



City of Blaine
Anoka County, Minnesota
Minutes
City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

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.

Wednesday, January 19, 2022

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:30PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Julie Jeppson, Chris Massoglia, Richard Paul, Jess Robertson and Jason Smith.

ABSENT: Councilmember Wes Hovland.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Public Works Director Jon Haukaas; Senior Parks and Recreation Manager Jerome Krieger; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; City Engineer Dan Schluender; City Attorney Chris Nelson; Communications Manager Ben Hayle; and Senior Management Analyst Lisa Derr.

Present: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

5. COMMUNICATIONS

Safety Services Manager/Police Chief Podany reported a retirement celebration would be held on January 20 for Deputy Chief Dan Szykulski who has been with the city of Blaine for 38 years.

6. OPEN FORUM

Mayor Sanders opened the Open Forum at 7:32PM.

There being no input, Mayor Sanders closed the Open Forum at 7:33PM.

no one appeared

7. ADOPTION OF AGENDA

The agenda was adopted as presented.

8. APPROVAL OF CONSENT AGENDA:

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that the following be approved: Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-1 Schedule of Bills Paid

Attachments: [December 31, 2021 Bills Paid](#)
 [December 31 ,2021 Subset of Bills Paid](#)
 [January 7, 2022 Bills Paid](#)
 [January 7, 2022 Subset of Bills Paid](#)
 [December 2021 P/R Checks and Wire Transfers](#)

8.-2 Approval of Minutes

Attachments: [12-20-21 Council Minutes](#)
 [01-03-22 Workshop Minutes](#)
 [01-03-22 Closed Workshop - Pending Litigation Discussion](#)
 [01-03-22 Council Minutes](#)

8.-3 Second Reading

Amending Section 74-81(g) (4) g of the Municipal Code of the City of Blaine Establishing 2022 Park Dedication Fees

Attachments: [2021 Comparative Park Dedication Fees](#)

8.-4 Granting Final Plat Approval to Subdivide Approximately 111 Acres into 180 Single-Family Lots and 10 Outlots to be Known as Lexington Waters at 13143 Lexington Avenue NE. MN Landco

AREP Lexington Waters, LP (Case File No. 21-0089/SLK)

Attachments: [Attachments](#)

- 8.-5 Consider Approval of a Settlement Agreement Reached in the
Larson Properties, LLC and Citi-Cargo & Storage Company, Inc. v.
City of Blaine Civil Litigation**

Attachments: [Final Settlement Agreement](#)

9. 7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME

- 9.-1 Approve Off-Sale 3.2 Malt Liquor and Tobacco and Tobacco
Products Licenses for Kwik Trip, Inc DBA Kwik Trip #1136, 10880
Austin Street NE, Blaine MN**

Attachments: [Kwik Trip #1136](#)

Senior Management Analyst Derr stated a public hearing is required prior to the approval of an off-sale 3.2 malt liquor license in the City of Blaine. Kwik Trip, Inc has submitted an application for both an off-sale 3.2 malt liquor license and a tobacco and tobacco products license for Kwik Trip located at 10880 Austin Street NE. The applicant has met the licensing requirements by submitting all necessary forms and paying associated fees for both applications. Kwik Trip currently holds an off-sale 3.2 malt liquor and a tobacco license at each of their five other locations in Blaine. It was noted the Blaine Police Department is in the process of conducting background checks; issuance of the licenses are contingent upon successful backgrounds and the Certificate of Occupancy issued by the Building Inspections Department. If approved, the off-sale 3.2 malt liquor license will be effective through June 30, 2022. The tobacco license will be effective through December 31, 2022.

Mayor Sanders opened the public hearing at 7:35PM.

There being no public input, Mayor Sanders closed the public hearing at 7:36PM.

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that Motion 22-015, "Approve Off-Sale 3.2 Malt Liquor and Tobacco and Tobacco Products Licenses for Kwik Trip, Inc DBA Kwik Trip #1136, 10880 Austin Street NE, Blaine MN," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10. DEVELOPMENT BUSINESS

10.-1

Second Reading**Granting a Rezoning from PBD (Planned Business District) to DF (Development Flex) for 3.06 Acres at 4313 Ball Road NE. BeeHive Blaine (Case File No. 21-0074/SLK)**

Attachments: [Attachments](#)
 [Unapproved PC Minutes 121421](#)

City Planner Sellman stated BeeHive Blaine, proposes to construct a memory care facility just east of Lexington Avenue and adjacent to Ball Road. The site is currently zoned PBD (Planned Business District) with a land use of PI/PC (Planned Industrial/ Planned Commercial). They are requesting a rezoning of the property to DF (Development Flex) to accommodate the memory care facility of BeeHive Homes.

Councilmember Robertson asked if the access point from Ball Road was a proper distance from the roundabout for safety purposes. Ms. Sellman reported engineering has reviewed this project and plat and has recommended approval.

Councilmember Robertson explained she wished the council would have had a chance to hold a conversation on the city's strategic housing goals prior to this request being approved. She appreciated the fact that developers wanted to invest in this community, but she wanted to see this topic further discussed.

Moved by Councilmember Jeppson, seconded by Mayor Sanders, that Ordinance No. 22-2492, "Granting a Rezoning from PBD (Planned Business District) to DF (Development Flex) for 3.06 Acres at 4313 Ball Road NE," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-2

Granting a Conditional Use Permit to Allow for the Construction of an approximately 14,235 Square Foot, 24-Unit Memory Care Facility in a DF (Development Flex) Zoning District at 4313 Ball Road NE. BeeHive Blaine (Case File No 21-0074/SLK)

Attachments: [Attachments](#)
 [Unapproved PC Minutes 121421](#)

Ms. Sellman stated BeeHive Homes is proposing to construct 24 private units and all units will provide memory care services. The residents of the proposed building are provided with meals, housing, and limited recreation within a secured outdoor area. The building will consist of

common areas that include dining and living/lounging area, kitchen, and hair salon. The 24 unit building is 14,235 square feet in size. The DF zoning district does not require a minimum building size therefore this is an adequate size for that type of development.

Moved by Councilmember Smith, seconded by Councilmember Massoglia, that Resolution No. 22-008, "Granting a Conditional Use Permit to Allow for the Construction of an approximately 14,235 Square Foot, 24-Unit Memory Care Facility in a DF (Development Flex) Zoning District at 4313 Ball Road NE," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-3

Granting Final Plat Approval of 3.06 Acres into One Lot to be Known as Ball Road 3rd Addition at 4313 Ball Road NE. Sambatek, Inc. (Case File No. 21-0087/SAS)

Attachments: [Attachments](#)

Ms. Sellman stated the final plat creates one lot for the construction of a 24-unit memory care facility. Staff recommends approval.

Moved by Councilmember Massoglia, seconded by Councilmember Jeppson, that Resolution No. 22-009, "Granting Final Plat Approval of 3.06 Acres into One Lot to be Known as Ball Road 3rd Addition at 4313 Ball Road NE," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-4

Second Reading

Granting a Rezoning from B-2 (Community Commercial) to DF (Development Flex) for 1.79 Acres at 9280 Baltimore St NE. Suite Living of Blaine (Hampton Companies) (Case File No. 21-0071/SLK)

Attachments: [Attachments](#)
 [Unapproved PC Minutes 121421](#)

Ms. Sellman stated the applicant is requesting a rezoning from B-2 (Community Commercial) to DF (Development Flex) for the construction of a 32 unit assisted living and memory care facility.

Councilmember Robertson stated she had a difficult time with the location of this project. She indicated something was going to happen with Highway 65 in the future. She explained she would rather see an office use on this property versus a senior living facility given the fact this

was the “front porch” for the city of Blaine. She understood there was a need for senior housing in Blaine but suggested another site be considered. She noted she would be opposing this rezoning request.

Councilmember Smith commented the council could not pick and choose what they wanted in an area.

Councilmember Robertson stated she could opt to not support the rezoning of the property.

Councilmember Massoglia agreed with Councilmember Robertson. He reported he would rather see this property remain Community Commercial in order to have businesses moving onto this property that were keeping in line with the city’s vision for this area.

Councilmember Jeppson asked if the developer had considered other locations in Blaine for this project. Jeremy Larson, Suite Living Senior Care representative, explained he had considered several other locations for this project. He stated the proposed location seemed to be the best fit. He indicated BeeHive seniors like to be in busy locations in order to feel a part of the community, while also having access to major roadways.

Councilmember Jeppson stated she did not want to deny a developer who wants to build in Blaine but explained she had a hard time approving this request because she knew what was coming for Highway 65 and did not believe this was the proper location for a senior living facility. She commented she would like this property to remain Community Commercial and encouraged the developer to consider another location for their project.

Mayor Sanders commented the council wanted Suite Living in Blaine but at a different location. He explained the city council was working to be strategic with its development in order to move the city forward in alignment with the council’s vision for the community. He reported the council does not like to say no to businesses or developers and the council wanted to see this land sale completed, however the council also wanted to protect the mission and vision for the Highway 65 corridor for the residents of Blaine. He indicated the council was interested in working with Suite Living but noted at this time there was not enough council support to approve the rezoning.

Mr. Larson stated he felt a bit blindsided by the council because he had not received feedback from the council previously. He questioned if there was another opportunity to discuss this further at a future workshop

meeting.

Mayor Sanders reported the council had expressed reservations at the first reading of this ordinance. He commented there was not a willingness for this project to move forward at this location but stated the project could be tabled if the developer wanted to have further discussions.

Mr. Larson requested the council table action on the matter to allow him to have further conversations with staff.

City Attorney Nelson suggested the council table action on the matter to a date uncertain and asked that the applicant agree to extend the 60-day timeline in writing.

Community Development Director Thorvig reported staff would have further conversations with the developer. He understood this project was locational and explained staff could discuss the vision for this area of Blaine to see how the developer wants to proceed.

Mr. Larson stated he would be willing to extend the 60-day timeline in writing.

Moved by Mayor Sanders, seconded by Councilmember Robertson, that Ordinance No. 22-2491, "Denying a Rezoning from B-2 (Community Commercial) to DF (Development Flex) for 1.79 Acres at 9280 Baltimore St NE," be approved.

Moved by Mayor Sanders, seconded by Councilmember Jeppson, to table action on this matter.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-5

Granting a Conditional Use Permit to Allow for the Construction of an Approximately 21,000 Square Foot, 32-Unit Assisted Living and Memory Care Facility in a DF (Development Flex) Zoning District at 9280 Baltimore Street NE. Suite Living of Blaine (Hampton Companies) (Case File No 21-0071/SLK)

Attachments: [Attachments](#)
[Unapproved PC Minutes 121421](#)

Moved by Mayor Sanders, seconded by Councilmember Jeppson, to table action on this matter.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-6

Second Reading

Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for 9.82 Acres at 1080 and 1100 113th Avenue NE. Alexander Woods 3rd Addition (Capital Trust Development LLC) (Case File No. 21-0077/EES)

Attachments: [Attachments](#)
[Unapproved PC Minutes 121421](#)

Ms. Sellman stated Alexander Woods 3rd Addition is the final phase of a single family subdivision on the south side of 113th Avenue. The subdivision is consistent with adjacent developments and staff recommends approval.

Councilmember Paul asked if an environmental impact study was required for this project. Ms. Sellman explained an environmental impact study was only required for continuous development by a same developer and based on the number of units. She noted this project does not meet the threshold for an environmental impact study.

Moved by Councilmember Robertson, seconded by Councilmember Paul, that Ordinance No. 22-2493, "Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for 9.82 Acres at 1080 and 1100 113th Avenue NE," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-7

Granting Preliminary Plat Approval to Subdivide Approximately 9.82 Acres into 29 Lots and 2 Outlots to be Known as Alexander Woods 3rd Addition at 1080 and 1100 113th Avenue NE. (Capital Trust Development LLC) (Case File No. 21-0077/EES)

Attachments: [Attachments](#)
[Unapproved PC Minutes 121421](#)

Ms. Sellman stated M/I Homes is proposing to subdivide two existing lots into 29 single-family lots and two outlots for stormwater management. The proposed lots are between 55 and 65 feet in width, which is consistent with the 55-foot wide lots in the neighboring Alexander Woods subdivision. The existing homes are proposed to be removed/demolished and the existing wells and septic fields will need to be properly abandoned. The subdivision connects the two neighboring developments as was envisioned by the ghost plat prepared for

Alexander Woods. She said a sidewalk is proposed on one side of all internal streets and on the south side of 113th Avenue as well.

Moved by Councilmember Jeppson, seconded by Councilmember Massoglia, that Resolution No. 22-011, "Granting Preliminary Plat Approval to Subdivide Approximately 9.82 Acres into 29 Lots and 2 Outlots to be Known as Alexander Woods 3rd Addition at 1080 and 1100 113th Avenue NE," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-8

Granting a Conditional Use Permit to Allow for the Construction of 29 Single Family Homes in a DF (Development Flex) Zoning District at 1080 and 1100 113th Avenue NE. Alexander Woods 3rd Addition (Capital Trust Development LLC) (Case File No. 21-0077/EES)

Attachments: [Attachments](#)
[Unapproved PC Minutes 121421](#)

Ms. Sellman stated the conditional use permit is necessary to set up the standards of development in the DF (Development Flex) zoning district. This is consistent with every DF zoning district within the city. All setbacks are listed within the proposed resolution for approval. Also included in the resolution are house size standards, exterior material standards and landscaping requirements. These are consistent with the standards in the first phases of Alexander Woods. M/I Homes is proposed as the builder for the development. The homes proposed are two-story slab on grade homes, similar to what is currently being constructed by M/I Homes in Alexander Woods.

Moved by Councilmember Robertson, seconded by Councilmember Smith, that Resolution No. 22-012, "Granting a Conditional Use Permit to Allow for the Construction of 29 Single Family Homes in a DF (Development Flex) Zoning District at 1080 and 1100 113th Avenue NE," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-9

Second Reading

Granting Amendments to Revise and Update Sections of the Blaine Zoning Ordinance. City of Blaine (Case File No. 21-0080/EES)

Attachments: [Zoning Ordinance](#)
[Unapproved PC Minutes 121421](#)

Ms. Sellman stated the annual review of the zoning code has identified several minor changes to the zoning code to improve clarity, reduce administrative burden, and address situations not addressed by the current code. In 2020, the city completed a major revision to the zoning code, which was the first major revision since the modern zoning code was adopted in 1984. From that process, staff observed that it would be beneficial to perform more regular updates to reduce instances of outdated or unclear code requirements. To that end, staff has begun a process to have an annual housekeeping update to the zoning code.

Moved by Councilmember Smith, seconded by Councilmember Paul, that Ordinance No. 22-2494, "Granting Amendments to Revise and Update Sections of the Blaine Zoning Ordinance," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

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Summary Publication - Ordinance 22-2494, Amendments to Revise and Update Sections 29.030 Single Family (R-1), 29.040 Single Family (R-1AA), 29.050 Single Family (R-1A), 29.070 Two Family (R-2), 30.00 - Neighborhood Commercial (B-1), 30.10 - Community Commercial (B-2), 30.20 - Regional Commercial (B-3), 30.30 - Office (B-4), 30.40 - Regional Recreation (RR), 30.50 - Planned Business District (PBD), 30.60 - Planned Business District - Airport (PBD-A), 30.70 - Planned Office District (POD), 30.80 - Town Commercial (B-5), 31.00 Light Industrial (I-1), 31.10 Light Industrial (I-1A), 31.20 Heavy Industrial (I-2), 31.30 Heavy Industrial (I-2A), 33.08 Fences, 33.13 Parking, 33.14 Overhead Doors and Loading Spaces, and 34.07 - Permitted Signs - Permit Required of the Blaine Zoning Ordinance, City of Blaine (Case File No. 21-0080/EES)

Ms. Sellman stated Minnesota Statute 412.191, Subd. 4, provides for publication of the title and summary of an ordinance in the case it is lengthy, if the City Council determines that publication of the title and a summary would clearly inform the public of the intent and effect of the ordinance. As Ordinance 22-2494 is lengthy, staff is recommending adoption of the proposed summary resolution. The summary resolution requires an affirmative vote of four-fifths of the council and the entire ordinance is available for inspection during regular office hours at city hall and can be forwarded upon request. Staff requested the council adopt the proposed resolution allowing for publication of title and summary of Ordinance 22-2494.

Moved by Councilmember Smith, seconded by Councilmember Jeppson, that Resolution No. 22-013, "Summary Publication - Ordinance 22-2494, Amendments to Revise and Update Sections 29.030 Single Family (R-1), 29.040 Single Family (R-1AA), 29.050 Single Family (R-1A), 29.070 Two Family (R-2), 30.00 - Neighborhood Commercial (B-1), 30.10 - Community Commercial (B-2),

30.20 - Regional Commercial (B-3), 30.30 - Office (B-4), 30.40 - Regional Recreation (RR), 30.50 - Planned Business District (PBD), 30.60 - Planned Business District - Airport (PBD-A), 30.70 - Planned Office District (POD), 30.80 - Town Commercial (B-5), 31.00 Light Industrial (I-1), 31.10 Light Industrial (I-1A), 31.20 Heavy Industrial (I-2), 31.30 Heavy Industrial (I-2A), 33.08 Fences, 33.13 Parking, 33.14 Overhead Doors and Loading Spaces, and 34.07 - Permitted Signs - Permit Required of the Blaine Zoning Ordinance," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.
-11

First Reading

An Interim Ordinance for the 105th Avenue and Radisson Road Redevelopment Area. City of Blaine (Case File No. 22-0001/SAS)

Attachments: [Exhibit A](#)

Ms. Sellman stated the interim ordinance is for a moratorium on development in order to complete the 105th area redevelopment study, the moratorium is for six months. In the 2030 and 2040 Comprehensive Plan, the city council identified an area near 105th Avenue, Nassau Street, and Radisson Road for future redevelopment. Initial discussion from the city council has identified this area as a potential entertainment hub to capitalize on the activity at the National Sports Center and serve the entire Blaine community. The city is embarking on a visioning study to identify future land uses in this area to guide redevelopment. The final product will be an illustrative master plan that can be used to market the area for future development.

Declared by Mayor Sanders that Ordinance No. 22-2495, "An Interim Ordinance for the 105th Avenue and Radisson Road Redevelopment Area," be introduced and placed on file for second reading at the February 7, 2022 Council meeting.

11. ADMINISTRATION

11.-1

Receive Feasibility Report and Order Public Hearing for the 2022 Street Reconstructions, Improvement Project No. 22-04

Attachments: [2022 Street Reconstructions Location Map](#)
 [22-04 FINAL Feasibility Report](#)

City Engineer Schluender stated Council is asked to receive the feasibility report for the 2022 Street Reconstructions, Improvement Project No. 22-04 and order a public hearing. It was noted at the September 20, 2021 City Council meeting, Council initiated the 2022 Street Reconstructions project and ordered the preparation of a feasibility report. The project area consists of a mix of city streets with concrete curb and gutter and a State Aid collector route. The proposed

improvements include concrete curb and gutter repair and replacement, minor storm drainage improvements, spot water main repair, asphalt surface replacement, traffic control signage replacement, and appurtenant construction.

Mr. Schluender reported the estimated cost of these proposed improvements is \$5,290,576.00 with \$1,316,392.00 to be assessed to the benefitting properties over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of \$90,585.00 and replacement of malfunctioning gate valves and broken access valve boxes at an estimated cost of \$134,393.00 is proposed to be paid for by City Public Utility Funds. The remaining portion of \$3,749,206.00 is proposed to be paid from the City's Pavement Management Program Fund and Municipal State Aid Funds. The proposed project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Moved by Councilmember Jeppson, seconded by Councilmember Massoglia, that Resolution No. 22-014, "Receive Feasibility Report and Order Public Hearing for the 2022 Street Reconstructions," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-2

Adopt the 2022 - 2026 Park Development Budget

Attachments: [Parks Development 2022-2026](#)
 [2022-2026 Park Development and Open Space - CIP](#)

Deputy Finance Director Bong stated staff recommends that the council adopt the proposed 2022-2026 Park Development Budget. Finance presented the Parks Development CIP budget at a workshop on October 18. The council had an opportunity to ask questions and discuss different projects within the budget. The city maintains a five-year capital improvement plan (CIP) for park development funds. The CIP is a flexible plan based upon long-range physical planning and financial projections. Flexibility is achieved through an annual review and revisions as necessary. All improvements listed in the plan were first presented to the park board for review and recommendation to the city council. Staff commented further on the park budget and recommended approval.

Councilmember Robertson thanked staff for the detailed presentation and for describing how the projects would be funded. She indicated she fully supported the band shelter, but explained there were several projects that she did not support. For this reason, she would not be offering her support to the budget.

Councilmember Massoglia agreed with Councilmember Robertson noting there were several projects that were being prioritized that had not fully been discussed by the council. He indicated he would like to see the parks in his ward prioritized sooner. He recommended new parks in the northeast area of Blaine be focused on first versus a new skate park or additional ice rinks. He noted he was not against the bandshell moving forward.

Mayor Sanders stated he appreciated how staff had broken down the projects and provided clarity on the funding sources. He commented he understood the concerns from Councilmember Massoglia and Councilmember Robertson and recommended the council have more discussion on some of these park projects. He proposed the council hold a joint meeting with the park board.

Moved by Councilmember Smith, seconded by Councilmember Paul, that Resolution No. 22-015, "Adopt the 2022 - 2026 Park Development Budget," be approved.

Motion adopted 4-2 (Councilmembers Massoglia and Robertson opposed).

Aye: 4 - Councilmember Jeppson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Robertson and Councilmember Massoglia

11.-3

Adopt the 2022 - 2026 Open Space Budget

Attachments: [2022 Open Space Budget](#)
[2022-2026 Park Development and Open Space - CIP](#)

Ms. Bong stated a panel of city staff including the city manager, finance, public works, engineering, and parks and recreation have reviewed the Five-Year Capital Improvement Plan (CIP) for the City's Open Space Fund and is recommending approval of the 2022-2026 Open Space Capital Improvement Plan Budget. Staff commented further on the projects included within this plan.

Councilmember Massoglia clarified for the record 1,900 dead and diseased trees would be removed in Pioneer Park and not 19,000. He reported the restoration of Pioneer Park would come back to the council for further consideration. He discussed how wetland credit sales were supposed to be used for wetland restoration and asked why park dedication fees were being used for restoration work at the BWS. Ms. Bong stated 35% of park dedication fees go toward open space development. She indicated wetland credit sales could be used for this particular project. City Manager Wolfe clarified the 35% that was allocated from park dedication fees for open space development could not be used for playground replacements.

Councilmember Robertson stated she would not be voting in favor of this budget. She explained she would like to see more discussions between the city council and its boards and commissions. She indicated she valued the city's open space but wanted to see the priorities further discussed.

Councilmember Massoglia commented he would like to see the city using wetland credit sales for all projects within the BWS. He suggested the 35% of park dedication fees that are dedicated strictly for open space be used for other open space projects. He indicated he did not support the BWS pavilion having restrooms and therefore would not be supporting this item.

Mayor Sanders stated he appreciated the council having this budgeting tool going forward. He explained he had questions about the proposed trail development going forward and wanted to have more conversations regarding those projects.

Councilmember Jeppson shared her disappointment that two councilmembers would not be supporting a budget because they did not support a single line item. She anticipated these matters could be worked through in the future.

Councilmember Robertson stated this was fair then indicated her vote would not keep the budget from moving forward. She explained her vote was more about the process in which this item came to the council and to raise awareness that more discussions should be held between the council and the park board in order to prioritize projects for the city. She commented she looked forward to planning the 2023 budget and holding more discussions with staff regarding parks projects.

Councilmember Massoglia explained he did not have a problem voting against something, especially if he did not fully support an item. He reiterated that he did not support the BWS pavilion having restrooms, nor did he support spending \$300,000 on Pioneer Park.

Moved by Councilmember Jeppson, seconded by Councilmember Smith, that Resolution No. 22-019, "Adopt the 2022-2026 Open Space Capital Improvement Plan Budget," be approved.

Motion adopted 4-2 (Councilmembers Massoglia and Robertson opposed).

Aye: 4 - Councilmember Jeppson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Robertson and Councilmember Massoglia

Design Services for a Band Shell and Restrooms at Aquatore Park in the amount of \$123,025.

Attachments: [Band Shell Budget](#)
 [Proposal](#)

Senior Parks and Recreation Manager Krieger stated the city council discussed the Aquatore Band Shell and Restrooms Project at the June 21, 2021 Council Workshop. Staff and members of the Blaine Festival presented preliminary drawings of a band shell with restrooms to the council. The Council consensus was to move forward with a band shell with restrooms. During the October 18, 2021 meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2022. The council expressed support for the band shell project and associated budget during this workshop. The band shell will be rentable for performances, meetings and weddings.

Mr. Krieger reported the Parks and Recreation Department requested quotes for professional engineering, design and architectural services for construction of a band shell and restroom facility at Aquatore Park. The City received quotes from five local firms ranging from \$123,025 to \$191,260. The low quote was from ISG Inc. out of St. Louis Park, MN. The three lowest quotes were reviewed with the council. It was noted the fee of \$123,025 includes feasibility planning and design. The project timeline was discussed in further detail with the council and staff recommended selection of ISG Inc. for professional engineering, design and architectural services for the project.

Councilmember Robertson asked if the preliminary ideas from the Festival Committee would be considered in the architectural plans. Mr. Krieger reported this was the case.

Moved by Councilmember Massoglia, seconded by Councilmember Paul, that Motion 22-016, "Accept Quote from ISG Inc. for Professional Engineering and Design Services for a Band Shell and Restrooms at Aquatore Park in the amount of \$123,025," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-5

Approve 2022 Public Works Capital Equipment Purchases

Attachments: [2022 Capital Equipment Request](#)

Public Works Director Haukaas stated in the adoption of the 2022 Capital Budget, council appropriated funding for certain pieces of equipment in the Capital Equipment Plan. Pursuant to the City Charter,

Sec. 6.05, staff is now requesting council approval for the purchase of the vehicles. All the equipment listed will be purchased through the State Cooperative Purchasing Program from various vendors.

Moved by Councilmember Smith, seconded by Councilmember Jeppson, that Motion 22-017, "Approve 2022 Public Works Capital Equipment Purchases," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-6

Approve 2022 Safety Services Capital Equipment Purchases

Police Chief Podany stated in the adoption of the 2022 Capital Budget, on December 20, 2021, Council appropriated funding for certain pieces of equipment in the Capital Equipment Plan. Pursuant to the City Charter, Sec. 6.05, staff is now requesting council approval for the purchase of the items listed below. The items will be purchased from various vendors using the State Cooperative Purchasing Program. The unit cost prices below reflect prices from the state cooperative. Due to the ordering process for these items and to avoid delivery dates late into the year, it is necessary to make specific purchases as close to the beginning of the year as possible.

Moved by Councilmember Robertson, seconded by Councilmember Jeppson, that Motion 22-018, "Approve 2022 Safety Services Capital Equipment Purchases," be approved.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

12. OTHER BUSINESS

Ms. Wolfe reported the council retreat would be held on Friday, January 28 and Saturday, January 29.

13. ADJOURNMENT

Moved by Councilmember Robertson, seconded by Councilmember Smith, to adjourn the meeting at 8:47PM.

Motion adopted unanimously.

Aye: 6 - Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders