



City of Blaine

City Council Workshop

August 12, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

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

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: Councilmember Chris Massoglia.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe (attending remotely), Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Director of Engineering Dan Schluender; Director of Administrative Services Scott Johnson.

3. New Business

- 3.1.** 2024-334 Radisson Hills East Townhomes Concept Review
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated Section 75-31 of City Code requires a concept review to ensure that all subdividers are informed of the procedural requirements and minimum standards of this title, and the requirements or limitations imposed by other city ordinances, plans and/or policies, prior to the preparation of a preliminary plat, all subdividers shall present a concept plan to the zoning administrator prior to filing a preliminary plat. Concept plans for

subdivisions proposing 50 or more residential units and utilizing development flex zoning shall be referred to the city council for review. Concept plans being referred to the city council for review shall be reviewed by the city council within 60 days of submission of a concept plan meeting the submission requirements of section 75-31(b). The subdivision concept review and feedback provided by staff, and the city council is advisory in nature does not constitute any form of approval of the project. The city council reserve the right for additional comment and review during the formal preliminary plat application process.

Ms. Sellman explained a concept plan application has been made for properties located at 11976 Radisson Road and 11958 Radisson Road. The two subject properties are approximately 9.5 acres total and have existing single family homes on each parcel. The properties are zoned Farm Residential (FR) and guided for Low Density Residential (LDR) development at a density of 2.5-6 units per acre. The applicant's concept plan is for 70 townhomes, which would be 7.3 units/acre for density. The applicant is proposing 70 townhome units on the two parcels. The 4.93 acre parcel to the northwest has an existing home and is zoned Farm Residential (FR) and guided Low Density Residential (LDR). Existing single family homes are located to the south and zoned Development Flex (DF) and guided LDR, and existing townhomes are located to the southeast and are zoned DF and guided Medium Density Residential (MDR). An existing single family home is located to the east and zoned DF and guided MDR. The applicant is proposing to construct 58 two-story, owner-occupied townhomes and 12 three-story owner-occupied townhomes. The proposed development would include a recreation area that would include a pool and a pickleball court. Staff commented further on the proposed project and requested feedback from the Council.

Councilmember Larson requested further information regarding the surrounding land uses. Ms. Sellman explained there were quad homes, townhomes, and smaller residential homes surrounding this property.

Councilmember Larson asked that staff review the road connectivity for this project. Ms. Sellman reviewed the interior road structure and connectivity for this project. She indicated the project would not connect to Radisson Road.

Councilmember Robertson stated she did not have any issue with this project or the development flex requests. She explained she appreciated the elevated exterior design and that the buildings would vary in height. She believed this was a good project. She anticipated traffic would be a concern for the neighbors and recommended the developer complete a traffic study prior to this item being reviewed by the planning commission.

Councilmember Newland indicated this project appeared to be continuing the trend that has occurred along Radisson Road. He believed this development was the right fit for this property and he offered his support.

Councilmember Fleming stated she supported this development as well and she appreciated the fact the developer had included a pool and pickleball court.

Council consensus was to support to the proposed land use change, as well as the overall plan for the townhome concept plan.

3.2. 2024-299 Pavement Management Program (PMP) History
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated the City Council has asked staff to provide information on the history of the Pavement Management Program. Staff have prepared an outline of costs and miles completed per year dating back to 2010, see attached spreadsheet. In that time, councils have approved or initiated over \$112M dollars for the program. Each year the project types have varied, and the improvements have been a combination of Mill and Overlays, Partial Reconstructions, and Full Reconstructions. From 2010 to 2019, the projects were ranked and recommended based on an internal review of streets between the Public Works and Engineering staff that identified the streets that were in the worst condition and were consuming the most maintenance dollars from the budget.

Mr. Schluender reported in 2019, council approved a contract with an outside consultant to review the street network and provide a street rating for all streets that the city maintains. That report was then used to rank the streets and staff prepared 5-year Capital Improvement Program to recommend projects from 2019 to 2022. The 2019 report showed that the overall rating of the city streets was 74. Likewise, council approved a consultant contract in 2022 to review the streets in the network. Staff again used the report to rank the streets and recommend projects for the 5-year Capital Improvement Programs from 2022 to 2025. The 2022 report showed that the overall rating of the city streets was 79, which is considered very good. It was noted staff has placed a line item in the 2026 budget to review and rate the streets again to assist in the creation of the 2026–2030 Transportation CIP.

Councilmember Robertson asked how much it cost to reconstruct one mile of roadway. Mr. Schluender estimated one mile of roadway cost two million dollars to reconstruct.

Councilmember Fleming thanked staff for their due diligence and commitment to improving the city's streets.

Councilmember Larson stated she appreciated staff's efforts as well.

Councilmember Robertson questioned if the Council should be putting aside additional dollars on a yearly basis for the PMP. Mr. Schluender reported the council would be addressing this matter in further detail during upcoming budget discussions.

Council thanked staff for the detailed history of the city's pavement management plan.

3.3. 2024-298 TH65 Bridge Aesthetics
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the preliminary design of the bridges at 99th Avenue, 105th Avenue, 109th Avenue, 117th Avenue, and the pedestrian bridge at 113th/114th Avenues are nearly complete. The preliminary design required a Visual Quality Manual to be created that lays out the general aesthetics treatments of the bridges and the landscaping of the local streets (roundabouts and boulevards). As a starting point for the bridge treatments, there was a

review of the bridge colors and textures in the corridor at 121st Avenue/Paul Parkway, 125th Avenue, and 129th Avenue. These colors and textures are listed in the manual on page 4, see attachment. To tie the TH 65 corridor together throughout Blaine, the new bridges would follow similar colors and textures but could customize the abutment wall textures to look or give a sense of location or place. There is a suggestion on page 11 of the manual as a suggestion for the abutment wall textures for each bridge. Please note that the pedestrian bridge was added later to the preliminary design and not included in the Visual Quality Manual but there are a few elements that will include the railing color and the truss color of the bridge beams. Staff will bring back an item in the future to discuss the landscaping elements on the local roads.

Mayor Sanders stated he appreciated seeing the unique options that were being offered for Blaine. He questioned if flags or banners could be hung from the 105th and 109th bridges during sporting events. Mr. Schluender indicated banner posts could be installed on the bridges.

Councilmember Robertson supported this recommendation stating this would be a great way to welcome guests and visitors to the city of Blaine.

Council consensus was to support Blaine blue for the bridges and black for the pedestrian bridges.

4. Other Business

City Manager Wolfe explained the 2025 budget will be addressed at an upcoming workshop meeting. She encouraged the council to speak with staff regarding any questions they may have on the budget.

5. Adjournment

The workshop was adjourned at 6:22PM.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, CMC, City Clerk

