



City of Blaine

City Council Workshop

March 18, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. Roll Call

3. New Business

3.1. 2024-788 Closed Session Pursuant to MN Statute 13D.05, subd. 3(b) - Attorney Client Privileged Discussion Regarding Litigation Status, Strategy and Legal Advice with the City's Litigation Counsel on the Matter of *Blaine v. Irene Tamblyn*, Anoka County Court File No. 02-CV-22-0930
Sponsors: Daniel Schluender, Director of Engineering

3.2. 2024-68 Closed Session Pursuant to MN Statute 13D.05 Subd. 3(b) - Attorney Client Privileged Discussion Regarding Lexington Water System Interconnections
Sponsors: Nick Fleischhacker, Public Works Director

3.3. 2024-69 Park Dedication Request Related to a Development Proposal by Sand Companies for 111 99th Avenue
Sponsors: Sheila Sellman, City Planner

3.4. 2024-70 Well Interference Updates
Sponsors: Nick Fleischhacker, Public Works Director

3.5. 2024-71 Lead Service Line Inventory Update
Sponsors: Nick Fleischhacker, Public Works Director

4. Other Business

5. Adjournment



City of Blaine Staff Report

File Number: 2024-788

Agenda Date	Status
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March 18, 2024

In Control	File Type
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City Council

Workshop Item

New Business - Daniel Schluender, Director of Engineering

Agenda Item # 3.1

Closed Session Pursuant to MN Statute 13D.05, subd. 3(b) - Attorney Client Privileged Discussion Regarding Litigation Status, Strategy and Legal Advice with the City's Litigation Counsel on the Matter of *Blaine v. Irene Tamblyn*, Anoka County Court File No. 02-CV-22-0930

Background

The city council will be provided an update by the attorney representing the city.

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2024-68

Agenda Date	Status
March 18, 2024	
In Control	File Type
City Council	Workshop Item

New Business - Nick Fleischhacker, Public Works Director

Agenda Item # 3.2

Closed Session Pursuant to MN Statute 13D.05 Subd. 3(b) - Attorney Client Privileged Discussion
Regarding Lexington Water System Interconnections

Background

The city council will be provided an update by the attorney representing the city.

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine

Staff Report

File Number: 2024-69

Agenda Date	Status
March 18, 2024	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, City Planner

Agenda Item # 3.3

Park Dedication Request Related to a Development Proposal by Sand Companies for 111 99th Avenue

Background

In December 2022, the Council approved a rezoning of the subject site to Development Flex (DF), a Conditional Use Permit (CUP) for a 111-unit apartment building, and preliminary plat creating one lot and two outlots. In September 2023, an extension was approved for the CUP and preliminary plat to September 5, 2024. Development has not started. Since development has been delayed in moving forward, the property owner relisted the property and was approached by Sand Companies. The property owner and Sand Companies have an agreement for Sand Companies to acquire the property.

Sand Companies is proposing to build a 48-unit apartment building on the subject site, which therefore requires a new CUP. The developer has made an application for the new CUP and is scheduled to go before the Planning Commission on April 9, 2024. The City Council will consider this item at the May 6, 2024, regular meeting. The site is zoned Development Flex and requires a CUP to establish the development standards. The subject site has a land use designation of High Density Residential (HDR) with a density range of 12–25 units an acre. As proposed, the development meets these requirements. As part of the new proposal, a new plat will be submitted since they are proposing a smaller building. The developer does not need the entire property.

All subdivisions are subject to park dedication fees or land in lieu of fees. These fees are collected at the time of final plat. Article V of the Subdivision code outlines park dedication requirements. Section 75-131 determines the amount of land that can be accepted in lieu of fees. This section provides a formula based on the gross area of land included in the subdivision. The formula is based on dwelling units per acre. Twelve units/acre are being proposed for the project. Per the calculation, dedication shall be 16% of the land area, which is calculated at .62 acres. The developer is proposing to dedicate .65 acres (see Outlot C on the attached plan). If they dedicate the whole .65 acres, and it is accepted by the City Council, this would satisfy the park dedication requirements. City staff, nor the park board, have discussed how the space would be used if it is accepted by the city as open space.

If the developer were to pay just the fees for park dedication, the residential calculation is \$4,894/unit, totaling \$234,912. They could also do a combination of fees and dedication.

Though the purpose of the workshop discussion is to get feedback regarding the park dedication proposal, it is also an opportunity for the City Council to ask questions about the project as it moves through the approval process.

Staff Recommendation

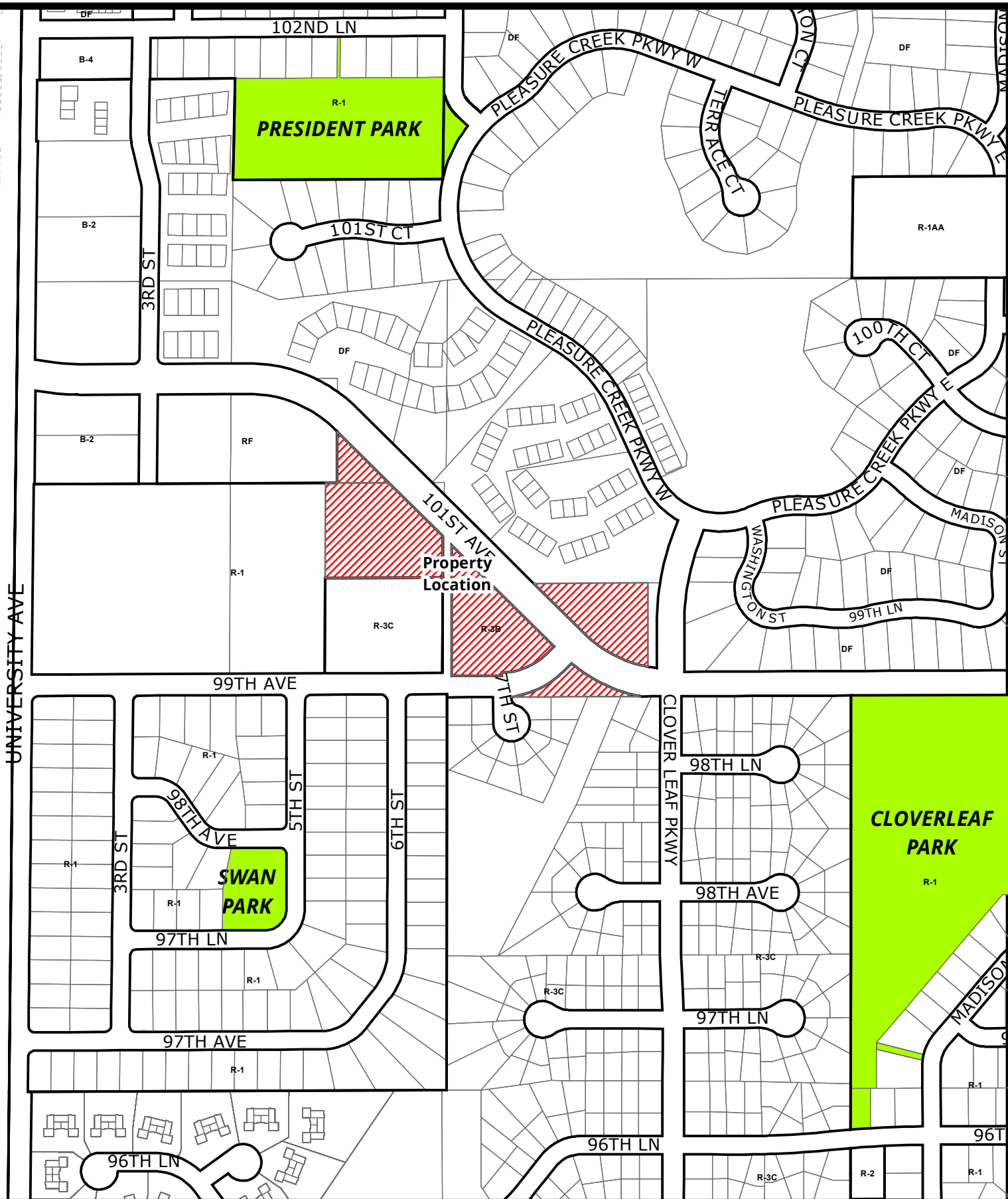
Provide feedback on park dedication.

Questions for Council

Would the City Council accept land dedication instead of the park dedication fee, or a combination of parkland and fee?

Attachment List

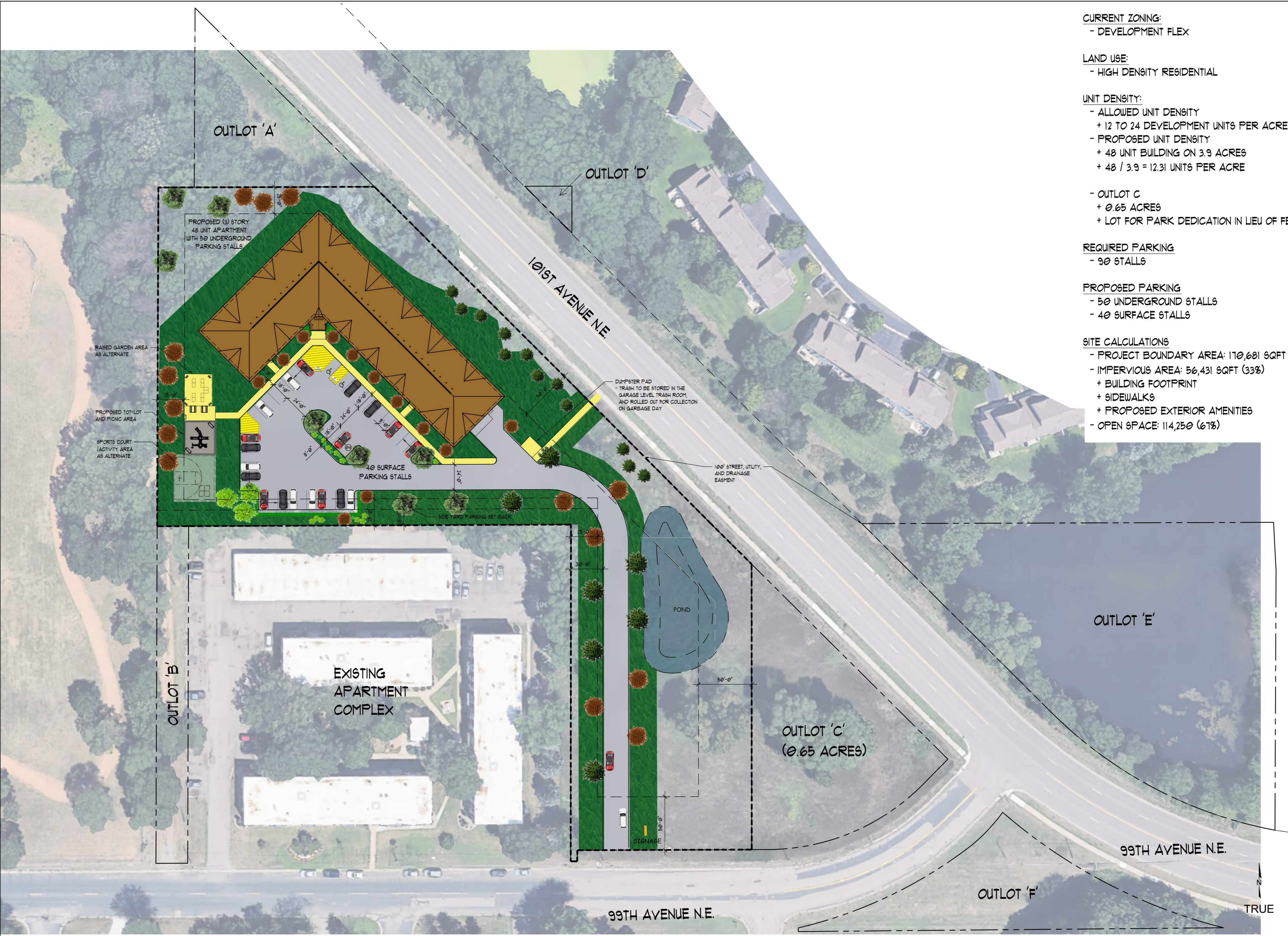
1. Attachments



Case File No. 24-0018
99th Apartments Sand Companies

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





CURRENT ZONING:
- DEVELOPMENT FLEX

LAND USE:
- HIGH DENSITY RESIDENTIAL

UNIT DENSITY:
- ALLOWED UNIT DENSITY
+ 12 TO 24 DEVELOPMENT UNITS PER ACRE
- PROPOSED UNIT DENSITY
+ 48 UNIT BUILDING ON 3.9 ACRES
+ 48 / 3.9 = 12.31 UNITS PER ACRE

UNIT MATRIX					
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL	%
ONE BEDROOM UNIT	4	5	3	12	25.6%
TWO BEDROOM UNIT	5	6	6	17	34.0%
THREE BEDROOM UNIT	5	5	5	15	31.3%
FOUR BEDROOM UNIT	1	1	2	4	8.5%
TOTAL	15	17	16	48	100%

- OUTLOT C
+ 0.65 ACRES
+ LOT FOR PARK DEDICATION IN LIEU OF FEES

REQUIRED PARKING
- 90 STALLS

PROPOSED PARKING
- 50 UNDERGROUND STALLS
- 40 SURFACE STALLS

SITE CALCULATIONS
- PROJECT BOUNDARY AREA: 170,681 SQFT
- IMPERVIOUS AREA: 56,431 SQFT (33%)
+ BUILDING FOOTPRINT
+ SIDEWALKS
+ PROPOSED EXTERIOR AMENITIES
- OPEN SPACE: 114,250 (67%)

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-05-24

Sand
Architects, LLC

366 South Tenth Avenue
PO Box 727
Waite Park, MN 56387-0727
Office: (320) 202-3100
Fax: (320) 202-3139
Website: www.SandCompanies.com
E-Mail: Sand@SandCompanies.com

BLAINE, MN
APARTMENTS
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-1

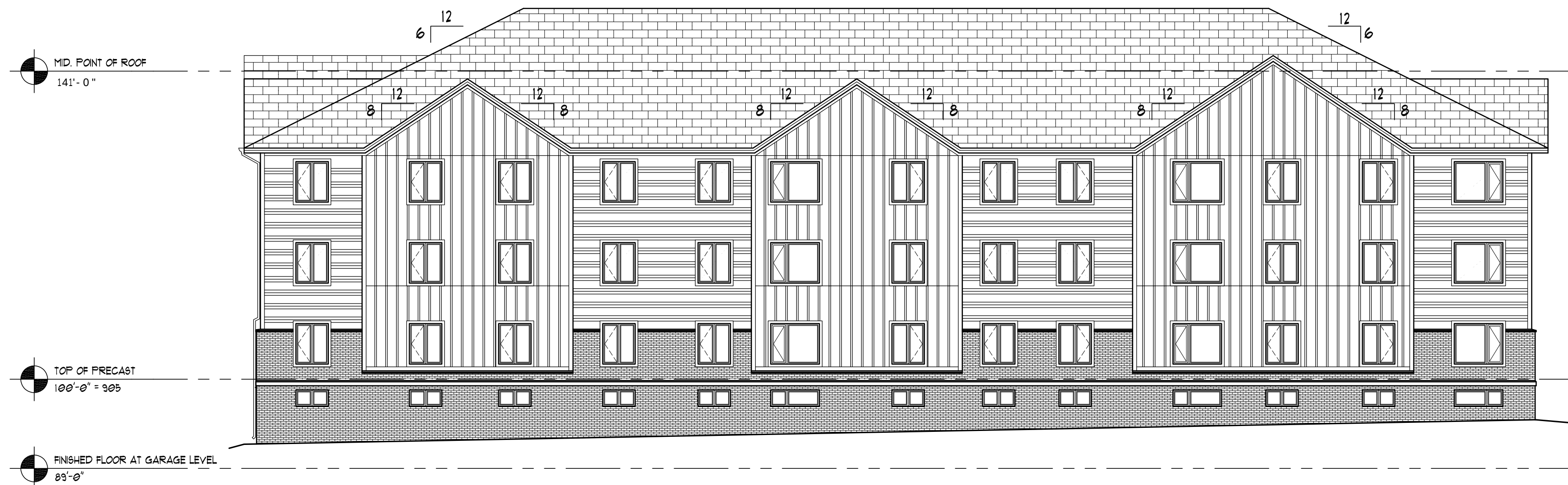
1 PROPOSED SITE PLAN
A-1 SCALE: 1" = 40'

PROJECT SITE: 3.9 ACRES

THESE DRAWINGS AND SPECIFICATIONS ARE THE
SOLE PROPERTY OF SAND ARCHITECTS, LLC. ANY
REPRODUCTION OR REUSE OF THESE DOCUMENTS IS
FORBIDDEN WITHOUT WRITTEN PERMISSION FROM
SAND ARCHITECTS, LLC. 2024



3
A-4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1
A-4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-06-24

Sand
Architects, LLC

366 South Tenth Avenue
PO Box 727
Waite Park, MN 56387-0727
Office: (320) 202-3100
Fax: (320) 202-3139
Website: www.SandCompanies.com
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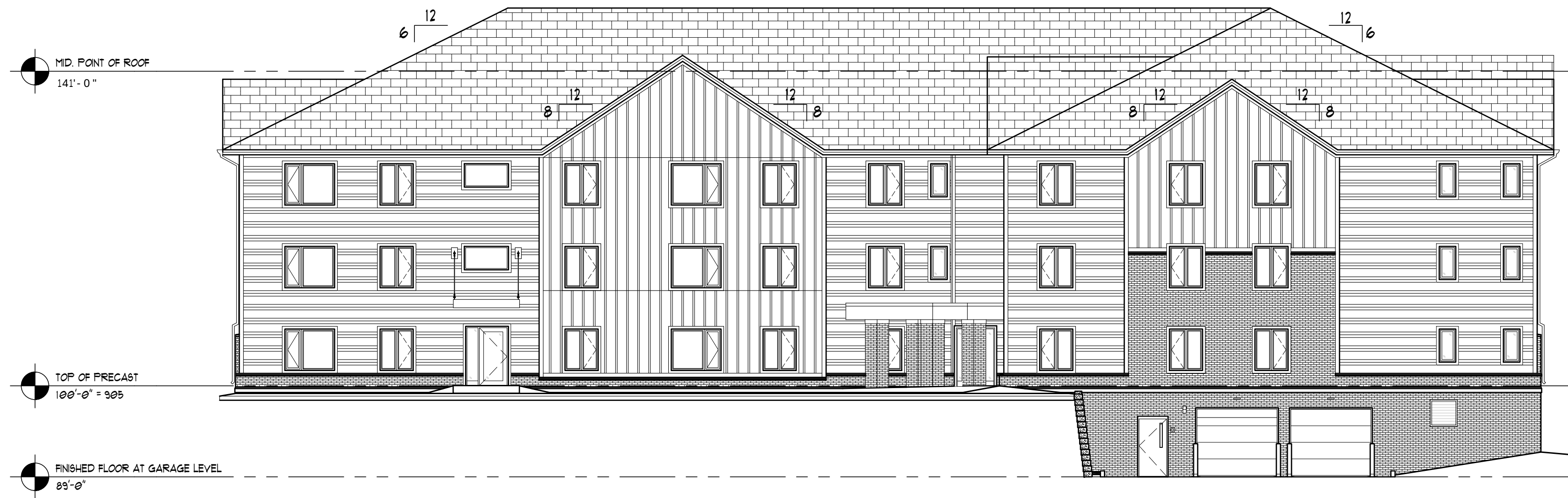
**BLAINE, MN
APARTMENTS**

XXX 99TH AVE NE
BLAINE, MN

(CITY SUBMITTAL)

A-4

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1 SOUTH ELEVATION
A-3.2 SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
A-3.2 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-07-24

Sand
Architects, LLC

366 South Tenth Avenue
PO Box 727
Waite Park, MN 56387-0727
Office: (320) 202-3100
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Website: www.SandCompanies.com
E-Mail: Sand@SandCompanies.com

BLAINE, MN
APARTMENTS
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-3.2

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City of Blaine Staff Report

File Number: 2024-70

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New Business - Nick Fleischhacker, Public Works Director

Agenda Item # 3.4

Well Interference Updates

Background

Staff has been working with private well interference claims submitted to the DNR. These claims were submitted to the DNR by private well owners in response to statewide drought conditions over the past several years. Many of these claims were attributed to the recently developed wellfield in the northeast quadrant of the City. After analysis by the DNR's technical team, it was found that many of the City's existing wellfields may also be contributing to lowered groundwater levels. These lowered groundwater levels may have impacted private well owners and, by state statute, are eligible for compensation.

Staff has been evaluating each of these complaints to ensure their validity. Any complaints received by the DNR that the City does not agree to pay are sent to the DNR's technical team for final evaluation.

The majority of claims have either been addressed, or have been turned over for final evaluation by the DNR.

The DNR, City of Blaine staff, and consultant engineers have been engaged to start the process of evaluating the City of Blaine's existing wellfield to ensure further well interference does not take place and that the City can operate its wellfield for its customers. This process will include having a small technical team engage the DNR to work through the well appropriations process. Staff hopes this small team can expedite the process, ensure impacts to surrounding wells are minimized, and that water utility customers have the highest quality water possible.

As this process will not have a resolution for the summer of 2024, efforts relating to sprinkling enforcement will start immediately in the spring and continue throughout the summer.

Staff Recommendation

Staff is recommending working with a small technical team to engage the DNR with the goal of receiving authorization to utilize the City's wellfield in totality.

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2024-71

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New Business - Nick Fleischhacker, Public Works Director

Agenda Item # 3.5

Lead Service Line Inventory Update

Background

The City of Blaine started building a public water system in the 1960's. In 1985, the State of Minnesota banned lead water services to be installed in new construction. There are approximately 7,500 services that fall into the category of the pre-ban era of the city's 22,000+ total water connections.

A Lead Service Line Inventory is due to the Minnesota Department of Health by August 15, 2024, and to the EPA by October 16, 2024. Inventory of both sides of the service will be required. Lead and Galvanized pipe will require replacement. While there are no lead service lines (LSL's) expected to be found, every service needs to be verified. The priority will be to inventory the 7,500 estimated connections that are pre-lead ban. Grant funding is available to both the homeowners' side and the city side.

As of March 11, 2024, the City of Blaine has received 2,346 city-wide submissions. Of those, 1,805 have been verified by staff. The difference involves services that still need to be looked at, or there's an issue that needs to be resolved. City staff will keep working on this.

The City has sent postcards to every resident, posted via social media and posted in the City Connect newsletter. City staff are going to go door-to-door starting on 3/12/2024 to help answer questions and fill out surveys for residents. Staff have already spent an estimated 400+ hours on the project so far. Staff are doing house visits for people that are having trouble with the survey or do not have the ability to fill it out. Several departments are working on this effort.

The City of Blaine sent out a Request for Proposal to three engineering firms to help with this process and two declined. Of the two that declined, they stated that they did not have the resources to dedicate to this project. A contractor will be expected to input data, review records and verify services. City staff has negotiated that this be done on an hourly rate for the whole project.

Staff Recommendation

Staff will be seeking guidance on the Lead Service Line Inventory and the possibility of entering into a contract with a consultant to assist with records research as well as community engagement.

Questions for Council

Attachment List

1. Lead Service Line Inventory Diagram

