



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, March 21, 2022

6:00 PM

Cloverleaf Farm Room A

NOTICE OF WORKSHOP MEETING

1 Call to Order

The meeting was called to order by Mayor Sanders at 6:00PM.

2 Roll Call

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

Adjunct Member Drew Brown.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; City Attorney Chris Nelson; Communications Manager Ben Hayle; Senior Parks and Recreation Manager Jerome Krieger; Deputy Fire Marshal Todd Miller; and City Clerk Catherine Sorensen.

Present: 7 - Councilmember Robertson, Councilmember Paul, Councilmember Hovland, Massoglia, Smith, Sanders, and Councilmember Jeppson

3 New Business

3-1 **105th Avenue/Nassau St. Master Plan Discussion**

Attachments: [Presentation Materials](#)

Community Development Director Thorvig stated since the February 14, 2022 workshop, staff and the consultants have met several times to

refine the plan based on known barriers and other conversations that have since happened with the NSC, interested developers, and some property owners in the redevelopment area. He reported the consultant had a presentation on a hybrid plan of what was shown on February 14, 2022 that incorporates a showcase water feature with restaurants and open space, a town green, parking ramp and mixed use/residential/commercial uses within the district.

Mr. Thorvig reported this workshop is the last opportunity to refine the plan prior to completion. After completion of the plan in April, the first step is to establish a zoning district with standards and design guidelines that will dictate development moving forward. Staff anticipates discussing zoning at the April 11 and May 9 workshops with formal actions occurring in June/July. It was noted the moratorium expires in August, however can be extended an additional six months if needed to complete the rezoning. Staff will also create an implementation plan that identifies short-term public infrastructure improvements, additional potential property acquisition, and explore the possibility of creating a redevelopment TIF district to assist in funding the public infrastructure improvements and potential parking ramp.

Mike Lamp, Sperides Reiners Architects (SRA), stated he understood the 105th Avenue area was a key redevelopment area for the City. He reported once the master planning process was complete the city would have a project that can be marketed to developers. He explained he has had multiple conversations with the NSC, Invictus, and other organizations while working on the master plan.

Jonah Ritter, SRA reviewed the master plan for the 105th Avenue/Nassau Street in further detail with the council. He described how pieces from the previous plans were pulled together into the final plan based on the feedback previously received from the city council. Views of the redevelopment area were provided and the key components of the plan were discussed. It was noted the lake would be an amenity or anchor for the district. He reported a central parking ramp or bank or parking would serve the district, along with street parking. The east-west connections throughout the development were discussed, along with a walkway over 105th Avenue. He noted a rugby or cricket pitch was being proposed for the area. It was noted two roundabouts were being proposed to calm traffic along Radisson Road. He commented on the various types of housing within the development was discussed, along with the proposed retail and restaurant uses.

Terry Malaknick, SRA, discussed how the roadways would be tree lined and pedestrian friendly. He commented further on how the lake would

create a trail for pedestrians to use, noting there would be an opportunity for businesses to have frontage along the lake. He described how housing would be critical to making the entire district work. He reviewed the land within the 105th Avenue redevelopment area noting there was land owned by the City, NSC and MAC. Character images for the lake were discussed along with potential retail options for the area. Future plans for the property surrounding City Hall was discussed.

Mr. Lamb commented on what Phase 1 of this project would look like, which would include the lake and the plaza. He noted these two areas would provide a great deal of return on investment. It was noted Invictus would overlook the new lake.

Councilmember Robertson thanked the consultants for all of their efforts on the master plan. She was so pleased to see the plans that had been developed out of the conversations the council has had with the consultants over the past four to six months. She indicated there was a lot at stake here. She believed the water feature was beautiful and she appreciated the fact that a skyway over 105th Avenue had been included because this would be vital in moving pedestrians from one side of 105th Avenue to the other. She explained she was somewhat concerned by the heavy use of residential in the master plan and did not like the location of the parking ramp. She asked how many residential units were being proposed. Mr. Lamb stated he believed this space could not have enough residential. He discussed how the residential would help feed the retail and commercial space in the area.

Councilmember Robertson indicated the council was trying to create the heart of the city and over 7 million people come through Blaine each year. She did not believe it made sense to have 7 million people driving by residential units on 105th Avenue every weekend for their sporting events at the NSC. She understood a density component was necessary and stated she would take her remaining comments offline with the consultants.

Councilmember Hovland suggested the residential be shifted to City Hall noting this would open up more space for restaurants and commercial space. He asked if the water feature would be a lake or a holding pond. Mr. Lamb reported this would be a lake.

Councilmember Hovland indicated he was not opposed to plans including a ballfield or rugby pitch, but noted the city may have to have other ideas in mind in case this does not work out. He stated a driving range may be an amenity for the city to consider.

Councilmember Jeppson requested further information on why the height of the buildings was limited to three stories. Mr. Lamb explained the higher the buildings go up, the more parking that would be required.

Councilmember Jeppson encouraged staff and the consultants to begin speaking with the county about the connector that would be required.

Mr. Thorvig reported this was a plan that would have a lot of flexibility built in which meant if a developer wanted to build a four story building, this would be allowed.

Councilmember Jeppson thanked the developers for all of their work on this project. She stated she was thrilled by the tremendous potential of this master plan.

Councilmember Massoglia reported the plan was coming together really well. He noted he really liked the lake and the mini-Allianz idea. He explained these ideas would help the NSC and would bring a lot of excitement to this area. He indicated he had concerns with placing too much residential in the area along 105th Avenue noting he would rather see new amenities and restaurants. He recommended if additional residential was brought to the site that it overlook the golf course or be closer to City Hall.

Mayor Sanders thanked the consultants for getting the city council to this point. He indicated this was one of the most important projects the council was working on at this time. He noted he agreed with much of what Councilmember Robertson has said and wanted to see this area as a vibrant, social area of the city with some housing, but not fully residential. He hoped the synergy for this project would continue to move forward and that Phase I would include a hotel and some residential. He anticipated Phase I would draw more restaurants to the area. He commented the lake was exciting to him and noted this would be a great amenity for the development.

Mayor Sanders opened the meeting for comments.

Neil Ladd, NSC, stated he was very excited about the proposed master plan. He explained he would be bringing land to the table unless he supported the redevelopment of this area. He commented he has always wanted something to happen and he appreciated the relationship the NSC had with the city at this time.

Further discussion ensued regarding the potential of a southern sports center.

Mr. Lamb thanked the council for all of their feedback. He encouraged the council to send him more comments, questions or thoughts.

Mr. Thorvig reviewed the next steps noting there would be a zoning discussion in April.

Discussed

45 Minute Discussion

3-2

Stormwater Inspection and Maintenance Programs

Attachments: [Legislative Details - CC Approval SWPPP - Mar 2021](#)
[City of Blaine - Stormwater Inspection Areas](#)
[City of Blaine - Ditch System](#)
[City of Blaine - Pond System](#)

Public Works Director Haukaas 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. Best Practices for stormwater facilities include an annual inspection program and major maintenance on a five-year cycle. Staff described the current activities conducted by the public works department to meet these requirements, the Area 5 plan was discussed, along with the potential impacts on residents.

Councilmember Hovland stated there were city owned drainage easements that have been neglected for many years and how trees were growing in these areas. He reported these trees now obstruct the natural flow of water. Mr. Haukaas reported staff was aware of these areas and explained staff was actively pursuing these areas through the programs structure that was in place. He explained staff would be communicating with these property owners.

Councilmember Robertson requested further information regarding the city's communication plan. Mr. Haukaas stated staff would be relying on mailings and targeted social media. He explained staff would begin these communications in May and June.

Councilmember Jeppson stated it would be important for the city to properly communicate when the city would be entering peoples property. Mr. Haukaas commented further on the manner in which the city would be communicating with residents through specific letters.

Councilmember Hovland explained it was very important for the city to

properly maintain its hydrology. He further discussed a problem the city had years ago with JD1 ditch.

Mayor Sanders asked if there was a way for the city to partner with residents in order to clean up ponding areas. Mr. Haukaas stated this could occur, but noted staff would have to work with these individuals in order to discuss the constraints that were in place.

Councilmember Hovland questioned if there were any ponds that needed dredging. Mr. Haukaas reported there were not any that required dredging and noted the city does do spot dredging from time to time.

City Manager Wolfe asked what area was worked on last year and questioned if all of the work was completed. Mr. Haukaas reported Area 4 was worked on in 2021 and noted there was some work that remained, but staff would get back to this in five years.

Finance Director Huss commented on the emergency declaration that the council would be considering at the city council meeting due to the recent fire that occurred at a public works facility.

Discussed

45 Minute Discussion

5 ADJOURN

The Workshop was adjourned at 7:25PM.

Adjourned