mr. Schluender stated at the July 20, 2020 City Council workshop, staff brought forward the Street Reconstruction Capital Improvement Program 2021-2025 which contained a list of proposed projects for the 2021 Pavement Management Program (PMP). Staff reviewed the streets that were included in the 2021 Street Reconstructions project. It was noted the project consists of a mix of city streets with concrete curb and gutter, a rural section street with no curb and gutter and a State Aid collector route. The method of reconstruction will vary between the streets and will be further explained in the feasibility report.

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Resolution 20-134, "Initiate Project and Order Preparation of Feasibility Report for the 2021 Street Reconstructions," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-2

**INITIATE PROJECT AND ORDER PREPARATION OF
FEASIBILITY REPORT FOR THE 132ND
AVENUE/HASTINGS STREET AREA
REHABILITATIONS, IMPROVEMENT PROJECT NO.
21-07**

Attachments: [Location Map](#)

Mr. Schluender stated at the July 20, 2020 City Council workshop, staff brought forward the Street Reconstruction Capital Improvement Program 2021-2025 which contained a list of proposed projects for the 2021 Pavement Management Program (PMP). Staff reviewed the streets that were included in the 132nd Avenue/Hastings Street Area Rehabilitations project. It was noted the project area consist of residential streets with concrete curb and gutter. The method of reconstruction will be a partial reconstruction with pavement replacement and spot curb replacement and will be further explained in the feasibility report.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution 20-135, "Initiate Project and Order Preparation of Feasibility Report for the 132nd Avenue/Hastings Street Area Rehabilitations," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-3

**INITIATE PROJECT AND ORDER PREPARATION OF
FEASIBILITY REPORT FOR THE 99TH AVENUE/101ST
AVENUE REHABILITATION, IMPROVEMENT
PROJECT NO. 21-08**

Attachments: [Location Map](#)

Mr. Schluender stated at the July 20, 2020 City Council workshop, staff brought forward the Street Reconstruction Capital Improvement Program 2021-2025 which contained a list of proposed projects for the 2021 Pavement Management Program (PMP). Staff reviewed the streets that were included in the 99th Avenue/101st Avenue Rehabilitation project. It was noted the project area consists of a State Aid collector route with curb and gutter. The method of reconstruction will be analyzed looking at a mill and overlay or a partial reconstruction and both options will be further explained in the feasibility report.

Councilmember Swanson asked how this project would be impacted by TH65. Mr. Schluender reported this project was separate from the improvements being planned for TH65.

Moved by Councilmember Swanson, seconded by Councilmember Hovland, that Resolution 20-136, "Initiate Project and Order Preparation of Feasibility Report for the 99th Avenue/101st Avenue Rehabilitation," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-4

**AUTHORIZE THE MAYOR AND CITY MANAGER TO
ENTER INTO A CONTRACT WITH WSB FOR
PROFESSIONAL ENGINEERING SERVICES FOR THE
2021 STREET RECONSTRUCTIONS, PROJECT NO.
21-06**

Attachments: [Location Map](#)

Mr. Schluender stated for the past two years, Bolton & Menk, SEH and WSB have been engineering consulting firms in the City's pool selected to complete feasibility reports, engineering design and construction observation work for the 2019 and 2020 Pavement Management Program (PMP) projects. Due to the high quality of professional services that the three firms have provided and the success that the Engineering Department has had with working with them, staff is recommending continuing to use each of the three firms for one of the three 2021 PMP projects which have now been initiated. The Engineering Department recently requested each firm provide proposals on two of the three projects to ensure the proposals were competitive. SEH and WSB were selected to submit proposals for the preliminary design and feasibility report preparation for the 2021 Street Reconstructions project, Project No. 20-06. Staff is recommending that WSB be chosen as the consultant to complete the 2021 Street Reconstructions project, Project No. 20-06 based on their proposal in the amount of \$53,260.00. Staff has reviewed this proposal and determined that WSB has a thorough understanding of the project, the fees are justified and reasonable and are consistent with the fees from the 2020 engineering consultant contracts. Council was asked to approve the contract with a 10% contingency.

Moved by Mayor Ryan, seconded by Councilmember Hovland, that Motion 20-95, "Authorize the Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2021 Street Reconstructions," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-5

AUTHORIZE THE MAYOR AND CITY MANAGER TO

**ENTER INTO A CONTRACT WITH SEH FOR
PROFESSIONAL ENGINEERING SERVICES FOR THE
132ND AVENUE/HASTINGS STREET AREA
REHABILITATIONS, PROJECT NO. 21-07**

Attachments: [Location Map](#)

Mr. Schluender stated SEH and Bolton & Menk were selected to submit proposals for the preliminary design and feasibility report preparation for the 132nd Avenue/Hastings Street Area Rehabilitations project, Project No. 20-07. Staff is recommending that SEH be chosen as the consultant to complete the 132nd Avenue/Hastings Street Area Rehabilitations project, Project No. 20-07 based on their proposal in the amount of \$44,000.00. Staff has reviewed this proposal and determined that SEH has a thorough understanding of the project, the fees are justified and reasonable and are consistent with the fees from the 2020 engineering consultant contracts. Council was asked to approve the contract with a 10% contingency.

Moved by Councilmember Paul, seconded by Mayor Ryan, that Motion 20-96, "Authorize the Mayor and City Manager to Enter into a Contract with SEH for Professional Engineering Services for the 132nd Avenue/Hastings Street Area Rehabilitations," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-6

**AUTHORIZE THE MAYOR AND CITY MANAGER TO
ENTER INTO A CONTRACT WITH BOLTON & MENK
FOR PROFESSIONAL ENGINEERING SERVICES FOR
THE 99TH AVENUE/101ST AVENUE REHABILITATION,
PROJECT NO. 21-08**

Attachments: [Location Map](#)

Mr. Schluender stated Bolton & Menk and WSB were selected to submit proposals for the preliminary design and feasibility report preparation for the 99th Avenue/101st Avenue Rehabilitations project, Project No. 20-08. Staff is recommending that Bolton & Menk be chosen as the consultant to complete the 99th Avenue/101st Avenue Rehabilitations project, Project No. 20-08 based on their proposal in the amount of \$35,810.00. Staff has reviewed this proposal and determined that Bolton & Menk has a thorough understanding of the project, the fees are justified and reasonable and are consistent with the fees from the 2020 engineering consultant contracts. Council was asked to approve the contract with a 10% contingency.

Moved by Councilmember Hovland, seconded by Councilmember Swanson, that Motion 20-97, "Authorize the Mayor and City Manager to Enter into a Contract with Bolton & Menk for Professional Engineering Services for the 99th Avenue/101st Avenue Rehabilitation," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-7

**RECEIVE FEASIBILITY REPORT AND ORDER PUBLIC
HEARING FOR THE 2021 POLK STREET AREA
RECONSTRUCTIONS, IMPROVEMENT PROJECT NO.
19-16**

Attachments: [Location Map](#)
 [Feasibility Report - 2021 Polk Street Area](#)

Mr. Schluender stated the project area consists of a mix of residential streets with no curb and gutter (Tyler Street, Van Buren Street, Jackson Street and Polk Street from 91st Lane to 89th Avenue) and residential streets with curb and gutter (90th Lane and Polk Street from 91st Avenue to Clover Leaf Parkway). The method of reconstruction will consist of fully reconstructing all streets with new pavement and concrete curb and gutter except for Polk Street from 91st Avenue to Clover Leaf Parkway which will receive a 2.5-inch mill and overlay and spot curb and gutter replacement. Additional proposed improvements include spot repair/replacement of failed concrete sidewalk panels along Polk Street, storm drainage improvements, traffic control signage and appurtenant construction.

Mr. Schluender reported the estimated cost of improvements is \$3,207,735 with \$728,618 proposed to be assessed over a 15-year period for the reconstructed streets and over a 5-year period for the mill and overlay street. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$55,485 and replacement of 7 hydrants and adding 4 new gate valves at an estimated cost of \$141,480 is proposed to be paid for by City Public Utility Funds. The remaining portion of \$2,282,152 is proposed to be paid from the City's Pavement Management Program Fund and City Municipal State Aid Funds. Staff recommended the Council receive the feasibility report and order the public hearing.

Mayor Ryan asked if St. Timothy would be assessed a second time for 89th Avenue. Mr. Schluender reported the church would be assessed again if work was completed in the future on 89th Avenue. He noted work had been identified on 89th Avenue in the City's five year plan.

Councilmember Hovland stated a lot of the streets within this project area had no

curb and gutter. Mr. Schluender reported this was the case and noted all streets would have curb and gutter added.

Moved by Councilmember Swanson, seconded by Mayor Ryan, that Resolution 20-137, "Receive Feasibility Report and Order Public Hearing for the 2021 Polk Street Area Reconstructions," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-8

SALE OF WETLAND CREDITS TO JSN PROPERTIES

Attachments: [Letter of Agreement Wetland Credits JSN Properties](#)

Mr. Schluender stated the City's wetland bank currently has about 8.4 acres of credits available with an additional 59 acres proposed for approval over the next few years. The City Council previously directed staff to pursue a goal of selling the City's wetland credits at a price goal \$2.50 per square foot. The JSN Properties approached the City regarding the purchase of wetland credits. They have agreed to the City's set price. The revenue will go into the Open Space Development Fund.

Moved by Mayor Ryan, seconded by Councilmember Hovland, that Resolution 20-138, "Sale of Wetland Credits to JSN Properties," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.-9

DECLARE COST TO BE ASSESSED, ORDER PREPARATION AND CALL FOR HEARING ON PROPOSED ASSESSMENT FOR JEFFERSON STREET AREA IMPROVEMENTS, IMPROVEMENT PROJECT NO. 18-17

Attachments: [Assessable Parcels Maps](#)
 [Proposed Jefferson Street Area Final Assessments](#)

Mr. Schluender stated Improvement Project No. 18-17 included the reconstruction of Jefferson Street from 119th Avenue to 104th Court and 104th Court from Jefferson Street to the cul de sac. Proposed improvements include installation of concrete curb and gutter and spot replacement of sidewalk, storm drainage improvements, spot sanitary service repair, raw water interconnect, spot water main repair, asphalt surface replacement, traffic control signage, and appurtenant

construction. The project costs were reviewed with the Council. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$1,121,889.41. The Public Utility Funds will contribute \$986,342.13 for water, sanitary sewer and trunk storm sewer improvements, Municipal State Aid System (MSAS) funds will contribute \$1,000,000.00 and Pavement Management Program funds will contribute \$1,996,105.41. Staff requested the Council order preparation of the plans and call for the public hearing.

Mayor Ryan asked if the school district had contacted the City regarding their assessment. Mr. Schluender reported he had spoken with the school district and reviewed with them the proposed assessments.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution 20-139, "Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessments for Jefferson Street Area Improvements," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.
-10

**AUTHORIZE THE MAYOR AND CITY MANAGER TO
ENTER INTO A PROFESSIONAL SERVICES
CONTRACT WITH BARR ENGINEERING FOR
FACILITY CONDITION ASSESSMENTS OF WTP 1-3**

Attachments: [Proposal](#)

Public Works Director Haukaas stated a number of necessary improvements have been identified for our existing Water Treatment Plants in the Capital Improvement Budget and several more have been suggested as we were performing our SCADA Improvement projects. In an effort to be efficient and fully understand the needs, staff decided to take a step back and seek to conduct a comprehensive review of facility needs and condition assessments at each site. It was noted staff developed a general Scope of Work and then began to process to select appropriate consultants to propose on the work. A review of our past Requests for Proposal (RFP) revealed that there is clearly a single consultant that is uniquely situated to perform this work. Barr Engineering has been the consultant selected through multiple openly advertised processes. This includes an RFP for updating the City of Blaine Water System Plan in March 2017, an RFP for the SCADA System Evaluation and Improvement in March 2017, an RFP for Wellhouse Improvements in April 2018, and an RFP for the design of our Water Treatment Plant No. 4 in May 2018. Other work performed relating to our Water System include the Wellhead Protection Plan (2017), the NE Wellfield Study (2017), and the Radio Path Study (2018). Staff is recommending that the City build on our previous

investments and the knowledge gained by Barr Engineering of our Water System to perform a full Facility Condition Assessment of Water Treatment Plant Nos. 1-3 with recommendations that can then be included in future Capital Projects.

Mayor Ryan asked when this project would begin. Mr. Haukaas reported staff was prepared to begin this project next week.

Mayor Ryan questioned when WTP 4 would be operational. Mr. Haukaas stated it was staff's intent to have this plant operational by next summer.

Moved by Councilmember Swanson, seconded by Mayor Ryan, that Motion 20-98, "Authorize the Mayor and City Manager to Enter into a Professional Services Contract with Barr Engineering for Facility Condition Assessments of WTP 1-3," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.
-11

ADJUSTING CERTAIN TAX LEVIES FOR BONDED INDEBTEDNESS FOR FISCAL YEAR 2021

Finance Director Huss requested the Council adopt a resolution to adjust tax levies certified for bonded indebtedness. The resolution includes adjustments to scheduled levies for the City's General Obligation (G.O.) Special Assessment Improvement Bonds, G.O. Capital Improvement Bonds, and the City's Capital Equipment Certificates of Indebtedness. For G.O. Debt issues that are primarily funded through special assessments against the improved property, an analysis of deferred special assessments collections is made by the City's financial consultant at the time the bonds are issued. This typically results in a calculated deficit of available funds, thus requiring a tax levy to fund repayment of the debt. This calculated levy is certified to the County at the time the bonds are issued as a general ad valorem levy for each year. These levy amounts are reviewed annually to verify their necessity. Finance staff has reviewed the financial position of the City's debt service funds in 2020 and has determined that certain levies should be adjusted in 2021.

Moved by Councilmember Swanson, seconded by Mayor Ryan, that Resolution 20-140, "Adjusting Certain Tax Levies for Bonded Indebtedness for Fiscal year 2021," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.
-12

CERTIFY PROPOSED GENERAL FUND BUDGET AND

TAX LEVY FOR FISCAL YEAR 2021

Mr. Huss stated Minnesota Statutes require that cities annually certify preliminary budget and property tax levies to county auditors by September 30. As discussed at previous budget workshops, the preliminary budget may be adjusted either up or down, however, once set, the property tax levy can only be lowered. Thus, the Council does have the ability to reduce the preliminary tax levy as the 2020 budget process unfolds. The levy proposed in the resolution would, per the best estimates of staff given data currently available, result in a combined 2021 net tax capacity rate that equals the 2020 combined net tax capacity rate for the City and EDA of 36.802%. The proposed General Fund expenditure budget totals \$33,685,000.

Councilmember Robertson explained the action being taken by the Council was to set the preliminary levy and budget. She noted the levy could be decreased but not increased once approved. Mr. Huss reported this was the case.

Councilmember Robertson stated she would be voting to approve the proposed budget and tax levy but hoped the Council could work to further reduce the budget and tax levy between now and December.

Councilmember Garvais commented he would be voting to approve the budget and tax levy with the understanding he would be working to save additional taxpayer dollars.

Mayor Ryan thanked Mr. Huss and the entire Finance Department for all of their efforts on the preliminary budget and tax levy.

Moved by Mayor Ryan, seconded by Councilmember Paul, that Resolution 20-141, "Certify Proposed General Fund Budget and Tax Levy for Fiscal Year 2021," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.

-13

**ESTABLISHING 2020 PUBLIC HEARING DATES FOR
THE PROPOSED 2021 GENERAL FUND BUDGET AND
TAX LEVY**

Mr. Huss stated Minnesota Statutes require cities to establish future public hearing dates on the proposed budget and tax levy by September 30, and to hold the public hearings at a regularly scheduled Council meeting. It was noted the resolution calls for two public hearings: The first for discussion on the proposed 2021 General Fund Budget and Tax Levy on December 14, 2020 at 8:00 p.m.; and the second public hearing for the adoption of the 2021 Tax Levy and General

Fund Budget at 7:30 p.m. on December 21, 2020.

Moved by Mayor Ryan, seconded by Councilmember Paul, that Resolution 20-142, "Establishing 2020 Public Hearing Dates for the Proposed 2021 General Fund Budget and Tax Levy," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.

-14

**PROVIDING FOR THE COMPETITIVE NEGOTIATED
SALE OF \$10,715,000 GENERAL OBLIGATION
IMPROVEMENT BONDS,
SERIES 2020A**

Attachments: [Pre-Sale Summary Blaine MN Final](#)
[2020A EXHIBIT A-Terms of Proposal](#)

Mr. Huss stated the resolution calls for the sale of \$10,715,000 in General Obligation Bonds, and sets the sale date of these bonds for October 19, 2020. The bonds would be issued per Minnesota Statutes, Chapters 429 and 475. Proceeds from the bonds will be used to fund 2020 pavement management program (PMP) project costs related to public improvements that are funded in part by assessments against property owners. Staff reviewed the projects that would be funded by the proposed bonds. It was noted Baker Tilly, MA, Blaine's Municipal Advisor, has provided a recommendation that outlines the sale date, amount, and structure of the proposed bond.

Mayor Ryan stated he was pleased to see the rates the City was receiving for its bond sales.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution 20-143, "Providing for the Competitive Negotiated Sale of \$10,715,000 General Obligation Improvement Bonds, Series 2020A," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.

-15

**AUTHORIZE THE MAYOR AND CITY MANAGER TO
ENTER INTO A CONTACT WITH TIERNEY BROTHERS
INC TO PROVIDE TECHNOLOGY UPGRADES TO THE
EMERGENCY OPERATIONS CENTER AND
CLOVERLEAF FARM ROOM USING CARES ACT
FUNDING**

Attachments: [AV Proposal City of Blaine EOC and Cloverleaf](#)

Mr. Hayle stated the federal CARES Act has supplied funding to local units of government to mitigate the spread of COVID-19. Due to the COVID-19 pandemic the City of Blaine activated the city's emergency operations center (EOC) in mid-March and it has continued to operate throughout the pandemic. Certain technology related upgrades and enhancements have been identified for the EOC that would allow EOC staff to safely participate in EOC activities remotely. The City of Blaine is currently in a hybrid work model to limit the number of employees in City buildings. This hybrid work model allows staff to more easily follow social distancing guidelines. Through this project the EOC will be outfitted with video conferencing capabilities. Additionally the project will allow staff in the EOC to maintain more space between each other by outfitting the space with additional monitors and data access throughout the space. This project will allow the Blaine EOC to more seamlessly connect with other agencies. In person joint meetings between agencies are not advised during the pandemic and this project will allow Blaine EOC staff to participate remotely in any potential inter-agency events. Staff requested the Council authorize the Mayor to enter into a contract to provide technology upgrades to the EOC and Cloverleaf Farm Room.

Councilmember Robertson asked if these technology upgrades were being paid for by CARES Act funding. Mr. Hayle reported this was the case.

Councilmember Robertson questioned if the technology upgrades would offset some of the additional spending for the capital project happening at City Hall. Mr. Hayle stated this was the City's hope then explained these were needed upgrades as a result of the pandemic.

Moved by Councilmember Swanson, seconded by Mayor Ryan, that Motion 20-99, "Authorize the Mayor and City Manager to Enter into a Contract with Tierney Brothers Inc. to Provide Technology Upgrades to the Emergency Operations Center and Cloverleaf Farm Room Using CARES Act Funding," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

12.
-16

**APPROVE RESOLUTION IN SUPPORT OF AN
APPLICATION UNDER THE MINNESOTA HIGHWAY
FREIGHT PROGRAM FOR A GRADE SEPARATED
INTERCHANGE ON TRUNK HIGHWAY 65 AT 99TH AVE**

Mr. Haukaas stated the City of Blaine is submitting an application for funding under the Minnesota Highway Freight Program (MHFP) for funding to construct a grade

separated intersection of Trunk Highway 65 at 99th Avenue NE. The Minnesota Highway Freight Program is a grant program designed to improve safety, mobility, and meet the needs of the state's freight transportation system on a local level. The application requests \$7M in 2024 to construct the interchange. Trunk Highway (TH) 65 is a principal arterial located within the Twin Cities metropolitan area in Anoka County. As the only continuous north/south corridor of its size and capacity in Anoka County, TH 65 is a vital link for passenger and commercial traffic traveling between the Twin Cities urban core and northern suburban and exurban communities. The characteristics at the project location were discussed with the Council. It was noted the proposed project would implement a grade separated crossing at 99th Avenue NE. All studies identified the need for construction of a grade separated intersection at this location and that such project would greatly reduce congestion, improve safety and improve pedestrian and bicycle access across TH65. It was noted the City had been awarded \$625,000 for the west side alignment and staff would begin working on right of way issues. Staff commented further on the proposed application with the Minnesota Highway Freight Program and noted staff would be requesting \$7M in order to complete a grade separated interchange on TH65 at 99th Avenue.

Mayor Ryan asked if these grants were through the State of Minnesota. Mr. Haukaas reported these grants were through the Metropolitan Council and MnDOT. He explained the City was working with lobbyists to request a bonding bill as well.

Councilmember Swanson commended staff for their efforts.

Councilmember Garvais thanked staff for pursuing grant opportunities and asked if the 2022 funding was at risk if the City did not use it quickly enough. Mr. Haukaas stated the City will have some work ahead of time and explained the project would have to begin in 2022. He commented an extension could be requested if the City was not ready to begin the project in 2022.

Councilmember Robertson understood this was a challenging project and thanked staff for pursuing these grant opportunities. She asked if staff could clarify what a grade separated interchange was. Mr. Haukaas explained a grade separated interchange was an intersection that had bridges so one road overpassed the other such as Main Street and Highway 65. He reported a major driving force for this project has been the fact that the City Council had identified TH65 in the City's strategic plan. He stated this gives clear direction to staff and other agencies that Blaine cared about this project and would be putting a lot of effort towards. He commented the City was now seeing the positive results from this.

Mayor Ryan thanked staff for all of their efforts on this project.

Moved by Councilmember Robertson, seconded by Councilmember Garvais, that Resolution 20-144, "Approve Resolutions in Support of an Application Under the Minnesota Highway Freight Program for a Grade Separated Interchange on Trunk Highway 65 at 99th Avenue," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul

13. OTHER BUSINESS

Mayor Ryan stated on September 29 he would be meeting with Beyond the Yellow Ribbon to review a proposed merger with the Krause Hardy VFW in order to provide honor guard duties at local funeral services.

14. ADJOURNMENT

Moved by Mayor Ryan, seconded by Councilmember Garvais, to adjourn the meeting at 9:40 p.m.

A roll call vote was taken. Motion adopted unanimously.

Aye: 6 - Mayor Ryan, Councilmember Swanson, Councilmember Hovland, Councilmember Garvais, Councilmember Robertson and Councilmember Paul