



City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

City Council Workshop

While this is a public meeting where interested persons are welcome to attend, it is a work session for City Council and staff to discuss issues before them. It is not for the purpose of receiving public input.

Monday, October 17, 2022

5:30 PM

Cloverleaf Farm Room A

NOTICE OF WORKSHOP MEETING

1 Call to Order

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

2 Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Wes Hovland, Julie Jeppson, Chris Massoglia, Tom Newland, Richard Paul, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Senior Parks and Recreation Manager Jerome Krieger; City Engineer Dan Schluender; Stormwater Coordinator Megan Hedstrom; City Attorney Chris Nelson; Communications Manager Ben Hayle; HR Deputy Director Sheri Chesness; Administration Director Cassandra Tabor; Public Works Storm Water Supervisor Matt Withrow; and City Clerk Catherine Sorensen.

3 New Business

After a motion and second, the Council moved to closed session.

3-1 **Closed Session Pursuant to Minnesota Statute 13D.03, Subd. 1(b) to Discuss Collective Bargaining for Local Union 49, LELS Local 165, and LELS Local 340**

The Council met in closed session pursuant to Minnesota Statute 13D.03, Subd. 1(b) to discuss collective bargaining for Local Union 49,

LELS Local 165, and LELS Local 340.

3-2 Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(b) to Discuss Threatened Litigation Regarding the Denial of Blaine Apartments LLC's Application for Rezoning and Conditional Use Permit

The Council met in closed session pursuant to Minnesota Statute 13D.05, Subd. 3(b) to discuss threatened litigation regarding denial of the Blaine Apartments LLC's application for rezoning and conditional use permit.

Upon conclusion of closed session topics, the Mayor reconvened the open portion of the meeting at 7:00PM.

3-4 Aquatore Bandshell

Attachments: [Original Bandshell Plan](#)
[2022-06-20 26335 Concept Review_V2 - Reduced](#)
[2022-07-28 26335 Massing Concepts - Reduced](#)
[2022-08-16 26335 Massing Concepts](#)
[Parks Budget - CIP Version](#)

Senior Parks and Recreation Manager Krieger stated at the May 2, 2022, Council workshop meeting, staff presented Council with a revised architectural rendering of the Aquatore bandshell. This latest version had a cost estimate of \$2,431,930. In an effort to reduce costs, Council directed staff and ISG (consulting architect for the project) to reduce the square footage of the bandshell in an effort to reduce costs by \$500,000. Staff returned on June 20, 2022, with a revised plan with the reductions that were requested by the Council. The cost estimate with the reduction was \$1,883,218. The Festival Committee and the Council were not fond of the designs and informed staff and ISG to modify the design with improved roof designs that looked like a bandshell and to explore adding a tuck-under storage garage for the project. ISG has created a design with tuck under garage and new roof options. Staff and Representatives from ISG presented a revised design of the bandshell with different roof options for the project.

Mr. Krieger reported the project total in the 2022-2026 parks capital program (CIP) is \$1,347,500, as approved by Council on January 19, 2022. Included in that total is \$922,500 for design and construction of the bandshell and restrooms; \$175,000 for lighting and \$250,000 for trails and pavement improvement. Staff has met with ISG and the Festival Committee to discuss interior products for the bandshell and ISG provided an update of the cost estimate for the project. As Council is aware, since the development and adoption of the budget, building material and other construction related costs have dramatically

increased. Staff reviewed the latest revised estimates from ISG for option 3 with the tuck under garage and requested feedback from the Council on how to proceed with this project.

Bob Mickelson, ISG, commented on how costs could be reduced by eliminating the underground storage. He explained the piping for the restrooms would still be accessible. He estimated this change would reduce the cost of the project by \$400,000.

Mayor Sanders reported he liked rendering 6B the best because it looked the most modern.

Councilmember Hovland stated he was concerned with how the costs for this project have increased. He suggested the lighting and trails be bid and paid for separately from the bandshell and recommended the bandshell building be bid separately itself. City Manager Wolfe reported this would be the way the City would move forward. However, she noted the lighting and trails would be completed at the same time as the bandshell for economies of scale purposes.

Councilmember Robertson questioned how the Festival Committee felt about the proposed plans.

Steve Kanoff, Festival Committee, stated he would like to see this project go out for bid. He indicated he was okay with the underground storage going away and noted the remaining storage space would meet the needs of the Festival Committee. He liked the idea of waterproofing to protect the storage area and liked option 1 due to the roofline.

Councilmember Robertson stated she appreciated the feedback and indicated she wanted the Festival Committee to have their needs met.

Councilmember Jeppson commented she preferred option 2 as it was more aesthetically pleasing and modern. She explained she had concerns with the proposed water proofing noting she did not want this structure to have future water problems.

Councilmember Newland asked if there was a design that fit in best with MAYC and Aquatore Park. Mr. Krieger discussed the roofline on MAYC which ran north and south, which was similar to option 1.

Council consensus was to bring the design for option 1 forward for bid.

Attachments: [Generic Stormwater Brochure](#)
 [Pond Specific Example](#)
 [Council Workshop PPT](#)

Stormwater Coordinator Hedstrom stated the Minnesota Pollution Control Agency (MPCA) issues the City its Municipal Separate Storm Sewer (MS4) Permit and is the regulatory agency that sets criteria for inspection and maintenance activities. The permit requires inspection maintenance on the City's stormwater facilities on a five-year cycle. Staff described the current activities conducted to meet these requirements and the potential impacts on our residents. In 2022, staff conducted outreach, facilitated conversations and meetings with residents, and began the first round of pond maintenance under this newly revised program. Results, including success stories and lessons learned, were presented to Council.

Ms. Wolfe commented on the Club West stormwater matters. She explained staff has been responsive and has met with Club West representatives. She informed the Council that staff has not been able to act as quickly as they would like.

City Attorney Nelson reported the City was the owner of one of the ponds within Club West which meant the City was an interested party. He advised staff was still looking into this matter along with the improvements that have been made. He explained based on the age of the pond, there were some significant statute of limitation issues.

Ms. Wolfe indicated staff was trying to work with the residents to save native trees but noted the more the City does the more time this project will take.

Councilmember Massoglia said he believed the City grossly miscommunicated with this neighborhood and supported the City apologizing for the miscommunication and stating the City would do better going forward. Ms. Wolfe stated if things were unclear the City will certainly work to do better.

Council consensus was to bring this item back for further discussion at a future workshop meeting.

4 Other Business

None.

ADJOURN

The Workshop was adjourned at 7:36PM.

Adjourned