



City of Blaine

City Council Workshop

January 22, 2025 | 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.** 2025-24 Anoka County CR 53 (Sunset Avenue) Reconstruction Project
Sponsors: Daniel Schluender, Director of Engineering
 - 3.2.** 2025-25 National Street and 114th Avenue Minnesota Pollution Control Agency Update
Sponsors: Daniel Schluender, Director of Engineering
 - 3.3.** 2025-26 Proposed City Hall Parking and Storage Facility
Sponsors: Mark Boerboom, Captain, Todd Miller, Deputy Fire Marshal, Brent Larson, Project Engineer
 - 3.4.** 2025-27 Board and Commission Application/Process Review
Sponsors: Cathy Sorensen, City Clerk
- 4. Other Business**
- 5. Adjournment**



City of Blaine Staff Report

File Number: 2025-24

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Report

New Business - Daniel Schluender, Director of Engineering

Agenda Item # 3.1

Anoka County CR 53 (Sunset Avenue) Reconstruction Project

Background

Anoka County is in the process of preparing a plan that will reconstruct Sunset Avenue (CR53) from the roundabout at 109th Avenue (CSAH 12) north to the newly constructed roundabout at 125th Avenue (CSAH 14). They are in the preliminary stages of the project and will begin to have a series of open houses to present the corridor to the public and receive comments and concerns. The county and their consultant WSB will be present at this workshop to share with council some of the preliminary design issues/features and the proposed project schedule. Attached to this item is one of the concepts they have for the corridor.

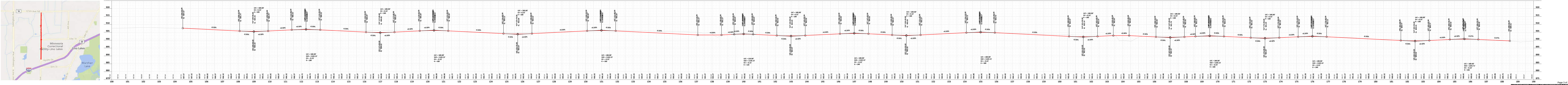
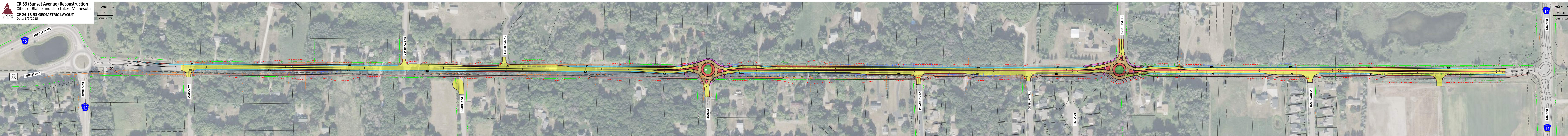
Staff Recommendation

Discuss project concepts and concerns on this corridor.

Questions for Council

Attachment List

1. CP24-18-53_Layout_SunsetAvenue_ProposedGeometrics 2025_0109





City of Blaine Staff Report

File Number: 2025-25

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Report

New Business - Daniel Schluender, Director of Engineering

Agenda Item # 3.2

National Street and 114th Avenue Minnesota Pollution Control Agency Update

Background

The Minnesota Pollution Control Agency (MPCA) contacted city staff back in 2022 about a groundwater contamination issue with the Johnson Brothers Landfill site (Lochness Park). As council may recall, the MPCA has been monitoring the private wells of homes on National Street and had detected excess levels of 1,4-Dioxane in two of the private wells. The MPCA, who is responsible for the closed landfill, inquired with city staff to see if the City would lead both the design and construction projects to connect these two homes to the city water system which has a main on the east side of National Street and abandon their private wells. The MPCA's rationale is that the City's engineering department is familiar with this type of project and can lead the project more effectively and expedite the project quicker than the MPCA staff. Staff has completed the design and construction of the service connections for these two homes on National Street and the city has been reimbursed for the costs of the design and construction.

The MPCA has once again contacted staff concerning a few more properties on National Street and 114th Avenue with the same concerns of contaminated ground water. They have asked if the city would prepare a feasibility report at their expense to determine the costs of connecting additional homes to the city's water system with a potential construction project in 2026. Staff will be bringing an agreement between the city and MPCA along with a consultant contract for the preparation of a feasibility report this Spring.

Staff Recommendation

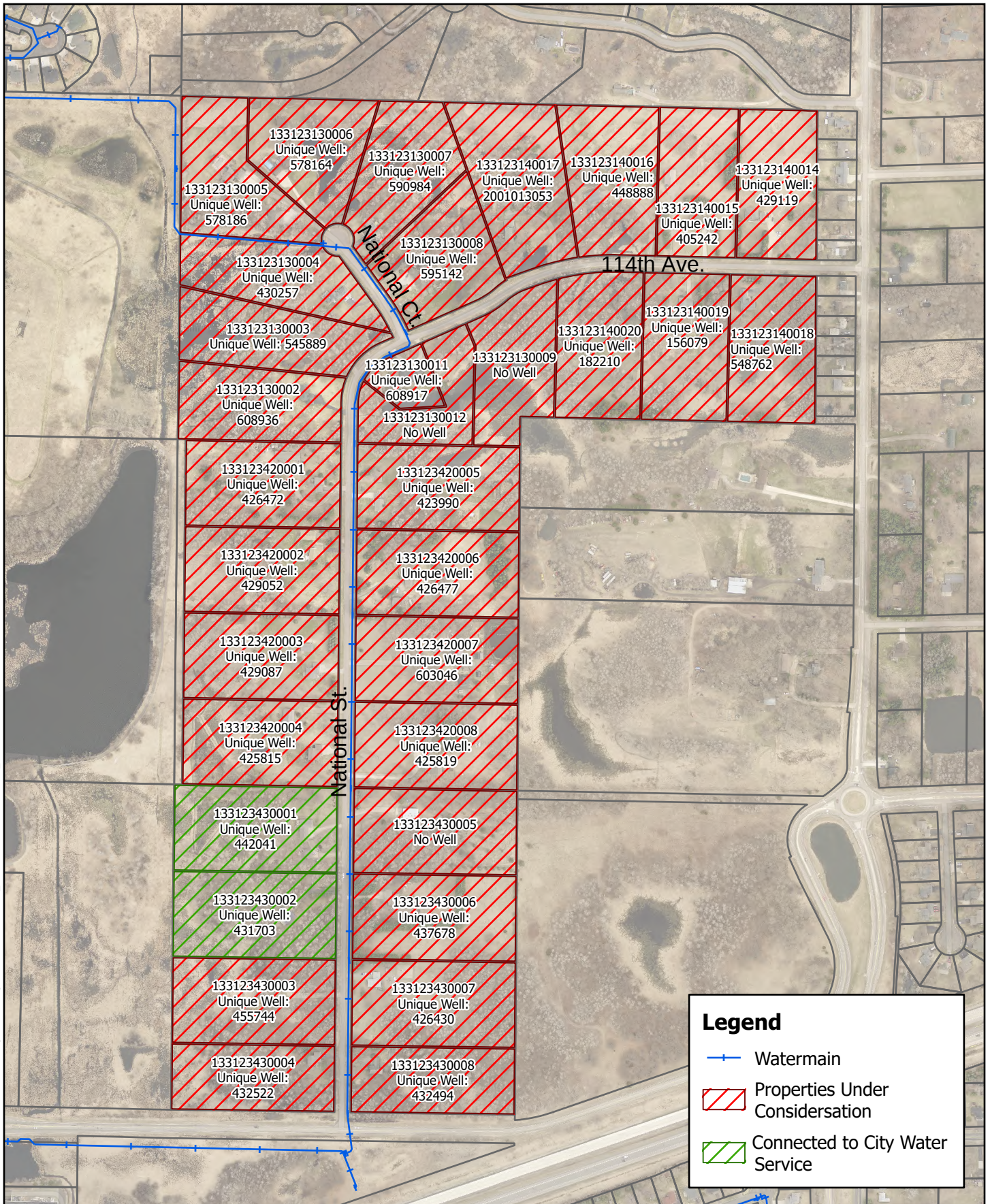
Review MPCA requests and potential project schedule.

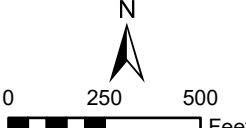
Questions for Council

Attachment List

1. Location Map

Path: X:\AEB\BLAIN\176890\5-final-dsgn\51-drawings\90-GIS\BLAIN\176890_WaterServices\BLAIN176890_WaterServices.aprx



		Project: BLAIN Print Date: 11/13/2024	MPCA Water Service Treatment Blaine, MN	Figure 1
		Map by: tschwarz Projection: NAD 1983 HARN Adj MN Anoka (US Feet) Source: Anoka County, City of Blaine, & SEH Inc.		

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



City of Blaine

Staff Report

File Number: 2025-26

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Workshop Item

New Business - Scott Johnson, Director of Administrative Services

Agenda Item # 3.3

Proposed City Hall Parking and Storage Facility

Background

The Blaine City Hall and Police Department were designed in the late 1990s and the facility opened in 2001. The current garages at the site are now at capacity. The population for the City of Blaine has more than doubled since the facility opened (45,000 population in 2001). Additional staff, vehicles, and specialized equipment has been added since 2001. Specifically, 34 police officers including squad cars and support vehicles have been added. The new vehicles are stored in various locations around the City of Blaine.

The Town Square Drive Land Usage Working Group was formed in 2022 to discuss the use of the property south of Town Square Drive for Fire Department and/or a parking garage. At the time, the working group concluded that this area should not be used for a new fire station or parking garage. The working group identified the area north of the Fire Barn as a potential site for the new Fire Station and the southeast corner of the existing City Hall parking lot as a potential site for a new parking garage.

Staff has reviewed the current and future parking and equipment storage needs for Blaine City Hall and Police Department. Staff proposes development of a project to construct a parking and storage facility (potentially in the southeast corner of the existing City Hall parking lot) to accommodate current and future needs for parking and storage of equipment. The current garage will likely have some deferred maintenance issues that should be addressed as part of a project to allow the current garage to meet existing needs.

The Public Works facility does not have capacity for any significant expansion at the current site. The parking and storage needs at that location are also at or near capacity. It may be possible to address those needs as part of this same project, as some of the vehicles and equipment are used seasonally (roughly six months of the year).

Staff Recommendation

One goal at the January 22 workshop is to introduce the project to council and receive initial feedback. It is also important that council is aware of future projects that involve significant cost, especially as the city plans for future financial needs and prepares for the development of the 2026 budget and capital plan. Staff recommends additional discussion and evaluation of the proposed project. Next steps would include further refining the scope of the project and obtaining quotes for a consultant to prepare a project cost estimate to be used for budget and capital planning.

Questions for Council

Does Council support ongoing discussion and evaluation of this project as we start to develop the 2026 five-year CIP program? What additional information would Council like to hear as discussion about this project continues?

Attachment List

1. Presentation



Proposed City Hall Parking Garage and Storage Facility

1/22/2024

Agenda

- ◆ Background Information
- ◆ Existing Parking and Storage
- ◆ Proposed Improvements
- ◆ Proposed Parking and Storage
- ◆ Next Steps and City Council Questions

Background

- ◆ City hall and Police Department building designed in the late 1990s and opened in 2001
- ◆ Garages and storage are now at capacity
- ◆ 2001 population was approximately 45,000, current population 70,000+
- ◆ Additional staff has been added since 2001
 - ◆ specifically, 34 officers including squad cars and support vehicles
- ◆ New vehicles stored in various places around the City
- ◆ “Cold” Garage now at capacity

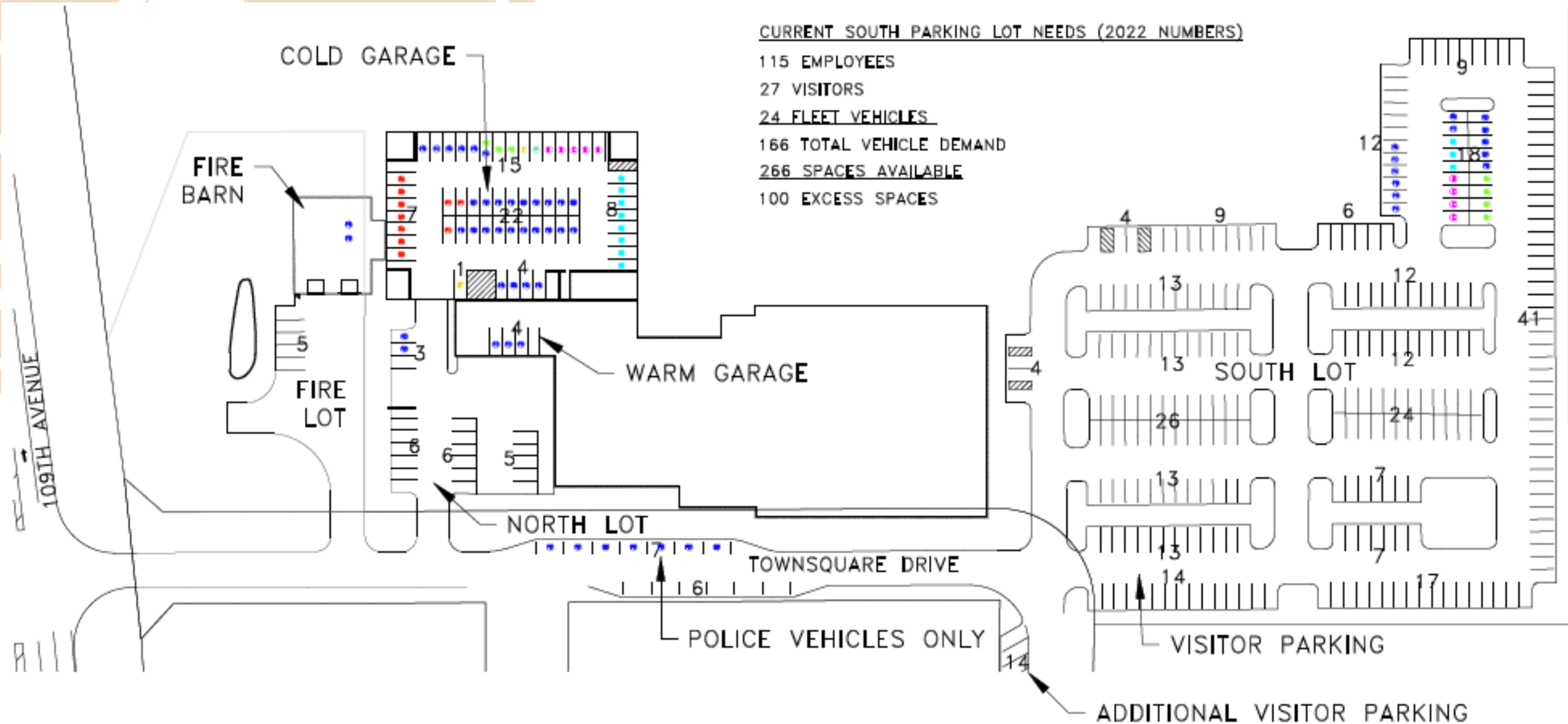
Background

- ◆ Town Square Drive Land Usage Working Group was formed in 2022 to discuss the use of the property south of Town Square Drive for Fire Department and/or a parking garage.
- ◆ At the time, the working group concluded that this area should not be used for a new fire station or parking garage.
- ◆ Working Group identified the area north of the fire barn as a potential site for the new fire station and the southeast corner of the existing City Hall parking lot as a potential site for a new parking garage.

Background

- ◆ Public Works facility does not have capacity for any significant expansion at the current site. The parking and storage needs at that location are also at or near capacity.
- ◆ It may be possible to address those needs as part of this same project, as some of the vehicles and equipment are used seasonally (roughly six months of the year).

Existing Parking



Existing Parking

DEPARTMENT	CITY HALL							LARSON LOT	FIRE STA#2	PUBLIC WORKS	DEPT TOTALS
	GARAGE (COLD)	GARAGE (WARM)	STREET/ HOME	FIRE BARN	FIRE LOT	NORTH LOT	SOUTH LOT	GARAGE (TRAINING)	GARAGE		
FD FIRE/COMMUNITY STANDARDS	10										10
PD POLICE DEPARTMENT	29 (41) ^②	3	9	2	0	2	13	(4)	5	2	81 ^②
BI BUILDING INSPECTION	8						3				11
PK PARK AND RECREATION	2						4 ^①	①			7
P PLANNING	1										1
E ENGINEERING	5						4				9
PW PUBLIC WORKS											
F FACILITIES	2										2
TOTAL USED	57 (69)	3	9	2	0	2	24	(4)	5	2	121
TOTAL AVAILABLE	57	4?			5	20	266(+8)	~90			

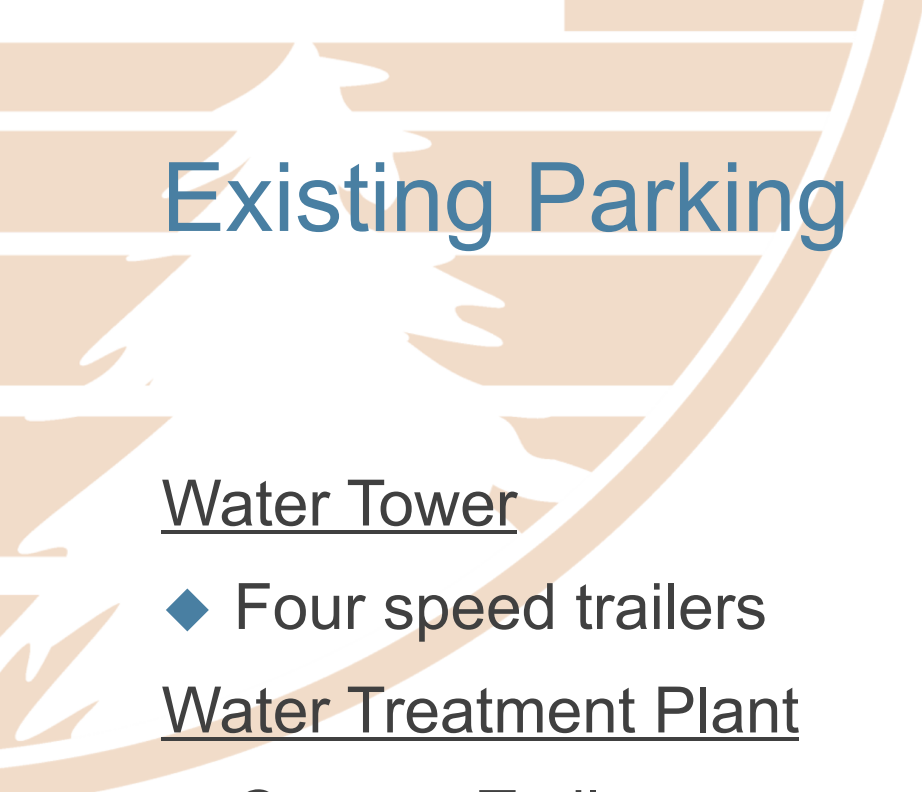
Existing Parking

Cold Garage

- ◆ 57 Spaces Available, PD has 29 spaces but ~41 vehicles share between garage, street, and lot parking. Typically, 6 patrol vehicles on duty at a time

South Parking Lot

- ◆ 266 Spaces Available
- ◆ 115 City Hall and Police Department Employees
- ◆ 27 Visitor Stalls
- ◆ 24 Fleet Vehicles (2024)
 - ◆ 166 Spaces Needed



Existing Parking

Water Tower

- ◆ Four speed trailers

Water Treatment Plant

- ◆ Camera Trailer

Training Building

- ◆ Community Outreach Trailer
- ◆ Bait Trailer
- ◆ UOF Trailer

Proposed Improvements

- ◆ Staff has reviewed the current and future parking needs at City Hall
- ◆ 10 to 15 year additions
 - ◆ PD added 17-22 vehicles
 - ◆ 2 Building Inspection vehicles
 - ◆ 1 Facility
- ◆ Staff has reviewed the current and future parking needs and proposes constructing a new 102 stall garage to accommodate future needs at City Hall.
- ◆ Current garage would be entirely filled by police department vehicles. Some issues should be addressed to allow current garage to meet existing needs.

Proposed Improvements

- ◆ New Garage features include;
 - ◆ Single-story
 - ◆ Secured (cameras and security access)
 - ◆ Heated (at least partially); option to only partially heat one side
 - ◆ Electric hookups for Police and other vehicles with the need
 - ◆ Storage for Parks and Rec (currently storing a lot of summer program equipment on 3rd floor of City Hall)
 - ◆ Secure, fully climate-controlled storage for voting equipment.
 - ◆ Explore solar panels on the roof as well as infrastructure for future e-charging vehicles.
 - ◆ Explore cost saving options through proposals

Proposed Improvements

- ◆ Existing Garage improvements include;
 - ◆ Heating Entire Garage
 - ◆ Additional Electric to Stalls
 - ◆ Adding Floor Drains
 - ◆ Resurfacing the Deteriorated Concrete Floors
 - ◆ Adding lighting and light-colored paint

Proposed Improvements

- ◆ Public Works facility does not have capacity for any significant expansion at the current site. The parking and storage needs at that location are also at or near capacity.
- ◆ Explore options for Public Works with this proposed project.

Proposed Parking

CITY HALL

3,200 SF STORAGE
+ 1175 SF SECURE
+ MECHANICAL

16,000 SF
(49 ADDITIONAL
STALLS)

~17,000 SF
(53 EXISTING
STALLS)

FUTURE SOUTH PARKING LOT NEEDS

138 EMPLOYEES (20% INCREASE)

30 VISITORS (10% INCREASE)

0 FLEET VEHICLES

168 TOTAL VEHICLE DEMAND

213 SPACES AVAILABLE AFTER GARAGE

45 EXCESS SPACES

COLD GARAGE

FIRE
BARN

~45,000
SF

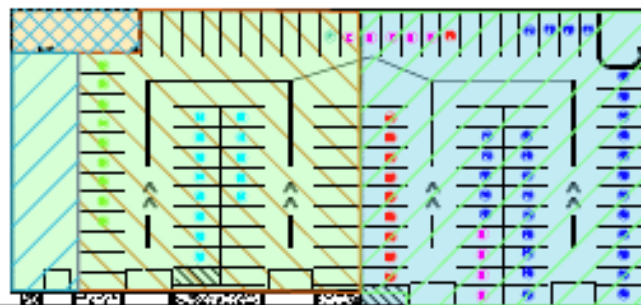
FIRE
LOT

WARM GARAGE

NORTH LOT

TOWNSQUARE DRIVE

POLICE VEHICLES ONLY



SOUTH LOT

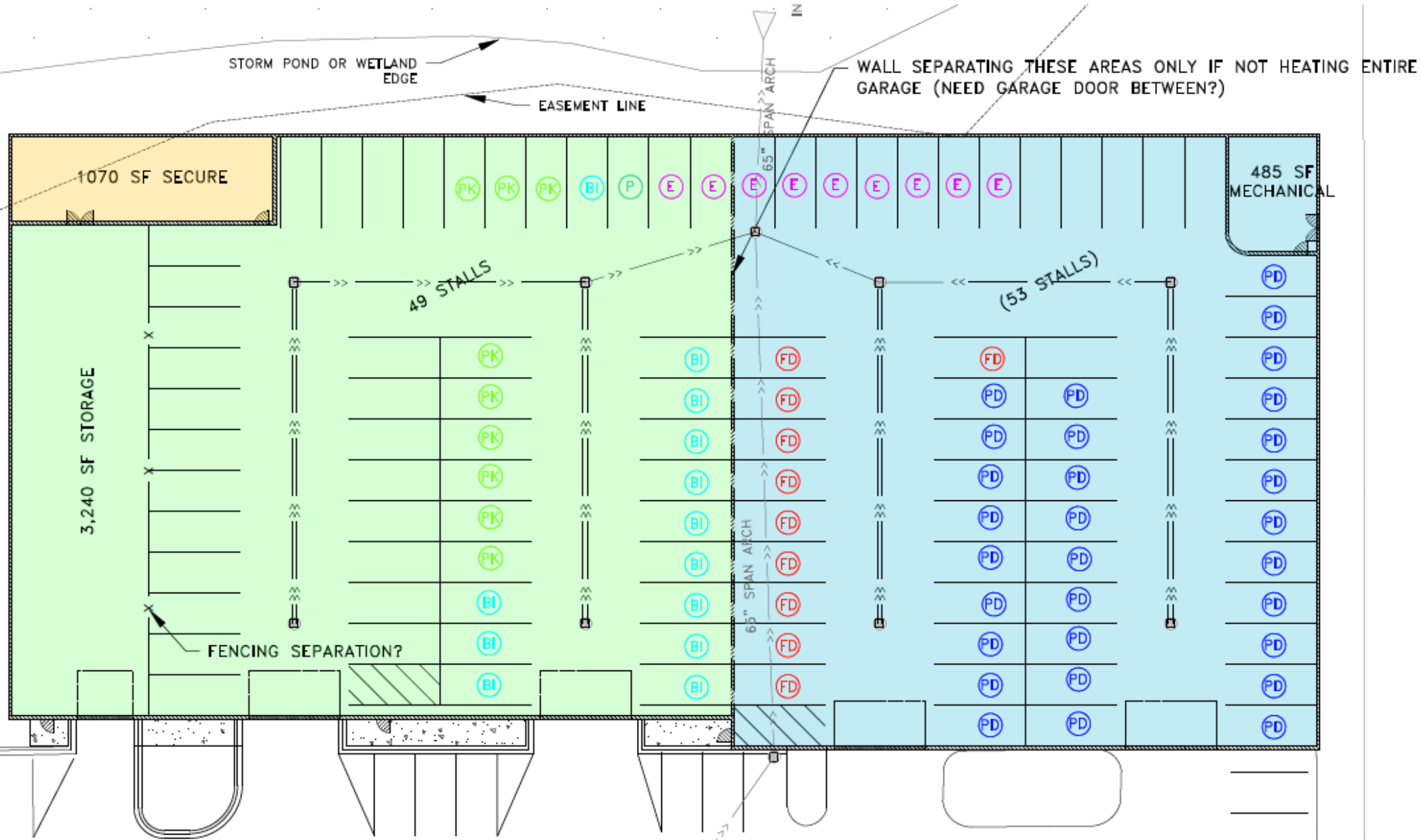
ADDITIONAL VISITOR PARKING

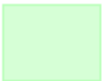
Proposed Parking

CITY HALL											NEED TO FIND NEW SPACE FOR BEAR CAT UTV IF FIRE BARN NOT AVAILABLE		0 1 inch =	
DEPARTMENT	GARAGE (COLD)	GARAGE (WARM)	STREET/HOME	FIRE BARN	FIRE LOT	NORTH LOT	SOUTH LOT	LARSON LOT GARAGE (TRAINING)	FIRE STA#2 GARAGE	PUBLIC WORKS	NEW GARAGE	DEPT FUTURE TOTALS		
FD FIRE/COMMUNITY STANDARDS											10	10		
PD POLICE DEPARTMENT	56	3		2	0				5(+2)	2	30	98 ①②		
BI BUILDING INSPECTION											13	13		
PK PARK AND RECREATION											9	9		
P PLANNING											1	1		
E ENGINEERING											9	9		
PW PUBLIC WORKS														
F FACILITIES	3											3		
TOTAL USED	59	3		2	0		26	(4)	5(+2)	2	72	140-146		
TOTAL AVAILABLE	57(+2)	4?			5	20	266(+8)	~90			80-102			

Proposed Parking

PARKING/STORAGE GARAGE - (38,000 SF / 102 PARKING STALLS)



-  **HEATED, AC, AND SECURE**
-  **HEATED AREA AND ELECTRIC TO ALL STALLS**
-  **HEAT OPTIONAL**
-  **TRENCH DRAIN**

Staff Recommendation

- ◆ Receive initial City Council Feedback and discuss
- ◆ Future projects will involve significant cost – preparing for the 2026 budget and 5 year capital plan
- ◆ Further refinement to the project scope
- ◆ Obtain quotes from consultants to prepare a project cost estimate which will be utilized for budgeting and capital planning.

City Council Questions

- ◆ Does the City Council support ongoing discussion and evaluation of this project as we start to develop the 2026 5 year CIP program?
- ◆ What additional information would the City Council like to hear as discussion about this project continues?



City of Blaine Staff Report

File Number: 2025-27

Agenda Date	Status
January 22, 2025	
In Control	File Type
City Council	Workshop Item

New Business -

Agenda Item # 3.4

Board and Commission Application/Process Review

Background

The application period for the 2025 board and commission appointments closed on December 31 and the applications were forwarded to council for review and ranking. Staff is seeking council direction on the process for the 2025 board and commission appointments and whether that includes further review and/or possible interviews.

Staff Recommendation

Council direction is requested.

Questions for Council

Staff is seeking council direction on the process for the 2025 board and commission appointments.

Attachment List

1. 2025 Applicant Rankings Worksheet

2025 Board/Commission Rankings

Please indicate your top three (3) candidates per board/commission by placing either a 1, 2, or 3 in the blanks provided and return. *THANKS*

WARD	APPLICANT NAME	NRCB	PARK BOARD	PLANNING	CHARTER	FIRE	SENIOR
2	Aaron White			1 st _____			
2	Alexander Moe	2 nd _____	1 st _____				
3	Amanda Tshakert		2 nd _____	1 st _____			
2	Amir Malik			1 st _____			
2	Angelina Tiedeman						1 st _____
3	Ashton Ramsammy			1 st _____	2 nd _____		
1	Ayman Ali Khan			1 st _____			
3	Daniel Mock	1 st _____		2 nd _____			
2	Doug Gramstad	1 st _____					
3	Elijah Spraggins			1 st _____		2 nd _____	
1	Jacob Geiselhart		2 nd _____	1 st _____			
2	Jasen Howard			1 st _____	2 nd _____		
2	Jessica Smith			1 st _____			
1	John Wawack			1 st _____			
2	Julie Gotham					1 st _____	
3	Michael Mereness	1 st _____	2 nd _____				
3	Nancy Arntson			1 st _____			2 nd _____
2	Paul Edgett			2 nd _____		1 st _____	
3	Trace Ludewig			1 st _____	2 nd _____		
3	Zachary Arco	2 nd _____	1 st _____				
3	Alan Goracke <i>incumbent</i>			1 st _____			
3	Carolyn Panning <i>incumbent</i>	1 st _____					
1	Gene Rafferty <i>incumbent</i>	1 st _____					
2	Jason Halpern <i>incumbent</i>			1 st _____			
2	Jeffrey Lester <i>incumbent</i>		1 st _____	2 nd _____			
3	Kristofer Paulseth <i>incumbent</i>		1 st _____				
2	Nichole Swanson <i>incumbent</i>			1 st _____			
3	Tonya Lizakowski <i>incumbent</i>		1 st _____				
		NRCB	PARK BOARD	PLANNING	CHARTER	FIRE	SENIOR
	# of appointments to be made	4	4	5	Up to 7	1	Unlimited*
		VACANCY (W1)	VACANCY (W1) <i>Ford</i>	VACANCY (W1) <i>Homan</i>	VACANCY (W1) <i>Homan</i>	VACANCY <i>Donahoe</i>	
		VACANCY (W2)	Lester (W2) 2013	VACANCY (W1) <i>Patrin-Deonauth</i>	Lester		
		Rafferty (W1) 2012	Lizakowski (W3) 2018	Goracke (W3) 2008	D. Swanson		
		Panning (W3) 2018	Paulseth (W3) 2018	Halpern (W2) 2016	Tagarro		
				N. Swanson (W2) 2022			

1st - applicant's first choice of board/commission
2nd - applicant's second choice of board/commission (if applicable)
* - all incumbents wish to be reappointed: Jane Conley, Diane Haugen, Joanne Lero, William Milkes, Manelle Morse, Donald Olson, Feyeso Ombe, Michelle Rice, Tom Ryan, Patricia Sandin, Jerry Schilling, Nellie Spexet, Dick Swanson, Karen Varian, Beth Weber