



City of Blaine

City Council

April 17, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

7. Adoption of Agenda

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

8.1. 2023-114 Schedule of Bills Paid
Sponsors: Joe Huss, Finance Director/Asst. City Manager

8.2. 2023-136 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

- 8.3.** RES 23-70 Resolution Granting Final Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0034/SLK)
Sponsors: Sheila Sellman, City Planner
- 8.4.** RES 23-64 Resolution Granting a Final Plat to Subdivide Approximately 13.42 acres into 39 Single Family Lots and Two Outlots to be Known as Lexington Waters Second Addition at 129th Avenue NE and Ghia Street NE. MN Landco AREP Lexington Waters, LP (Case File No. 23-0037/SLK)
Sponsors: Sheila Sellman, City Planner
- 8.5.** R-67-2023 Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 1, Block 1, Renovation Church 1st Addition, Vacation No. V23-01
Sponsors: Daniel Schluender, Director of Engineering
- 8.6.** 2023-112 Authorize an Amended Professional Services Contract with Bolton & Menk for the Ulysses Street and 117th Avenue Roundabout, Improvement Project No. 23-09
Sponsors: Daniel Schluender, Director of Engineering
- 8.7.** RES 23-74 Resolution Authorizing the Mayor and City Manager to Enter into a Settlement Agreement with the Mass Automotive Group, LLC to Acquire Easements for Improvement Project No. 23-01, 99th Avenue and Baltimore Street Roundabout
Sponsors: Daniel Schluender, Director of Engineering
- 8.8.** RES 23-75 Resolution to Receive Petition and Order Public Hearing for Vacation of Right-of-Way Easement, southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village; Vacation No. V23-02
Sponsors: Daniel Schluender, Director of Engineering
- 8.9.** 2023-119 Approve Carnival License for Amusement Attractions at Northtown Mall
Sponsors: Cathy Sorensen, City Clerk
- 8.10.** 2023-123 Approve New Vending Truck License for O'Neil Amusements LLC
Sponsors: Cathy Sorensen, City Clerk

- 8.11.** 2023-124 Approve 2023-2024 Kennel Licenses
Sponsors: Cathy Sorensen, City Clerk
- 8.12.** 2023-125 Approve 2023-2024 Vending Truck Licenses
Sponsors: Cathy Sorensen, City Clerk
- 8.13.** 2023-126 Consider Special Event License for the 8th Annual Hendrickson Foundation Hockey Tournament located at the National Sports Center from June 1, 2023 - June 4, 2023
Sponsors: Cathy Sorensen, City Clerk
- 8.14.** 2023-103 Approve an Agreement with Jacobson, Magnuson, Anderson & Holloran for Government Relations for April 2023-April 2024.
Sponsors: Michelle Wolfe, City Manager
- 8.15.** 2023-147 Motion to Approve a Separation Agreement with an Employee
Sponsors: Michelle Wolfe, City Manager

9. 7:30 P.M. - Public Hearing and Items Published for a Certain Time

- 9.1.** 2023-77R- Resolution Adopting Assessment for Hidden Oaks Area Street
61-2023 Reconstructions, Improvement Project No. 22-06
Sponsors: Daniel Schluender, Director of Engineering

10. Development Business

- 10.1.** O-2523-2023 Second Reading Adopting an Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)
Sponsors: Sheila Sellman, City Planner
- 10.2.** RES 23-66 Resolution Granting a Conditional Use Permit for a Stand alone Car Wash in a B-2 Zoning District at 4252 122nd Avenue NE. Tommy's Express Car Wash (Case File No. 22-0082/SAS)
Sponsors: Sheila Sellman, City Planner
- 10.3.** RES 23-71 Resolution Granting Final Plat Approval for One Lot to be Known as Rise Addition at 4252 122nd Avenue NE. Christianson Companies (PC23-0024)
Sponsors: Sheila Sellman, City Planner

- 10.4.** ORD 23-2524 Adopt An Interim Ordinance for a Moratorium for the Northtown Area. City of Blaine (Case File No. 23-0040/SAS)
Sponsors: Sheila Sellman, City Planner
- 10.5.** ORD 23-2525 First Reading
Adopt Ordinance for an Amendment to the 105th Avenue Redevelopment District to Allow Drive-thru's on the South Side of 105th Avenue Limited to One Drive-thru Per Parcel, as a Conditional Use Permit. South Side Entertainment District (Case File No. 23-0032/SAS)
Sponsors: Sheila Sellman, City Planner

11. Administration

- 11.1.** R-62-2023 Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of \$2,903,301.70 for the 2023 Northwest Area Street Reconstructions, Improvement Project No. 23-06
Sponsors: Daniel Schluender, Director of Engineering
- 11.2.** R-63-2023 Resolution Accepting a Bid from Lino Lakes Landscaping, LLC in the Amount of \$911,750.00 for the 2023 Sod Replacement Project, Improvement Project No. 22-62
Sponsors: Daniel Schluender, Director of Engineering
- 11.3.** RES 23-59 Resolution Accepting a Bid from Warning Lites in the Amount of \$90,757.71 for the 2023 Pavement Markings, Improvement Project No. 23-03
Sponsors: Daniel Schluender, Director of Engineering
- 11.4.** 2023-120 Canvass of April 11, 2023, Special Election for Ward 2 Councilmember Vacancy
Sponsors: Cathy Sorensen, City Clerk

12. Other Business

13. Adjournment



City of Blaine Staff Report

File Number: 2023-114

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Motion

Approval of Consent Agenda: - Joe Huss, Finance Director/Asst. City Manager

Agenda Item # 8.1

Schedule of Bills Paid

Executive Summary

Council is asked to approve the Schedule of Bills Paid.

Background

Per Council policy, approval of Bills Paid are presented for Council approval.

Strategic Plan Relationship

N/A

Board/Commission Review

Not required

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Approve the list as presented.

Attachment List

1. March 24, 2023 Bills Paid

2. March 24, 2023 Subset of Bills Paid
3. March 31, 2023 Bills Paid
4. March 31, 2023 Subset of Bills Paid
5. March 2023 P/R Checks and Wire Transfers

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 4/17/2023 FOR PAYMENTS THE WEEK OF 3/24/23**

Vendor Name	Description	Amount
3M OPEN	2023 3M Open Deliverables	\$ 118,450.00
ACCESS	Data Storage	\$ 116.60
ALTEC INDUSTRIES INC	Control Valves for Truck Brine Tank	\$ 2,980.30
AMAZON CAPITAL SERVICES	Tire and Tube Sealant	\$ 29.27
AMAZON CAPITAL SERVICES	Alice in wonderland costume	\$ 35.99
AMAZON CAPITAL SERVICES	Fold up creeper	\$ 36.99
AMAZON CAPITAL SERVICES	Tire and Tube Sealant	\$ 87.81
ANOKA COUNTY ATTORNEY'S OFFICE	Forfeiture distribution	\$ 266.60
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD	\$ 86.75
APPRIZE TECHNOLOGY SOLUTIONS	monthly benefits charge	\$ 1,276.00
ATLAS OUTFITTERS	Mustang Suit Bags for Squads	\$ 185.75
AUTOZONE PARTS INC	Battery Core	\$ 22.00
AXON ENTERPRISES INC	Axon taser cartridges	\$ 499.80
BARNUM COMPANIES INC	PW repaired NE tunnel exit door	\$ 4,610.32
BLAINE BROTHERS INC	Suspension/Rear spring replace	\$ 3,454.74
BSN SPORTS INC	Batting Cage Netting	\$ 3,574.98
CAMPION BARROW & ASSOCIATES	pre employment testing	\$ 1,820.00
CAPITAL ONE TRADE CREDIT	Tools for WTP: ratchets/heater	\$ 294.94
CAROL'S RESTAURANT	Gift Cards for MAYC volunteers	\$ 1,200.00
CARQUEST AUTO PARTS STORES	Vehicle Filters for PW Stock	\$ 18.00
CARQUEST AUTO PARTS STORES	Equipment parts - Sweeper 1277	\$ 4.40
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 137.78
CARQUEST AUTO PARTS STORES	Equipment parts - Sweeper 1277	\$ 41.97
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 13.28
CARQUEST AUTO PARTS STORES	U-Joints/Radiator flush - PW	\$ 18.92
CARQUEST AUTO PARTS STORES	U-Joints/Radiator flush - PW	\$ 44.78
CARQUEST AUTO PARTS STORES	Filters for PW stock	\$ 369.44
CARQUEST AUTO PARTS STORES	Vehicle parts - PD	\$ 163.77
CARQUEST AUTO PARTS STORES	Filters for PW stock	\$ 7.28
CARQUEST AUTO PARTS STORES	Filters for PW stock	\$ 75.93
CARQUEST AUTO PARTS STORES	Vehicle Parts	\$ 11.10
CARQUEST AUTO PARTS STORES	Filter stock - PW	\$ 477.67
CARQUEST AUTO PARTS STORES	Stock Filters	\$ 17.00
CARQUEST AUTO PARTS STORES	Stock Filters	\$ 138.58
CARQUEST AUTO PARTS STORES	Stock Filters	\$ 25.19
CARQUEST AUTO PARTS STORES	Filters and Additives	\$ 148.45
CARQUEST AUTO PARTS STORES	Stock Filters	\$ 151.64
CARQUEST AUTO PARTS STORES	Transfer Case Motor #4496	\$ 195.49
CARQUEST AUTO PARTS STORES	Filters and Additives	\$ 132.94
CARQUEST AUTO PARTS STORES	Vehicle Parts - PW	\$ 97.64

CENTER FOR ENERGY/ENVIRONMENT	City of Blaine EDA HIL Loans	\$ 13,500.00
CENTERPOINT ENERGY	750 Cloverleaf Parkway	\$ 80.00
CENTURYLINK	PW Telephone	\$ 72.40
CHRONICLES IN HEALTH LLC	Nutrition Instructor at MAYC	\$ 60.00
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 256.85
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.98
CINTAS CORPORATION	MAYC first aid cabinet supplies	\$ 36.90
CITY OF BLAINE	Replenish Petty Cash	\$ 100.10
CLARKE TIMOTHY	Reimbursement for Safety Glasses	\$ 162.55
COMCAST	Internet and Television - MAYC	\$ 243.29
COMCAST	Public Works Internet Service	\$ 201.27
CONNEXUS ENERGY	New Construction-Electric	\$ 6,761.03
CONNEXUS ENERGY	New Electric Service	\$ 7,841.03
COON CREEK WATERSHED DISTRICT	Escrow	\$ 2,895.00
CRYSTEEL TRUCK EQUIPMENT	Smart Board/parts for Plow	\$ 961.27
CRYSTEEL TRUCK EQUIPMENT	Angle Joint, Ram assembly	\$ 87.37
CRYSTEEL TRUCK EQUIPMENT	Angle Joint, Ram assembly	\$ 858.73
CRYSTEEL TRUCK EQUIPMENT	Bolts for Plow	\$ 103.00
CUTTER SALES	Bearings for Sidewalk Machine	\$ 234.93
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,098.34
ECKBERG LAMMERS PC	Civil Legal Services Feb 2023	\$ 3,925.25
ECKBERG LAMMERS PC	Civil Legal Services Feb 2023	\$ 3,250.00
ECKBERG LAMMERS PC	Civil Legal Services Feb 2023	\$ 11,392.00
ECM PUBLISHERS INC	2023 Public Hearing Notices	\$ 139.75
ECM PUBLISHERS INC	Publish Ad for Bids	\$ 155.87
ESCAPE FIRE	fire sprinkler inspection	\$ 265.00
ESCAPE FIRE	fire sprinkler inspection	\$ 350.00
FERGUSON WATERWORKS #2518	Hydrant Repair Parts	\$ 211.82
FERRELLGAS	Propane Tank annual rental	\$ 12.00
FLEETPRIDE	Air Valve	\$ 124.99
GAUGHAN SERVICES	Monthly planned maintenance	\$ 7,120.00
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	\$ 197.10
GROUP HEALTH INC - WORKSITE	monthly benefits charge for EAP	\$ 228.00
H & L MESABI COMPANY	Plow Cutting Edges	\$ 110.00
HANSEN ERIK	Uniform Reimbursement	\$ 71.13
HOLIDAY COMPANIES	Car Washes - PD	\$ 680.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$ 15.00
HOLMBERG JUSTIN	Reimbursement for CDL - Parks	\$ 19.00
HOPKINS SPORTS CAMPS LLC	Winter Sports Camps	\$ 957.25
I & S GROUP INC	Aquatone Bandshell	\$ 91,940.00
INSIGHT PUBLIC SECTOR INC	2023 LTE Laptops	\$ 1,801.70
INSTRUMENTAL RESEARCH INC	Water Sample Testing	\$ 920.00
JEFFERSON FIRE & SAFETY	Parts for Vehicles	\$ 1,595.00
JOHNSON BENJAMIN J	tuition reimbursement	\$ 1,290.00
JOHNSON BENJAMIN J	tuition reimbursement	\$ 1,290.00
LANDSCAPE STRUCTURES INC	Playground Equipment	\$ 77,903.00
LANDSCAPE STRUCTURES INC	Playground Equipment	\$ 78,433.84

LANDSCAPE STRUCTURES INC	Playground Equipment	\$ 35,410.96
LANGUAGE LINE SERVICES INC	Language Line charges	\$ 246.17
LEAGUE OF MN CITIES INSURANCE	workers comp insurance claim	\$ 90.00
LITTLE FALLS MACHINE INC	Spinners/Auger Motors for stock	\$ 2,404.57
LOCKRIDGE GRINDAL NAUEN PLLP	2023 State Lobbyist Services	\$ 3,166.66
MANSFIELD OIL COMPANY	Motor Fuel	\$ 8,688.64
MANSFIELD OIL COMPANY	Motor Fuel	\$ 3,730.02
MANSFIELD OIL COMPANY	Motor Fuel	\$ 10,781.36
MENARDS - BLAINE	Supplies for Well 14	\$ 50.11
MENARDS - BLAINE	General Supplies - Water	\$ 54.96
MENARDS - BLAINE	Training building supplies	\$ 173.48
MENARDS - BLAINE	WTP Maintenance parts	\$ 111.49
MENARDS - BLAINE	shop light	\$ 9.99
MENARDS - BLAINE	WTP Maintenance parts	\$ 107.07
METRO-INET	Internet Support Services	\$ 3,031.00
METROPOLITAN COUNCIL	WTP Industrial Capacity/Strength Charge	\$ 564.71
METROPOLITAN COUNCIL	WTP Industrial Capacity/Strength Charge	\$ 166.04
METROPOLITAN COUNCIL	WTP Industrial Capacity/Strength Charge	\$ 346.34
METROPOLITAN COUNCIL	WTP Industrial Capacity/Strength Charge	\$ 100.67
MINNESOTA DEPARTMENT OF HEALTH	STATE WATER TESTING FEE	\$ 52,191.00
MINNESOTA OCCUPATIONAL HEALTH	pre employment testing	\$ 806.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 66.00
MINUTE MAKER SECRETARIAL	NRCB Minutes	\$ 16.50
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 505.50
MINUTE MAKER SECRETARIAL	2023 NRCB Minutes	\$ 234.50
MN DEPT OF LABOR AND INDUSTRY	PW annual elevator operator license	\$ 100.00
MPLC	Motion Picture Licensing	\$ 268.75
MTI DISTRIBUTING INC	Mower Equipment parts	\$ 468.71
NORTHERN SANITARY SUPPLY CO INC	Cleaning supplies - WTP	\$ 169.97
NR PROPERTIES INC	Escrow Refund - 2980 127th Ave NE	\$ 5,000.00
NUSS TRUCK & EQUIPMENT	Exhaust bracket - PW	\$ 295.28
PAFFY'S PEST CONTROL INC	pest control - PW	\$ 168.62
PAFFY'S PEST CONTROL INC	pest control MAYC	\$ 59.75
PERFORMANCE LAWN CARE	Abatement of 10523 7th St	\$ 122.91
PRO-TEC DESIGN INC	printable card 8kb memory	\$ 375.00
PRO-TEC DESIGN INC	PW west employee entrance broken	\$ 331.50
REDPATH AND COMPANY LLC	2022 Financial Audit	\$ 10,700.00
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$ 2,190.00
RIVARD COMPANIES INC	Stump Restoration	\$ 2,520.00
RIVARD COMPANIES INC	EAB Tree Removal	\$ 10,150.00
SHI INTERNATIONAL CORPORATION	Adobe Creative Cloud License	\$ 375.98
SHI INTERNATIONAL CORPORATION	Adobe Acrobat Pro License	\$ 59.17
STATE OF MINNESOTA	Forfeiture distribution	\$ 133.30
TAMBLYN RONALD	Settlement Agreement	\$ 35,000.00
THE FERGUSON GROUP	2023 Federal Lobbyist Services	\$ 5,000.00
T-MOBILE USA INC	LER Training July 2022	\$ 25.00
TOLL GAS & WELDING SUPPLY	Lease for Large Welding Bay Tank	\$ 200.00

TRI-STATE BOBCAT INC	Bobcat loader	\$ 273.21
TRI-STATE BOBCAT INC	Engine Seal Kit	\$ 1,147.18
TRI-STATE BOBCAT INC	Bobcat loader	\$ 53,572.22
TYLER TECHNOLOGIES INC	NW Project Accounting implementation	\$ 350.00
ULINE	City hall carpet mat	\$ 99.07
USA BLUEBOOK (#657220)	Water level Indicator tape	\$ 567.00
USA BLUEBOOK (#657220)	Chemicals/Water testing	\$ 5,825.75
USA BLUEBOOK (#657220)	Chemicals/Water testing	\$ 878.34
USA BLUEBOOK (#657220)	Credit	\$ (567.00)
USA BLUEBOOK (#657220)	Pump parts for WTP 4	\$ 601.81
VACA KIRSTEN	rental license reimbursement	\$ 10.00
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$ 105.00
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$ 118.82
WALTERS RECYCLING & REFUSE INC	Organics Collection 2023	\$ 150.00
WOLD ARCHITECTS AND ENGINEERS	City Hall Remodel	\$ 82.50
WSB & ASSOCIATES INC	PW Drainage Improvements	\$ 1,123.75
WSB & ASSOCIATES INC	Hidden Oaks Area Reconstruction	\$ 1,807.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St	\$ 9,742.60
WSB & ASSOCIATES INC	Professional Design & Construction	\$ 24,389.25
XCEL ENERGY	Signal - Electric	\$ 14.38
XCEL ENERGY	Signal - Electric	\$ 83.91
XCEL ENERGY	Monument Lighting	\$ 17.64
		\$ 779,463.94

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 4/17/2023 FOR PAYMENTS THE WEEK OF 3/24/2023**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,098.34
WSB & ASSOCIATES INC	Professional Design & Construction	\$ 24,389.25
TAMBLYN RONALD	Settlement Agreement	\$ 35,000.00
LANDSCAPE STRUCTURES INC	Playground Equipment	\$ 35,410.96

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 4/17/2023 FOR PAYMENTS THE WEEK OF 3/31/23**

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	Repairs to Squad 5322	\$ 213.25
AMAZON CAPITAL SERVICES	Banker bags	\$ 21.99
AMAZON CAPITAL SERVICES	Ink Cartridges for Printer	\$ 151.76
AMAZON CAPITAL SERVICES	Various USB cables	\$ 128.58
AMAZON CAPITAL SERVICES	ipad case for inspections	\$ 25.19
AMAZON CAPITAL SERVICES	Charging Cables	\$ 8.99
AMAZON CAPITAL SERVICES	PW Supplies; office/building/phone	\$ 203.02
AMAZON CAPITAL SERVICES	ipad case for inspections	\$ 22.99
AMAZON CAPITAL SERVICES	label printers/cell phone cases/remote	\$ 367.77
AMAZON CAPITAL SERVICES	Webcam and Headset	\$ 50.98
AMAZON CAPITAL SERVICES	Ethernet Cables	\$ 98.98
AMAZON CAPITAL SERVICES	Golf Balls for 3M Tournament	\$ 503.16
AMAZON CAPITAL SERVICES	Credit	\$ (35.99)
AMAZON CAPITAL SERVICES	3 pk golf balls	\$ 59.97
AMAZON CAPITAL SERVICES	Earbuds and adapter	\$ 40.98
AMAZON CAPITAL SERVICES	Scissors, Headsets, stickynotes	\$ 82.72
AMAZON CAPITAL SERVICES	Measuring tapes 2 - Inspections	\$ 40.88
AMAZON CAPITAL SERVICES	Yellow Safety Vest 2	\$ 87.48
AMAZON CAPITAL SERVICES	Wireless keypad and mouse	\$ 25.99
ASPEN MILLS INC	uniforms and clothing	\$ 179.91
ASPEN MILLS INC	Battery stick for flashlight	\$ 25.95
ASPEN MILLS INC	uniforms and clothing	\$ 2,551.52
ASPEN MILLS INC	uniforms and clothing	\$ 311.30
ASPEN MILLS INC	uniforms and clothing	\$ 84.98
ASPEN MILLS INC	uniforms and clothing	\$ 94.62
ASPEN MILLS INC	uniforms and clothing	\$ 2,584.29
ASPEN MILLS INC	uniforms and clothing	\$ 2,739.26
ASPEN MILLS INC	uniforms and clothing	\$ 196.75
ASPEN MILLS INC	uniforms and clothing	\$ 7.65
ASPEN MILLS INC	uniforms and clothing	\$ 166.48
ASPEN MILLS INC	uniforms and clothing	\$ 28.98
ASPEN MILLS INC	uniforms and clothing	\$ 175.47
ASPEN MILLS INC	uniforms and clothing	\$ 185.80
ASPEN MILLS INC	uniforms and clothing	\$ 109.96
ASPEN MILLS INC	uniforms and clothing	\$ 183.16
ASPEN MILLS INC	uniforms and clothing	\$ 303.25
ASPEN MILLS INC	uniforms and clothing	\$ 103.85
ASPEN MILLS INC	uniforms and clothing	\$ 20.00
ASPEN MILLS INC	uniforms and clothing	\$ 84.98
ASPEN MILLS INC	uniforms and clothing	\$ 6.00

ASPEN MILLS INC	uniforms and clothing	\$	59.45
AT&T	LEA Tracking on case #23-016621	\$	120.00
AT&T MOBILITY	data coverage for bait trailer	\$	56.97
BARNUM COMPANIES INC	January maintenance	\$	315.40
BARNUM COMPANIES INC	PW Garage doors curtains	\$	11,269.38
BAUER BUILT INC	Tire Installation	\$	2,016.15
BRAUN INTERTEC CORPORATION	2022 Pavement Condition Surveys	\$	3,658.00
CALIBER COLLISION - BROOKLYN PARK	Post crash repairs to Squad 5322	\$	11,711.30
CALIBER COLLISION - BROOKLYN PARK	Post Crash repairs to Squad 5319	\$	8,038.02
CENTURYLINK	Telephone Service	\$	127.32
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	282.15
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$	31.98
CITY OF ST PAUL	PDI training	\$	600.00
COMPASS MINERALS AMERICA	Road Chemicals	\$	28,805.49
COMPASS MINERALS AMERICA	Road Chemicals	\$	28,853.73
COMPASS MINERALS AMERICA	Road Chemicals	\$	11,836.65
CONNEXUS ENERGY	February 2023 Electric Service	\$	62,910.95
CUMMINS SALES AND SERVICE	Generator Maintenance Contract	\$	262.29
CUMMINS SALES AND SERVICE	Generator Maintenance Contract	\$	314.41
CUMMINS SALES AND SERVICE	Generator Maintenance Contract	\$	314.41
CUMMINS SALES AND SERVICE	Generator Maintenance Contract	\$	262.29
ECESSA CORPORATION	Ecessa PowerLink Support Renewal	\$	1,346.00
ECM PUBLISHERS INC	Public Hearing Notices	\$	75.25
ECM PUBLISHERS INC	Advertising & Public Notices	\$	172.00
EMERGENCY MEDICAL PRODUCTS INC	Medical Bags	\$	439.98
ESCAPE FIRE	MAYC sprinkler inspection	\$	525.00
FACTORY MOTOR PARTS COMPANY	Battery - PD	\$	109.38
FRANKENSIGNS INC	Nameplates for duty lockers	\$	1,858.00
FRANKENSIGNS INC	Nameplates for duty lockers	\$	80.00
GAUGHAN SERVICES	fix gas line hit by plow	\$	640.70
GAUGHAN SERVICES	Check storm drain, roof leaks, filters	\$	1,575.00
GRAINGER	Nylon Flags	\$	137.06
H & L MESABI COMPANY	Cutting edges - Plow	\$	1,036.00
H2K TECHNOLOGIES INC	WTP 1 Air Stripper Media Replace	\$	42,000.00
HAWKINS INC	Water Treatment Chemicals	\$	5,358.30
HAYLE BENJAMIN	Conference and Travel Expenses	\$	457.80
IMPACT RECOVERY SYSTEMS INC	Sign Supplies	\$	932.72
INSIGHT PUBLIC SECTOR INC	Equipment for new Zoning Technician	\$	218.15
INSIGHT PUBLIC SECTOR INC	Laptop for Ben Arlt	\$	1,549.95
INSIGHT PUBLIC SECTOR INC	Panasonic Toughbooks	\$	27,401.00
INSIGHT PUBLIC SECTOR INC	Computer equipment for Patrol	\$	2,244.62
INSIGHT PUBLIC SECTOR INC	Docking stations and monitors	\$	4,705.60
JOHNSON LITHO GRAPHICS	Summer Rec Connect brochure	\$	22,237.39
JOHNSON LITHO GRAPHICS	March/April CityConnect Newsletter	\$	13,150.39
KILLMER ELECTRIC COMPANY INC	Generator testing - All Lifts	\$	3,250.00
KILLMER ELECTRIC COMPANY INC	LS 7 - New Receptacle	\$	2,546.00
LAWSON PRODUCTS INC	Hex Screws/Lock Nut	\$	116.95

LAWSON PRODUCTS INC	Mechanic shop supplies	\$	1,761.97
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	14.50
LAWSON PRODUCTS INC	Steel Strapping for PW	\$	2,054.25
LEAGUE OF MN CITIES	Storm Water Coalition Annual Fees	\$	1,940.00
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$	512.00
MACQUEEN EQUIPMENT INC	Cable Throttle/Outside Mirror	\$	1,025.08
MENARDS - BLAINE	MFF supplies at the Armory	\$	44.95
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	1,536.00
METROPOLITAN COUNCIL	February 2023 SAC	\$	31,981.95
METROPOLITAN COUNCIL	April Wastewater Services	\$	421,854.86
MN DEPT OF LABOR AND INDUSTRY	February 2023 State Surcharge	\$	2,700.09
MOORE ALEXANDER MICHAEL	K9 Supplies and Dog Food for Andy	\$	240.29
MTI DISTRIBUTING INC	Equipment Parts - PW	\$	13.70
MTI DISTRIBUTING INC	Equipment Parts - PW	\$	6.93
NOW MICRO INC	Panasonic Toughbooks for PD	\$	30,350.00
NUSS TRUCK & EQUIPMENT	Equipment Parts - Tank Heater	\$	463.23
NUSS TRUCK & EQUIPMENT	Equipment Parts - Tank Heater	\$	119.54
NUSS TRUCK & EQUIPMENT	Equipment Parts - PW	\$	198.80
OBENCHAIN & ASSOCIATES LLC	Leadership Management Coaching	\$	3,450.00
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$	586.34
OLSEN CHAIN & CABLE INC	Tow Ropes for Shop	\$	847.67
P A WOODWORKING LLC	Permit Refund B23-00188	\$	1,388.44
PRO-TEC DESIGN INC	Repair of camera at Lakeside Park	\$	765.00
QUALITY REFRIGERATION	MAYC fridge repair	\$	437.80
RCM SPECIALTIES INC	Street Patching Material	\$	802.24
RIVARD COMPANIES INC	EAB Tree Removal 2/14-2/17	\$	21,450.00
SHORT ELLIOTT HENDRICKSON INC	NW Area Street Reconstruct-Design	\$	38,762.14
STANDARD INSURANCE COMPANY	Life Insurance - April 2023	\$	8,547.50
STATE OF MINNESOTA DEED	Deed Loan - March 2023	\$	1,568.24
STREICHER'S	9mm practice ammo/blanks	\$	12,388.50
STREICHER'S	9mm practice ammo, 9mm blanks	\$	284.99
SUBURBAN TIRE WHOLESALE INC	Vehicle Tires	\$	558.16
SUN LIFE FINANCIAL	LTD Insurance - April 2023	\$	5,071.73
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	\$	7,638.00
TOTAL COMPLIANCE SOLUTIONS INC	Drug testing	\$	231.00
TRI-STATE BOBCAT INC	Weed Whip/battery for Water	\$	1,330.00
TRI-STATE BOBCAT INC	Tool Cat Equipment Parts	\$	950.73
TRI-STATE BOBCAT INC	Bobtach plate for Bob Cat	\$	1,764.10
TYLER TECHNOLOGIES INC	NW Project Acct implementation	\$	175.00
TYLER TECHNOLOGIES INC	TCM Implementation	\$	262.50
TYLER TECHNOLOGIES INC	Miscellaneous Billing Module	\$	48.75
TYLER TECHNOLOGIES INC	ExecuTime Time/Attendance Import	\$	3,045.00
UNIQUE PAVING MATERIALS CORP	Cold Mix for street repair	\$	996.00
UNIQUE PAVING MATERIALS CORP	Pothole patching material	\$	1,641.74
VALLEY PAVING INC	HYDRANT DEPOSIT REFUND	\$	1,143.09
VERIZON WIRELESS	Telephone Service	\$	80.02
VERIZON WIRELESS	Telephone Service	\$	1,180.32

VIKING ELECTRIC SUPPLY INC	CH light bulbs	\$	144.30
VIKING ELECTRIC SUPPLY INC	light bulbs	\$	1,807.86
WALTERS RECYCLING & REFUSE INC	Garbage and Recycling Contract	\$	353,818.26
WANNA LEON	DOT Health Card reimbursement	\$	109.00
WARGO NATURE CENTER	Winter programs	\$	200.00
WILLIS CRISTINA	Employee Wellness Course	\$	200.00
WSB & ASSOCIATES INC	EAMS Contract	\$	17,439.50
XCEL ENERGY	Electric Service	\$	21,798.48
		\$	1,327,982.97

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 4/17/2023 FOR PAYMENTS THE WEEK OF 3/31/2023**

Vendor Name	Description	Amount
RIVARD COMPANIES INC	EAB Tree Removal 2/14-2/17	\$ 21,450.00
XCEL ENERGY	Electric Service	\$ 21,798.48
JOHNSON LITHO GRAPHICS	Summer Rec Connect brochure	\$ 22,237.39
INSIGHT PUBLIC SECTOR INC	Panasonic Toughbooks	\$ 27,401.00
COMPASS MINERALS AMERICA	Road Chemicals	\$ 28,805.49
COMPASS MINERALS AMERICA	Road Chemicals	\$ 28,853.73
NOW MICRO INC	Panasonic Toughbooks for PD	\$ 30,350.00
METROPOLITAN COUNCIL	February 2023 SAC	\$ 31,981.95
SHORT ELLIOTT HENDRICKSON INC	NW Area Street Reconstruct-Design	\$ 38,762.14
H2K TECHNOLOGIES INC	WTP 1 Air Stripper Media Replace	\$ 42,000.00

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: MARCH 2023

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
03/02/23	VENDOR CHECKS	CHECK # 79580-79590	\$5,536.31
03/02/23	EMPLOYEES	DIRECT DEPOSITS	\$600,757.64
03/16/23	VENDOR CHECKS	CHECK # 79591-79624	\$11,952.26
03/16/23	EMPLOYEES	DIRECT DEPOSITS	\$590,336.66
03/30/23	VENDOR CHECKS	CHECK # 79625	\$3,642.80
03/30/23	EMPLOYEES	DIRECT DEPOSITS	\$583,985.53

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
03/02/23	STATE OF MINNESOTA	PAYROLL TAXES	\$41,207.81
03/02/23	I.R.S.	PAYROLL TAXES	\$185,757.23
03/02/23	P.E.R.A.		\$179,829.03
03/02/23	21ST CENTURY	DEFERRED COMP & H.S.A	\$59,740.56
03/17/23	STATE OF MINNESOTA	FEBRUARY SALES TAX	\$31,720.00
03/15/23	21ST CENTURY	CREDIT CARDS	\$0.00
03/16/23	STATE OF MINNESOTA	PAYROLL TAXES	\$40,933.24
03/16/23	I.R.S.	PAYROLL TAXES	\$185,257.90
03/16/23	P.E.R.A.		\$180,338.62
03/16/23	21ST CENTURY	DEFERRED COMP & H.S.A	\$86,144.22
03/30/23	STATE OF MINNESOTA	PAYROLL TAXES	\$39,054.47
03/30/23	I.R.S.	PAYROLL TAXES	\$174,397.05
03/30/23	P.E.R.A.		\$180,295.61
03/30/23	21ST CENTURY	DEFERRED COMP & H.S.A	\$41,026.92

TOTAL \$3,221,913.86

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, April 3, 2023

5:30PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

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

ROLL CALL

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Fire Chief Dan Retka; Finance Director Joe Huss; Deputy Finance Director Ali Bong; City Engineer Dan Schluender; Senior Parks and Recreation Manager Jerome Krieger; City Attorney Tom Loonan; and Communications Manager Ben Hayle.

3.1 Closed Session Pursuant to MN Statute 13D.05 (2)(a)(2) – Personnel Matter.

The Council met in closed session pursuant to MN Statute 13D.05 (2)(a)(2) to discuss a personnel matter.

3.2 SBM Fire Department Quarterly Update.

Fire Chief Retka provided the Council with an update from the SBM Fire Department. He stated calls for service continue to rise for the department, primarily medical calls. He reported his staffing was down, noting since 2015 the department has been cut in half. He discussed how difficult recruitment was throughout Minnesota for fire professionals. He commented on how the new recruitment specialist was assisting the department. He described how the duty crews would assist with providing the proper number of staff to respond to calls. He explained the department would be refocusing its efforts to address fire prevention.

Mayor Sanders asked when the fire department would be switching over to the new duty crew model. Fire Chief Retka explained this would occur January 1, 2024.

Councilmember Newland commended Natalie on her efforts to promote the SBM Fire Department.

Mayor Sanders encouraged the chief to be in contact with the Council if there was anything the City can be doing to help the department.

3.3 Lakeside Commons Beach Gate Discussion.

Senior Parks and Recreation Manager Krieger stated last summer, staff from the police and parks and recreation departments met with a few members of the City Council to discuss possible solutions to address the teenage behavior problems at the beach. Some of the preventative measures that were put into place were adding portable fencing along the wooded area near the volleyball court, letting the foliage grow longer in this area to deter people from entering, additional police officers working shifts at the beach and additional surveillance cameras at the site. During the discussion, the topic of gates at the front entrance was brought up as a possible solution to prevent vehicles from entering the park after closing time. It was noted there were some benefits identified with having gates at the entrance and exit of the park. Staff commented on the concerns further with the Council and requested direction on how to proceed.

Councilmember Robertson stated she had mixed feelings about a gate, but she also understood how the residents of The Lakes would appreciate this addition. She asked for comment from Police Chief Podany regarding the gate. Safety Services Director/Police Chief Podany stated the gate would assist with managing activity in the overnight hours. He reported residents could still walk into the park, but the gate would keep vehicles out of the park.

Councilmember Robertson questioned who owned the land at the entrance to the park. Mr. Krieger explained this land was owned by the City.

Police Chief Podany commented further on how his staff monitored the beach throughout the summer. He stated he believed it was a better use of funds to put a gate in place versus him having to assign additional staff to the beach.

Councilmember Fleming stated she supported the City installing the swing gate.

Mayor Sanders agreed the gate would be helpful for the overnight hours. He supported the police acting swiftly against youth that were improperly using the park and the beach.

Councilmember Newland asked if posts and a chain could be installed at first. Police Chief Podany reported this could be done but this would require staff to open and close the chain daily.

Councilmember Newland recommended a fence be installed on each side of the gate to ensure vehicles could not drive on either side to get into the park after hours.

Mayor Sanders asked if this fence could be installed yet this summer. Mr. Krieger reported in speaking with the gate vendor, he understood the fence was eight weeks out at this time. He commented further on how the expense for the gate could be covered by park dedication fees or the parks development account.

Finance Director Huss reported he would be speaking with the City Attorney to see if this was a proper use for park dedication funds.

Council consensus was to direct staff to move forward with the installation of the swing gate at Lakeside Commons Beach.

3.4 Assessment Review Outline.

City Engineer Schluender explained staff reviewed special assessments at the Council workshop in January 2023. The review provided for an initial discussion and provided Council with information and background on the use of special assessments within the framework of the City's pavement management plan. Staff was directed to further research the opportunities and impacts for funding street projects under different funding scenarios, including a flat rate, changes in cost sharing percentages (25/75, 30/70, 35/65, 40/60), and a levy that would cover 100% of the costs (i.e. no assessments). Staff was also directed to research the possibility and financial impacts of removing tax exempt properties from the assessment policy and if there are any existing programs available for hardship(s).

Mr. Schluender recommended breaking these into two separate items and presenting them at two separate workshops. The first session, scheduled for the May 8 Council workshop, will include detailed information on any additional programs that are available to aid property owners with proposed or pending assessments. This session will also include the possibility of removing tax exempt properties from the assessment policy and the associated impacts. The second session, scheduled for the June 12 workshop, will include the funding options for street reconstruction projects (flat rate, changes in percent of cost share, 100% levy) and their financial impacts.

Councilmember Newland thanked staff for his efforts on this item.

Other Business

Mr. Schluender provided the Council with an update on the tree removal situation. He noted a window from June to July has been created where trees cannot come down. He discussed how two other bats may be protected in 2024 which may further impact tree removal in the future.

City Manager Wolfe explained she heard back from several Councilmembers regarding Juneteenth. She stated if the City were to observe Juneteenth this year the June 19 Council meeting would have to be rescheduled. She noted typically the Council moved its meetings to Wednesday, which meant the meeting would be rescheduled to Wednesday, June 21.

Community Development Director Thorvig reported the owner of the Rainbow Village emailed staff. He noted he sent a follow up memo to the owner of the Rainbow Village from the City attorney.

Further discussion ensued regarding the new CivicClerk agenda software.

The Workshop was adjourned at 6:27PM.

Tim Sanders, Mayor

ATTEST:

Catherine Sorensen, CMC, City Clerk

Submitted by Minute Maker Secretarial

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL MEETING
Monday, April 3, 2023

7:00PM
Council Chambers
10801 Town Square Drive

CALL TO ORDER BY MAYOR SANDERS

The meeting was called to order at 7:00PM by Mayor Sanders followed by the Pledge of Allegiance and Roll Call.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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; Director of Engineering Dan Schluender; Public Works Director Nick Fleischhacker; City Attorney Tom Loonan; and Communications Manager Ben Hayle.

AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

COMMUNICATIONS

Councilmember Fleming stated she lives in the Johnsville area and understood her neighborhood wanted to host the annual garage sales again and was pleased to report the Johnsville neighborhood garage sales would be held on May 13 from 8:00AM to 5:00PM.

Councilmember Robertson thanked Public Works staff for all their efforts to clear the City from the recent snow event.

Councilmember Robertson reported she has received many emails regarding housing. She explained the City Council loves and values this community then discussed the valuable

amenities in the community and stated the Council would work to protect these amenities. She commented on how the City was advocating at the Capitol to protect local control. She discussed how Blaine was not like every other community in the metro area and noted the City Council was working to protect this.

OPEN FORUM FOR CITIZEN INPUT

Mayor Sanders opened the Open Forum at 7:07PM.

Jessica Bahr, 116 91st Lane NE, encouraged the Council to support a humane pet store ordinance. She noted Four Paws and a Tail was the only pet store in Minnesota currently selling puppies from puppy mills. She explained she would continue to advocate for this until an ordinance was passed. She commented further on how Four Paws and a Tail was misleading the public and has continued to purchase puppies from puppy mills.

Danielle Rios, 1201 107th Lane NE, asked that the Council consider a humane pet ordinance. She explained she worked in the pet industry and works with some of the best breeders in the country. In addition, she has worked with dog rescues for the past 22 years then discussed her experience with puppy mill dogs. She commented on the difference between top breeders and puppy mills that supply pet stores. She then commented on her experience with a husky she rescued that was afraid of human touch and had nine puppies in her home. She stated the only way to stop puppy mills would be to stop the demand and disrupt the supply chain. She asked that the Council take a stand to ensure this cruelty does not occur in Blaine and adopt a humane pet store ordinance.

Rhianna Pursad, 4561 South Hay Lake Road, Eagan, introduced the Council to her dog Charlie. She noted Charlie was purchased in 2018 from Four Paws and a Tail. She noted the Four Paws and a Tail website states they trusted the breeders they source from to provide top quality puppies. She reported poodle bichon mixes are supposed to live up to 13 years and hers did not make it to five. She explained Charlie had seizures and died due to neurological issues, which was extremely common in dogs from puppy mills. She indicated after putting her dog down and doing some research she learned her dog came from a puppy mill. She stated she trusted Four Paws and a Tail and that they worked with trusted breeders, however this was not the case. She commented on the negative review she left on the Four Paws and a Tail website. She encouraged the City Council to hold Four Paws and a Tail accountable so other families in the community do not have to suffer through the same heartache she has had to endure.

Kristine Kendall, 12356 Ghia Street NE, commented on the car wash the Planning Commission approved moving into a residential neighborhood. She explained this parcel was not zoned for a car wash and recommended the City not rezone the property. She discussed how the Commission suggested moving all eight of the loud blowers closer to the neighborhood and

asked that this not occur. She discussed how traffic would flow from the car wash and noted traffic was already very difficult in her neighborhood.

Michael Swanson, owner of Four Paws and a Tail, reported he was a single father with two children. He explained on February 1, 2022, he acquired Four Paws and a Tail and he poured his life savings into this business, along with taking out a sizeable SBA loan. He indicated he had 11 staff members who rely on him for their livelihoods. He reported banning pet stores will have zero effect on puppy mills. He noted he does not purchase from puppy mills. He stated he believes in the humane treatment of animals and banning pet stores would only hide the problem. He noted people would never stop buying puppies. He understood several states have banned the sale of puppies and now people were selling puppies out of their garages, which has led to increased backyard breeding, no disease control, online scams, falsified documentation, and zero recourse for the consumers. He understood there were activists behind this ordinance that seemed to have a vendetta against his store. He encouraged these individuals target their efforts toward puppy mills. He noted consumers need a safe place to find a pet. He noted this ordinance would not stop puppy mills. He encouraged the Council to not ban his pet store as this would put him out of business, which meant he would lose his life savings and his employees would be out of jobs.

Megan Helling, Lino Lakes, explained she purchased a yellow lab from the Blaine pet store. She reported the humane pet store ordinance would not ban pet stores but rather would stop the sale of puppies. She discussed how pet stores were the problem because of the volume of dogs they sell. She stated after doing some research, she learned that 1,321 puppies were purchased from Hillsboro, Wisconsin from June of 2021 to July of 2022 and were brought into Blaine, Minnesota to be sold. She noted this type of volume could only be done at a puppy mill. She reported at a Senate Commerce hearing, the owner of Four Paws and a Tail testified that he did purchase puppies from Hillsboro, Wisconsin breeders. She noted this was not a point of contention but had been proven by documentation and from the owner himself. She reported the proposed ordinance would not put people out of work, but rather would restrict the sales of puppies and kittens. She was of the opinion Four Paws and a Tail had a disgraceful small business model. She stated there were 130 successful pet stores in Minnesota that were operating humanely and only four were operating without a humane pet store ordinance in place. She encouraged Blaine to implement a humane pet store ordinance because it was the ethical thing to do and would stop unnecessary harm.

There being no further input, Mayor Sanders closed the Open Forum at 7:25PM.

ADOPTION OF AGENDA

The agenda was adopted as presented.

APPROVAL OF CONSENT AGENDA

Councilmember Massoglia requested the removal of consent agenda item 8.8.

Councilmember Newland stated he would be abstaining from voting on the March 10 bills paid.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following be approved:

8.1 Motion 23-87, Schedule of Bills Paid.

8.2 Motion 23-89, Approval of Minutes.

8.3 Motion 23-71, Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS).

8.4 Motion 23-10, Centennial Parking Restrictions for 2023 Track & Field.

8.5 Resolution No. 23-65, Resolution to Approve Parking Restrictions along 117th Avenue NE from Pierce Court NE to Ulysses Street NE.

8.6 Resolution No. 23-60, Resolution to Approve Joint Powers Agreement No. C0009564 with Anoka County for Signalization Improvements at 131st Avenue and CSAH 17 (Lexington Avenue).

8.7 Motion 23-11, Accept Quote for Water Treatment Plant No. 1 Filter Internals.

8.8 Motion 23-12, Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$70,000 for the Wellfield Management Plan, Improvement Project No. 23-22.

Motion adopted 5-0-1 (Councilmember Newland abstained).

8.8 Motion 23-12, Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$70,000 for the Wellfield Management Plan, Improvement Project No. 23-22.

Councilmember Massoglia stated this item was to authorize the City to enter a contract with Barr Engineering for the wellfield management plan for the northeast area of Blaine. He reported there was some history with Barr Engineering and he wanted to receive further information from staff as to this project's history. Public Works Director Fleischhacker

explained the DNR has requested a wellfield management plan from Blaine, which would get all the City's wells permitted. He stated to do this, the City had to prove they were balancing their aquifers. He noted the City was anticipating a model would come from the DNR to allow the City to permit the wells that were already in place, that were currently unpermitted. To do this, the City had to have a wellfield management plan in place.

Councilmember Massoglia reported the City would not be paying Barr Engineering to repeat work that had already been done. Rather this study was for the whole City and data would be carried over from previous projects. Mr. Fleischhacker reported this was the case, noting Barr Engineering did substantial work before the City tried to permit these wells. He noted that model was shown correctly, and the City would be working with the DNR on this model to prove the City was properly balancing the aquifers.

City Manager Wolfe clarified the Public Works Department has worked in conjunction with the DNR throughout this entire process and has done what they have been asked to do. She noted the wellfield management plan was another step in the process.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, that Motion 23-12, "Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$70,000 for the Wellfield Management Plan," be approved.

Motion adopted unanimously.

7:00PM - PUBLIC HEARINGS AND ITEMS SET FOR A CERTAIN TIME

None.

DEVELOPMENT BUSINESS

10.1 First Reading – Ordinance No. 23-2523, Adopt Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS).

City Planner Sellman requested the Council consider and ordinance that would rezone 1.67 acres from Planned Business District to B-2 Community Commercial. The applicant proposes to construct a 4,553 square foot tunnel car wash. The access is off 122nd Avenue with stacking along 122nd Avenue property line and the entrance to the car wash is on the west side along Lexington Avenue. Staff discussed flipping the building so that the vehicles are exiting the car wash on the Lexington Avenue side, however the applicant indicated some issues with stacking and traffic flow on the site. Due to the proximity to residential to the east, staff and the Planning Commission recommends the applicant reconfigure the layout and flip the building so the vehicles are exiting towards Lexington Avenue.

Shawn Engvalson, applicant and resident of 895 Jamestown Street NE, explained he and his wife have been Blaine residents for over 27 years. He reported his family, along with two other local families would be the owners/operators of this business. He noted he has been working with landowners in Blaine for over a year and the proposed property has been at the top of his list. He stated he was familiar with this property because it was close to where he lived. He commented on the neighborhood meeting held in December and noted he has received overwhelming support from residents throughout the City. He discussed the property's unique configuration and noted it fits with the intended use perfectly. He indicated he monitors social media outlets and was aware of the perceived issues. He stated he had studies and data that revealed the noise from his business would be no greater than the ambient noise off Lexington Avenue. He reported there would be a buffer zone larger than a football field on the east side of the property. He understood traffic along Lexington Avenue would continue to increase, whether or not his request was approved. He commented on the proposed traffic signal that would be installed at Lexington and 122nd Avenue then described how Tommy's Express Car Wash was different. He stated his family was eager to contribute and would serve the community as a valuable partner. He indicated he has another Tommy's Express Car Wash in Mounds View and noted this business has exceptionally high Google reviews and believed Blaine would see him as a valuable local business partner.

Tanner Brandt, Christianson Companies, commented he would be able to comply with all the conditions outlined by the Planning Commission except for Condition 8, which would require him to flip the building. He further discussed why this would not work for the site. He recommended the building remain as previously proposed noting the sound from the business would be 64 decibels at the property line, which was the same as a normal speaking conversation. He explained he would be willing to complete a noise study to ensure that the business was below the noise threshold based on MPCA requirements. He reported additional landscaping was added to the east property line which would provide screening and address noise concerns.

Councilmember Robertson thanked staff for providing the public comments to the Council. She noted she received 20 emails regarding this item. She reported the City was in a great place right now due to the fact there were developers that wanted to invest in Blaine. She was grateful for the fact people who lived in the community wanted to invest in the community. She stated she appreciated the fact Tommy's was a huge supporter of law enforcement and local schools. She supported traffic being addressed at this corner, noting she understood this was a busy portion of Lexington Avenue. She indicated this property was currently zoned planned business district (PBD), which would allow for a restaurant or coffee shop. While she appreciated the great business model behind Tommy's Car Wash, she noted she could not support the rezoning of this property. She discussed how the corner of Lexington Avenue and 125th would be changing in the coming years and recommended this parcel remain PBD.

Mayor Sanders explained Tommy's Car Wash was something he wanted in Blaine because this was a local ownership group that brought a sense of community. He appreciated the fact these developers wanted to invest in Blaine. He noted this property was zoned PBD, was close to residential, was next to a power substation along with being next to a gas station. He commented on how this use would bring a ton of traffic to the site. He indicated the City would have to address the traffic issues at this intersection, no matter the use on the site. He encouraged the developer to work with Council and staff in the coming weeks to ensure Tommy's Car Wash has a place in Blaine.

Declared by Mayor Sanders that Ordinance No. 23-2523, "Adopt Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE," be introduced and placed on file for second reading at the April 17, 2023, Council meeting.

Moved by Mayor Sanders, seconded by Councilmember Robertson, to recess the City Council meeting at 7:54PM.

Mayor Sanders reconvened the City Council meeting at 8:04PM.

10.2 Resolution No. 23-50, Resolution Granting a 185 Square Foot Variance from the 1,200 Square Feet Maximum Area of Garage and Accessory Building Space with a Conditional Use Permit to Permit a Total of 1,385 Square Feet of Garage and Accessory Building Space at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES).

Ms. Sellman stated the applicant is requesting a 185 square foot variance to allow an existing attached garage, shop building, and shed to remain on the property. Staff reviewed the request in further detail and reported the Planning Commission recommended approval.

Councilmember Newland thanked staff for the presentation and background information. He stated he supported approving the variance.

Councilmember Saroya agreed noting she appreciated the property owner's diligence to gain the support of his neighbors.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Resolution No. 23-50, "Resolution Granting a 185 Square Foot Variance from the 1,200 Square Feet Maximum Area of Garage and Accessory Building Space with a Conditional Use Permit to Permit a Total of 1,385 Square Feet of Garage and Accessory Building Space at 11391 President Drive NE," be approved.

Motion adopted unanimously.

10.3 Resolution No. 23-51, Resolution Granting a Conditional Use Permit for 1,200 Square Feet of Garage and Accessory Building Space for a Total of Three Accessory Buildings in an R-1 (Single Family) Zoning District at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES).

Ms. Sellman stated the applicant is requesting a Conditional Use Permit to allow for three accessory structures on one lot. Staff and the Planning Commission recommend approval.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, that Resolution No. 23-51, "Resolution Granting a Conditional Use Permit for 1,200 Square Feet of Garage and Accessory Building Space for a Total of Three Accessory Buildings in an R-1 (Single Family) Zoning District at 11391 President Drive NE," be approved.

Motion adopted unanimously.

10.4 Resolution No. 23-52, Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Meeting/Assembly Hall with an Occupancy Limit of 58 Attendees and One Staff in a B-2 (Community Commercial) Zoning District at 1250 126th Avenue NE. Gathering Corner (Case File No. 23-0014/EES).

Ms. Sellman stated the applicant previously applied for a CUP for an event center with 120 attendees. The applicant has now reduced the capacity. Staff is recommending approval for micro events with a capacity of 58 attendees and one staff person allowing for one parking space for every two attendees. Staff commented on the request further and reported the planning commission recommends approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Fleming, that Resolution No. 23-52, "Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Meeting/Assembly Hall with an Occupancy Limit of 58 Attendees and One Staff in a B-2 (Community Commercial) Zoning District at 1250 126th Avenue NE," be approved.

Councilmember Massoglia stated he appreciated the effort of the applicant to reduce the capacity at the event center. However, he still had concerns with the parking and traffic flow at the shopping center.

Councilmember Robertson indicated she appreciated the efforts of the applicant as well, but she was concerned about the location of the business. She explained she discussed this case with staff noting her fear was that parking issues would arise, and this matter would be brought back to the City Council. She proposed the CUP not be approved until the new parking spaces are installed. She also recommended the signage for the assigned tenant parking spaces be installed prior to the CUP being approved. She reported the property owner would have to ensure snow was being removed in the winter months. She was of the

opinion these suggestions would assist in addressing the parking concerns at this shopping center.

Councilmember Fleming commented on the businesses that are open Friday, Saturday, and Sunday at this shopping center. She noted a number were appointment only, which decreased the level of traffic. She reported Big Dipper was not open in the winter months. She stated she appreciated how hard the applicant has worked to address the concerns of the City. She believed the applicant was providing a great venue for the community and noted she would be supporting this request.

Councilmember Newland explained he was supportive of the request when it previously came before the City Council, and he was equally supportive now.

Councilmember Saroya stated she would continue to support this request. She indicated this was a functioning event center before the applicant bought this business. She noted the capacity was being reduced to less than 60 and explained the capacity used to be 175. She reported she would be supporting this request and believed this was a good business for Blaine.

Councilmember Robertson suggested the CUP be amended to require the site to have reserved tenant parking signs installed and to ensure the eight parking spaces are installed with the 30-foot setback prior to issuing the certificate of occupancy. In addition, she wanted to ensure the site was properly cleared of snow in the winter months. She questioned how an occupancy violation would be addressed. Ms. Sellman stated a call would have to be made to the police department for the violation to be enforced.

Amendment motion by Councilmember Robertson, seconded by Councilmember Newland, to amend the CUP to require the site to have reserved tenant parking signs installed, to ensure the eight parking spaces are installed with the 30-foot setback prior to issuing the certificate of occupancy, and to require the property owner to clear the site of snow in the winter months.

Amendment passed 5-1 (Councilmember Massoglia opposed).

Amended motion passed 4-2 (Councilmembers Massoglia and Robertson opposed).

10.5 Resolution No. 23-53, Resolution Granting a Comprehensive Plan Amendment to Change the Current Land Use from HDR (High Density Residential) to MDR (Medium Density Residential) at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK).

Ms. Sellman stated the applicant is requesting a comprehensive plan amendment to change the site from HDR (High Density Residential) to MDR (Medium Density Residential) for the development of 76 townhomes. Staff commented on the history of this project and recommended approval of the comprehensive plan amendment.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-53, "Resolution Granting a Comprehensive Plan Amendment to Change the Current Land Use from HDR (High Density Residential) to MDR (Medium Density Residential) at 11967 and 11985 Radisson Road NE," be approved.

Councilmember Massoglia stated he supported this motion and was pleased this site would be guided to MDR. However, because this project does not have access to Radisson Road, he would not be offering his support.

Motion adopted 5-1 (Councilmember Massoglia opposed).

10.6 Resolution No. 23-54, Resolution Granting Preliminary Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Blaine Townhomes located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0015/SLK).

Ms. Sellman stated the applicant is requesting a preliminary plat to develop the site into 76 townhome lots and one outlot for common space. Staff discussed the request further and reported the Planning Commission recommended approval.

Moved by Councilmember Newland, seconded by Mayor Sanders, that Resolution No. 23-54, "Resolution Granting Preliminary Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Blaine Townhomes located at 11967 and 11985 Radisson Road NE," be approved.

The vote on the motion was 3-3 (Councilmembers Fleming, Massoglia and Saroya opposed).

Community Development Director Thorvig recommended the City Engineer and City Attorney speak further to what it means if the County does not permit access to the development from Radisson Road.

Director of Engineering Schluender stated access to Radisson Road was being reviewed by Anoka County. He explained the County had granted access to Applewood Pointe and halfway through the process, changed their mind, but a letter of approval had already been sent to the City. He noted this new request allowed the County to readdress the access to Radisson Road and noted the County was not going to support access. He explained the County would be conducting a traffic study along Radisson Road this summer. He understood this was a difficult project because it was only one piece of the puzzle, noting the project would connect

to Urbank in the future. He indicated the property to the south has yet to develop. He reported the City has done its best to mitigate traffic concerns while the surrounding properties develop. He reported staff was of the opinion, the intent of the traffic would be like what was already in place in the surrounding neighborhoods.

Mr. Thorvig stated with the County not allowing access onto Radisson Road, the only public access to this property was off 121st Avenue. He indicated he would find it problematic if the project were denied because it does have legal access. He stated unfortunately, the City could not wait to develop this property until the property to the south develops.

City Attorney Loonan explained the motion was a 3-3 tie, which means the motion does not prevail nor is it denied. He reported the Council could reconsider the motion after obtaining new information.

Mayor Sanders asked who should bring the motion to reconsider forward. Mr. Loonan recommended the motion be brought forward from a member of the Council that did not support the request.

Councilmember Massoglia stated he could bring a motion forward to reconsider.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to reconsider action on agenda item 10.6.

Councilmember Massoglia reiterated that he would not be supporting this project moving forward because he believed there were concerns with accessing this property. He noted the proposed townhomes would only have one access point off 121st Avenue. He commented on how all the other townhomes in the neighborhood had longer driveways and a buffer between the roadway. He believed the traffic flow through the proposed neighborhood would be better if there was a second access point. He recommended this project wait until it can all be developed cohesively or until the County allows access to Radisson Road.

Councilmember Saroya stated she agreed with Councilmember Massoglia. She recalled the Planning Commission also had concerns with the entry point into this neighborhood. She is concerned the City would be creating safety issues if this project were approved. She supported a traffic study being completed for this project. She indicated she did not feel comfortable moving forward with this development.

Councilmember Robertson reported there were two private names attached to these pieces of property. While she wished the City had more influence over Anoka County, she understood the County gets to decide if access is granted onto Radisson Road. She understood the traffic concerns that have been voiced by the Council, but stated if this project

was not approved, what would come next. She suggested the internal traffic issues be investigated versus denying the project altogether.

Councilmember Massoglia clarified that he had not supported this project from the beginning. He stated he has had concerns with traffic and access to the site. He commented in a perfect world, these three properties would develop all at once. He believed the City was not in the position where they had to say yes, but rather could wait to ensure the neighborhood traffic flows in an appropriate manner.

Councilmember Fleming explained she has not been part of the discussion on this. She thanked the developer for wanting to come into Blaine. She indicated the traffic was a concern for her. She understood there were no other options because access to Radisson Road would not be approved. With this information in mind, she would be supporting the project.

Mr. Thorvig stated in lieu of a denial he would recommend the item be tabled and that the developer extend the 60-day deadline to allow staff to gather more information on traffic. He noted the 60-day deadline expires on April 15, 2023. He reported this was an option for the Council if the item were reconsidered and additional information was required.

Mayor Sanders asked what additional information could be gathered by staff for the Council. Mr. Thorvig stated access to Radisson Road through a the right-in/right-out, a stop sign at Vermillion, and concerns regarding the driveways going onto 121st.

Mayor Sanders indicated the matters the City has control over, such as the stop sign at Vermillion, could be considered once the project was completed and warrants were in place. He recalled when Applewood Pointe was brought forward, the neighbors wanted townhomes instead of an apartment building. He stated the City now had a townhome project and the density was being reduced. He did not support the City sending mixed messages, but rather had to be consistent. He indicated the City takes traffic concerns seriously, but reiterated these property owners have the right to develop their property. He understood there was a disagreement with Anoka County, but he believed the applicant has done all he can for this project. He supported this project moving forward at this time.

Moved by Councilmember Massoglia to table action on agenda item 10.6 to request Anoka County to reconsider a right-in/right-out for this project.

Mr. Loonan reported the Council had a motion on the table to reconsider agenda item 10.6. He requested the Council act on the motion to reconsider before any action be taken on the item.

Motion to reconsider adopted unanimously.

Mayor Sanders stated there was no one on Council that would oppose the City or the applicant working with the County on a right-in/right-out. However, he did not support the developer having to delay his project because there were arguments with the County about access. He indicated there was nothing the applicant could do about this situation. He supported the applicant's efforts to pursue a right-in/right-out in parallel with this application moving forward.

Councilmember Fleming supported the City committing to the due diligence of addressing traffic concerns, she would be able to support this project moving forward.

Councilmember Saroya explained she was struggling with moving this project forward given the unresolved safety issues. She recommended this project be tabled until staff could provide the Council with further information on the stop sign and access concerns.

Moved by Councilmember Newland, seconded by Mayor Sanders, that Resolution No. 23-54, "Resolution Granting Preliminary Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Blaine Townhomes located at 11967 and 11985 Radisson Road NE," be approved.

The vote on the motion was 4-2 (Councilmembers Massoglia and Saroya opposed).

10.7 Resolution No. 23-55, Resolution Granting a Conditional Use Permit Amendment to Allow 76 Townhomes in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK).

Ms. Sellman stated the applicant is requesting a conditional use permit amendment to allow the development of 76 townhome units. Staff discussed the request further and reported the Planning Commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-55, "Resolution Granting a Conditional Use Permit Amendment to Allow 76 Townhomes in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE," be approved.

Motion adopted 4-2 (Councilmembers Massoglia and Saroya opposed).

10.8 Resolution No. 23-56, Resolution Granting Preliminary Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK).

Ms. Sellman stated the applicant is requesting to preliminary plat 10.31 acres (four existing parcels) into one lot for the development of a church addition and parking. Staff commented further on the proposed request and reported the Planning Commission recommends approval.

Councilmember Robertson stated she has enjoyed watching this church grow over the years. She thanked the church for being a great neighbor to the community and wished the church well with their expansion. She requested further information regarding the new access points. Mr. Schluender reviewed the location of the new access points.

Councilmember Newland explained he supported the proposed request. He questioned why such a large parking lot was being requested. Ms. Sellman reported the church has requested the parking lot size and noted this would meet their needs.

Councilmember Massoglia indicated he supported the request.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Resolution No. 23-56, "Resolution Granting Preliminary Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE," be approved.

Motion adopted unanimously.

10.9 Resolution No. 23-57, Resolution Granting a Conditional Use Permit Amendment to Allow an Expansion of a Church and Parking Lot in a PBD (Planned Business District) Zoning District at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK).

Ms. Sellman stated the applicant is requesting to allow a 23,576 square foot church addition to an existing church and a parking lot expansion for a total of 510 parking spaces. Staff commented further on the proposed request and reported the Planning Commission recommends approval.

Moved by Councilmember Newland, seconded by Councilmember Fleming, that Resolution No. 23-57, "Resolution Granting a Conditional Use Permit Amendment to Allow an Expansion of a Church and Parking Lot in a PBD (Planned Business District) Zoning District at 12390 Fraizer Street NE," be approved.

Motion adopted unanimously.

10.10 Resolution No. 23-58, Resolution Granting Site Plan Approval for South Side Entertainment District at 2030 105th Avenue NE. PinPoint Community Development, LLC (Case File No. 23-0018/SAS).

Ms. Sellman stated the Council is being asked to consider site plan approval for the southwest corner of 105th Avenue and Radisson Road. Staff reviewed the three-acre development in further detail noting the details for the two buildings and recommended approval of the site plan.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, that Resolution No. 23-58, "Resolution Granting Site Plan Approval for South Side Entertainment District at 2030 105th Avenue NE," be approved.

Councilmember Newland commended the developer on the design of these buildings. He asked if staff has heard any comments regarding this development. Ms. Sellman reported staff has not received any comments to date.

Councilmember Saroya reported she was excited about this project, and she appreciated the City Council's great vision for the 105th area.

Councilmember Robertson stated this was a great project for Blaine. She thanked the developer, who was a resident of Blaine, for being willing to make a tremendous investment in the community. She noted her only concern with this project was the drive-thru and stated she would be speaking with the developer about this further.

Motion adopted unanimously.

ADMINISTRATION

11.1 Motion 23-90, Appointment to the Natural Resources Conservation Board.

Ms. Wolfe stated Boardmember Sarah Filipi has notified staff that she will be resigning from the NRCB, leaving an additional vacancy to fill. Staff reviewed applications from Douglas Gramstad (Ward 2) and Nick Phelps (Ward 3) who had applied for the NRCB and were appointed as adjunct members. Council is asked to make an appointment for the vacancy with a term to expire December 31, 2023.

Mayor Sanders recommended an additional member not be appointed to the NRCB at this time. He explained this group was in a hybrid mode for the coming year and had adjunct members in place. The Council agreed.

11.2 Resolution No. 23-69, Resolution To Support No Mow May Initiative 2023.

Community Standards Director Fiske stated at the March 20, 2023, City Council Workshop, the Council directed staff to bring forth a resolution supporting "No Mow May" and temporarily suspend enforcement for those residents registered and participating.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-69, "Resolution To Support No Mow May Initiative 2023," be approved.

Motion adopted unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 9:14PM.

Motion adopted unanimously.

Tim Sanders, Mayor

ATTEST:

Catherine Sorensen, CMC, City Clerk
Submitted by Minute Maker Secretarial



City of Blaine

Staff Report

File Number: RES 23-70

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.3

Resolution Granting Final Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0034/SLK)

Executive Summary

This final plat includes four lots being platted into one lot for the construction of a church addition and parking lot expansion.

Background

Planning Commission Public Hearing	03/14/23
City Council (Preliminary Plat)	04/03/23
City Council (Final Plat)	04/17/23
Action Deadline	05/23/23

Staff report prepared by Shawn Kaye, Planner and Teresa Barnes, Project Engineer

The final plat is consistent with the approved preliminary plat, Resolution No.R-56-2023.

Zoning

The parcel is zoned PBD (Planned Business District).

Land Use Designation

The existing church parcel and the northeast parcel have a land use of PC (Planned Commercial) and the parcel on the southeast corner of Lexington Avenue and 125th Avenue has a land use of CC (Community Commercial). Churches are permitted as a conditional use in the PBD district.

Existing Conditions

The property has an existing church and parking lot. The parcels to the north are undeveloped.

History

The church received Conditional Use Permit (CUP) approval in January 2020 to construct their building with seating for 479 people in the worship center. The parcel on the southeast corner of Lexington Avenue and 125th Avenue was the location of the previous Leezer's gas station, which has been removed. The parcel on the northwest corner of Fraizer Street and 124th Lane is a vacant parcel.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 10.31 acres which includes four separate parcels being platted into one lot.

Landscaping

The proposed landscape plan meets requirements.

- Overstory Trees: 34
- Ornamental Trees: 22
- Conifer Trees: 22

Park Dedication

Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

The existing church parcel paid park dedication for 6.53 acres in 2020. The parcel on the southeast corner of Lexington Avenue and 125th Avenue previously paid park dedication in 1994 with a waiver of platting.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and City approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate

document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width, surrounding all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD) review, approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure asbuilt surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development will continue to utilize the existing access points to Fraizer Street. No additional access to Fraizer Street will be granted.

The developer is working with Anoka County to receive approval for a right-in right-out only with a right drop lane access point from northbound Lexington Avenue. The exact location of this new access point is currently under negotiation with Anoka County. The site development will be required to accommodate Anoka County approval.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Additional easement of record will be required to be dedicated to Anoka County along Lexington Ave NE (CSAH 17). The overall amount necessary is currently under negotiation and the plat will be required to meet Anoka County Highway Department requirements.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

A neighborhood meeting was held on March 6, 2023.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 23-70

Resolution Granting Final Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0034/SLK)

WHEREAS, an application has been filed by Renovation Church as Case File No. 23-0034 for a final plat known as Renovation Church 2nd Addition; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Secion 12, Township 31, Range 23, Anoka County Minnesota.

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No 61.

and

EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No 81.

and

EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No 46.

and

Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

and

Lot 1, Block 1, RENOVATION CHURCH 1ST ADDITION, Anoka County, Minnesota.

and

Outlot A, PARKSIDE NORTH 12TH ADDITION, Anoka County, Minnesota.

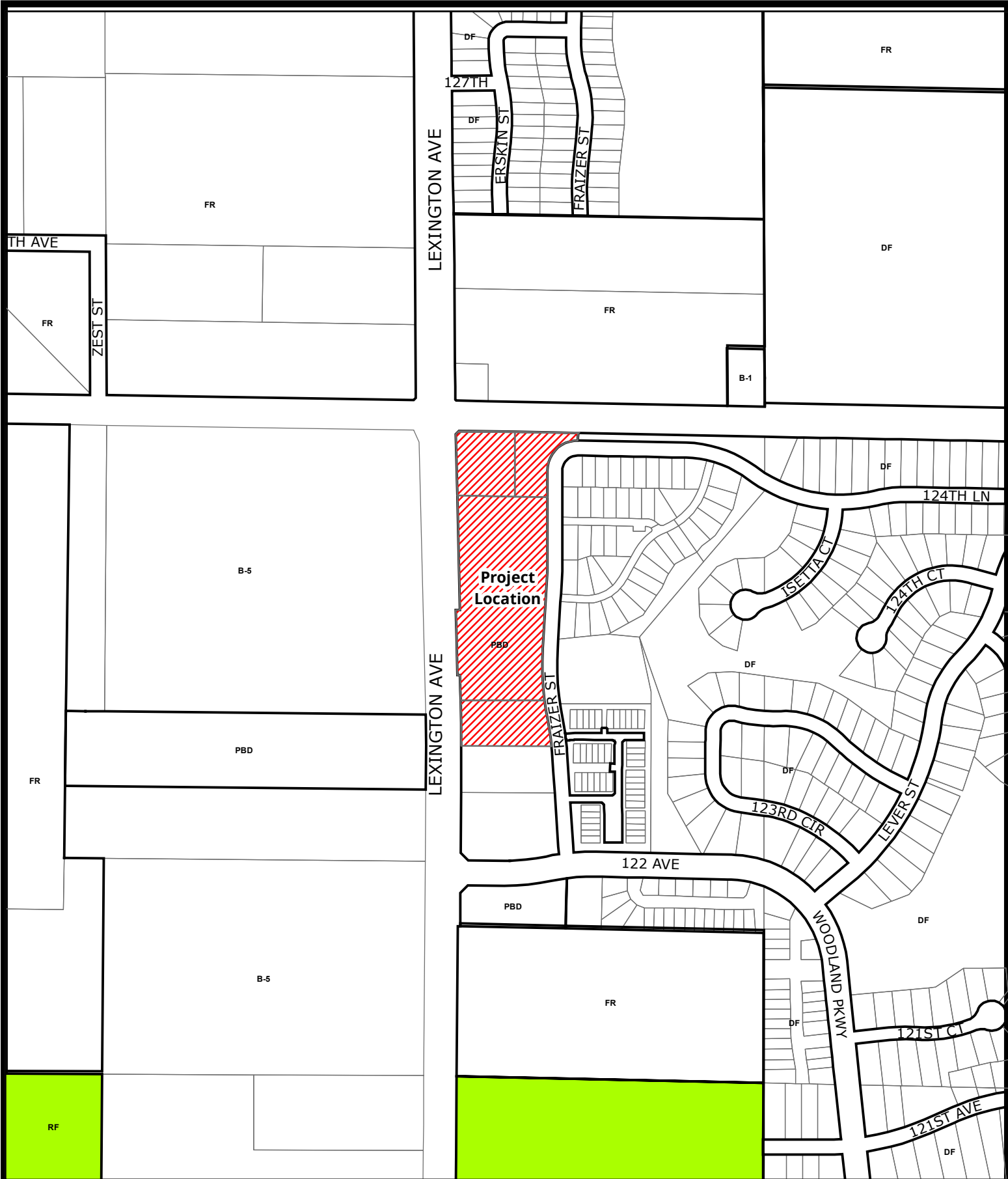
WHEREAS, the Blaine City Council granted preliminary plat approval on April 3, 2023, subject to the conditions as contained in Blaine City Council Resolution No. R-56-2023; and

WHEREAS, the final plat is in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Renovation Chuch 2nd Addition per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions. **NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Renovation Church 2nd Addition.

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
3. The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.
4. Additional easement of record will be required to be dedicated to Anoka County along Lexington Avenue NE (CSAH 17). The plat will be required to meet Anoka County Highway Department requirements.
5. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



Case File No. 23-0034 Renovation Church 2nd Addition

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



RENOVATION CHURCH 2ND ADDITION

City of Blaine
County of Anoka
Sec. 12, T31, R23

KNOW ALL PERSONS BY THESE PRESENTS: That Renovation Church, a Minnesota non-profit corporation, owner of the following described property:

The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Section 12, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No 61.

and

EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No 81.

and

EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No 46.

and

Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

and

Lot 1, Block 1, RENOVATION CHURCH 1ST ADDITION, Anoka County, Minnesota.

and

Outlot A, PARKSIDE NORTH 12TH ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RENOVATION CHURCH 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat. Also dedicating to the County of Anoka the right of access to County State Aid Highway No. 14 and County State Aid Highway No. 17 as shown on this plat.

In witness whereof said Renovation Church, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officers this ____ day of _____, 20____.

RENOVATION CHURCH

Patrick Vesperman, Board Chair

Luke Wiersma, Assistant Board Chair

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Patrick Vesperman, Board Chair of Renovation Church, a Minnesota non-profit corporation, on behalf of the corporation.

(signature)

(print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Luke Wiersma, Assistant Board Chair of Renovation Church, a Minnesota non-profit corporation, on behalf of the corporation.

(signature)

(print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Jason E. Rud.

(signature)

(print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Blaine, Minnesota

This plat of RENOVATION CHURCH 2ND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By _____ Mayor

By _____ Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Ziegemeier
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator

By _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

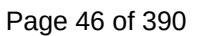
I hereby certify that this plat of RENOVATION CHURCH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M., and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy



**City of Blaine
County of Anoka
Sec. 12, T31, R23**





City of Blaine

Staff Report

File Number: RES 23-64

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.4

Resolution Granting a Final Plat to Subdivide Approximately 13.42 acres into 39 Single Family Lots and Two Outlots to be Known as Lexington Waters Second Addition at 129th Avenue NE and Ghia Street NE. MN Landco AREP Lexington Waters, LP (Case File No. 23-0037/SLK)

Executive Summary

This application is a request to final plat 13.42 acres into 39 single-family lots and 2 outlots for a trail access, wetlands, and ponding.

Background

Planning Commission Public Hearing	09/14/21
City Council (Preliminary Plat)	10/04/21
City Council (Final Plat)	04/17/23
Action Deadline	05/27/23

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Zoning

The property is zoned DF (Development Flex).

Land Use Designation

The property has a land use designation of LDR (Low Density Residential).

Surrounding Zoning and Uses

Surrounding properties to the north, south and east are zoned DF (Development Flex) and guided for Low Density Residential. Lexington Cove is located to the south, Lexington Avenue to the west, future Lexington Waters development to the north, and a ponding outlot owned by

the City of Blaine to the east.

History

The Lexington Waters development was preliminary platted in 2021. The vacant parcel has no other previous approvals.

Evaluation of Request

Plat

The proposed plat subdivides three outlot parcels (13.42 acres) into 39 new single-family lots and 2 outlots for wetlands, ponding areas, and a trail connection. The lot sizes will range from 8,450 square feet to 14,667 square feet. The preliminary plat approved 272 single-family lots, one lot for an existing home and seven outlots. As proposed, the 39 lots will have a lot width of 65 feet. The homes will consist of two-story and rambler layouts.

The final plat is consistent with the approved preliminary plat, Resolution No. 21-197.

Tree Preservation

Tree removal occurred with site grading last year with the approval of the Lexington Waters plat. The planting requirements of two trees per lot, plus a third tree on corner lots, and additional landscaping planted along Lexington Avenue will meet the tree replacement requirement for the plat. The developer proposes to plant 629 trees on the entire Lexington Waters development.

Park Dedication

Park dedication will be required for the 39 new lots being proposed within the plat. The city's current park dedication rate for single-family lots is \$4,894 per unit (2023 rate). A total park dedication fee of \$190,866 will become due prior to final plat mylars being released to the developer for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation

report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 12 acres of upland for a total sewer area charge of \$87,540.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Ghia Street NE.

All local roads shall be constructed to 29-foot back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location as shown on the approved plan set.

Trails shall be required to be constructed in accordance with current city standards. Location as shown on the approved plan set.

As part of the street design, the development will be required to provide street lights installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Strategic Plan Relationship

This item is consistent with the strategic plan goal related to maintaining current growth in the northeast area of the City.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 23-64

Resolution Granting a Final Plat to Subdivide Approximately 13.42 acres into 39 Single Family Lots and Two Outlots to be Known as Lexington Waters Second Addition at 129th Avenue NE and Ghia Street NE. MN Landco AREP Lexington Waters, LP (Case File No. 23-0037/SLK)

WHEREAS, an application has been filed by MN Landco AREP Lexington Waters, LP as Case File No. 23-0037 for a final plat known as Lexington Waters Second Addition; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot C, D and E, LEXINGTON WATERS, Anoka County, Minnesota

WHEREAS, the Blaine City Council granted preliminary plat approval on October 4, 2021, subject to the conditions as contained in Blaine City Council Resolution No. 21-197; and

WHEREAS, the final plat is in general conformance with the approved preliminary plat.

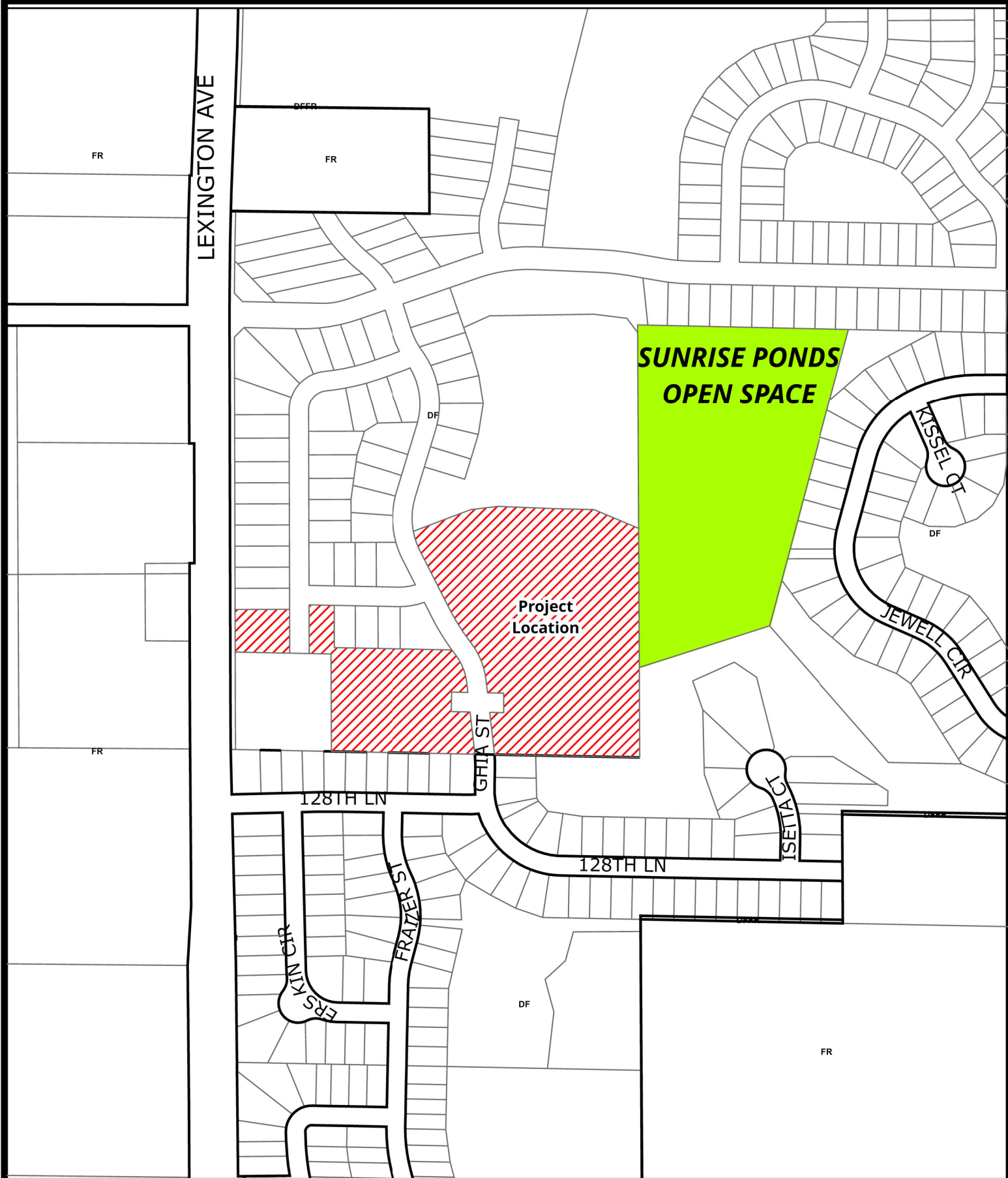
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Lexington Waters Second Addition per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions. **NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Lexington Waters Second Addition.

1. Park dedication is required for the 39 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$190,866 if paid and recorded in 2023. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The required landscaping consists of one front yard tree, one rear yard tree, and a third tree on all corner lots. The required two trees per lot, plus a third tree on corner lots, and additional landscaping planted along Lexington Avenue will meet the tree replacement requirement for the Lexington Waters development. The developer proposes to plant 629 trees in the Lexington Waters development.
3. The existing home on Lot 1 Block 5 is required to connect to city water and sewer with the development of Lexington Waters, and to remove the existing driveway onto Lexington Avenue within 6 months from the paving of the base coarse of Erskin Street. The existing

home is required to construct a new driveway to proposed Erskin Street within 6 months from the paving of the base course of Erskin Street.

4. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 12 acres of upland for a total sewer area charge of \$87,540.
5. Execution and recording of a Development Agreement, which sets forth in detail the plat conditions as well as other responsibilities for the development of this plat.
6. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.

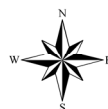
PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



BlaineMN.gov

Case File No. 23-0037 Lexington Waters Second Addition

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



LEXINGTON WATERS SECOND ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That MN LANDCO/AREP Lexington Waters, LP, a Minnesota limited partnership, owner of the following described property:

Outlot C, D and E, LEXINGTON WATERS, Anoka County, Minnesota

Has caused the same to be surveyed and platted as LEXINGTON WATERS SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. In witness whereof said MN LANDCO/AREP Lexington Waters, LP, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this ____ day of _____, 20 ____.

MN LANDCO/AREP LEXINGTON WATERS, LP
by: MN LANDCO/AREP Land GP, LLC

Benjamin N. Schmidt, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Benjamin N. Schmidt, President of LANDCO/AREP Land GP, LLC, a Delaware limited liability company, the Sole General Partner of MN LANDCO/AREP Lexington Waters, LP, a Minnesota limited liability partnership on behalf of said limited partnership.

Notary Public, _____
My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of LEXINGTON WATERS SECOND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: _____, Mayor
By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.03, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Ziegmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator
By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

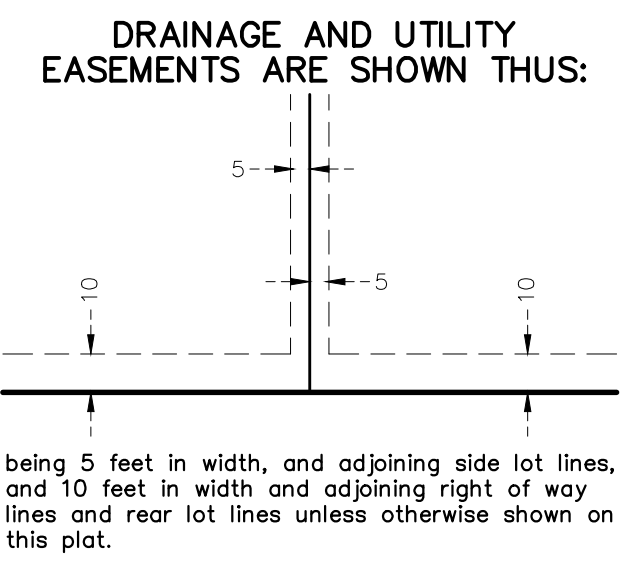
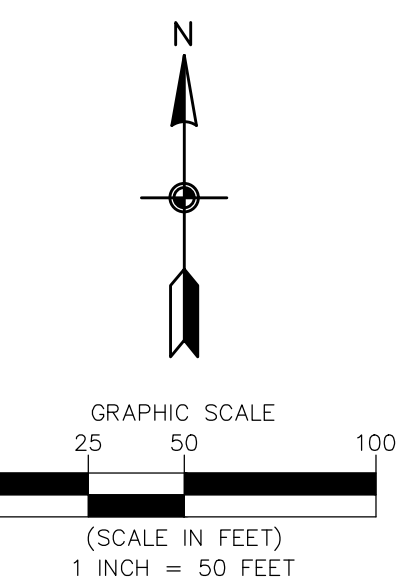
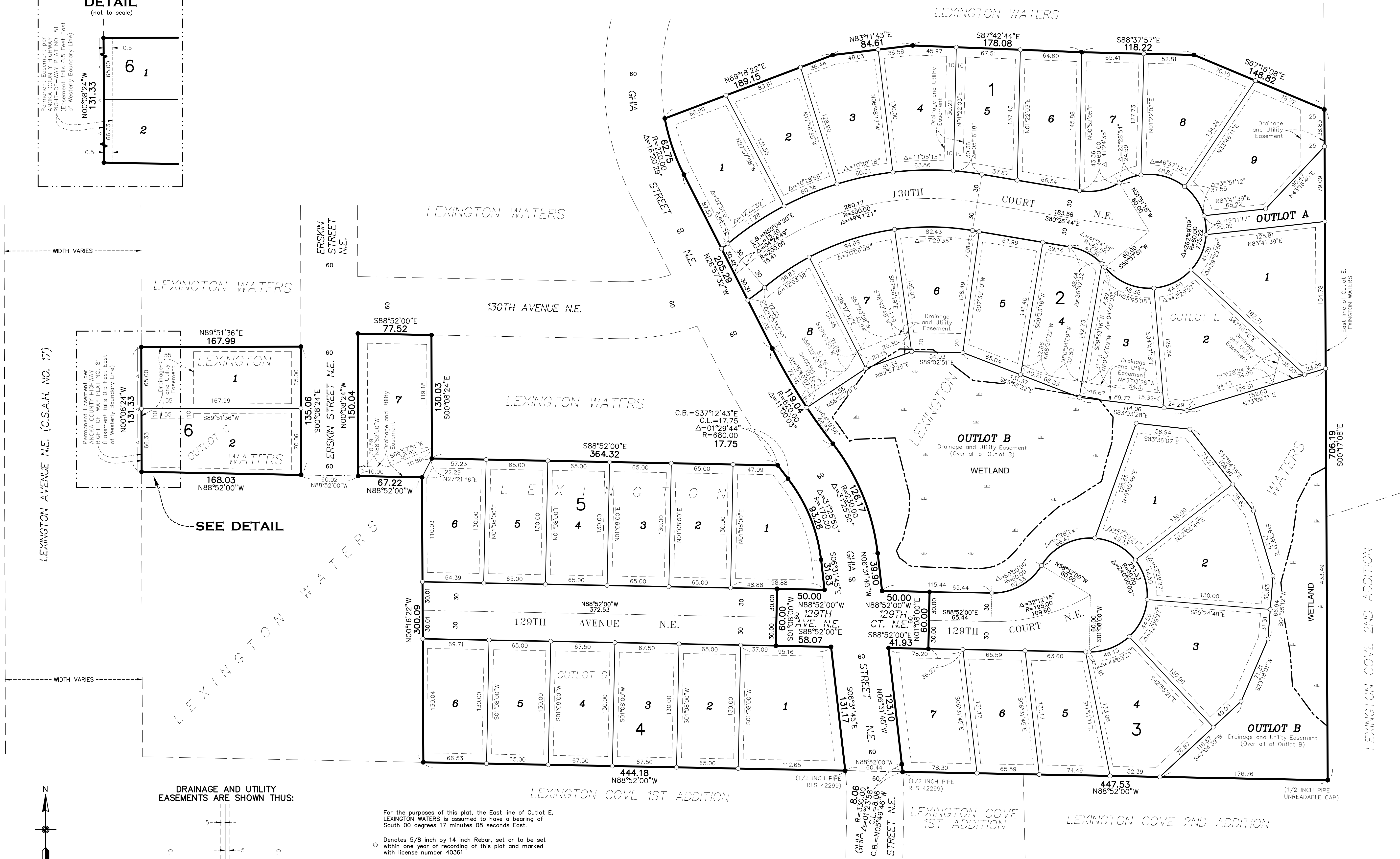
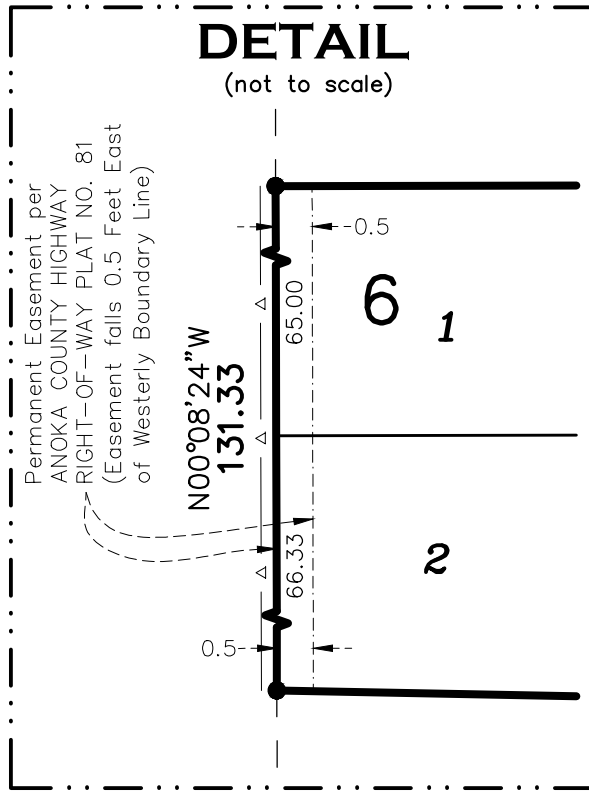
County of Anoka, State of Minnesota

I hereby certify that this plat of LEXINGTON WATERS SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____

County Recorder/Registrar of Title
By: _____, Deputy

LEXINGTON WATERS SECOND ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, TWP. 31, RGE. 23



- For the purposes of this plat, the East line of Outlot E, LEXINGTON WATERS is assumed to have a bearing of South 00 degrees 17 minutes 08 seconds East.
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch Rebar marked with license number 40361, unless otherwise noted
- △ Denotes Right of Access dedicated to Anoka County per the plat of LEXINGTON WATERS
- ▨ Denotes Wetlands provided by Kjolhaug Environmental Services Company in 2021



City of Blaine Staff Report

File Number: R-67-2023

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.5

Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 1, Block 1, Renovation Church 1st Addition, Vacation No. V23-01

Executive Summary

The City received a petition dated March 26, 2023 from Patrick Vesperman, representing Renovation Church, requesting the vacation of the existing drainage and utility easement southeast corner of Lot 1, Block 1, Renovation Church 1st Addition; according to the recorded plat thereof, Anoka County, Minnesota, as shown in Exhibit A (attached). The easement is to be relocated further south on the property

Background

The property was originally platted as Lot 1, Block 1, Renovation Church 1st Addition. Proposed building additions require that the current drainage and utility easement be relocated further south. Therefore, this easement is no longer needed. Engineering staff has reviewed the request and agrees with the vacation.

Schedule of Actions

4/17/2023	Receive Petition and Order Public Hearing
5/15/2023	Public Hearing and Adopt Vacation Resolution

Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing on May 15, 2023.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice will be officially published for the calling of the Public Hearing on May 15, 2023.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Petition to Vacate Drainage & Utility Easement
2. RENOVATION CHURCH 2ND ADDITION CITY ESMT VAC (3-22-23)



City of Blaine

Signature Copy

Resolution: R-67-2023

Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 1, Block 1, Renovation Church 1st Addition, Vacation No. V23-01

WHEREAS, the City Council has received a petition dated the 26th day of March, 2023, requesting vacation of the existing drainage and utility easement of Lot 1, Block 1, Renovation Church 1st Addition; and

WHEREAS, the Engineering Department has reviewed the petition and recommends that the City Council hold a Public Hearing on the requested vacation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. The Council will consider the petitioned vacation of easements for the property owner.
2. A Public Hearing shall be held on the proposed vacation at 7:00 PM on the 15th day of May, 2023 and the City Clerk
shall give mailed and published notice of such hearing and vacation as required by law.

PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



PETITION TO VACATE DRAINAGE AND UTILITY EASEMENT

DATE

03/26/2023

TO: The Mayor and Council Members, City of Blaine:

The undersigned represent that they are the majority of owners of real property abutting:

**Lot 1, Block 1, Renovation Church 1st Addition, according to the recorded plat thereof,
Anoka County, Minnesota, see Attached Exhibit A for Description**

and petition that said portion of said drainage and utility easements be vacated.

The facts and reasons for this application are as follows:

Proposed building additions require that the drainage and utility easement be relocated further south. Therefore, this easement is no longer needed.

In consideration of vacating the drainage and utility easements as herein petitioned the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said drainage and utility easements.

Signature of Owner	Address	Legal Description of Property
	12390 Fraizer St NE	Lot 1, Block 1, Renovation Church
	Blaine, MN 55449	1 st Addition

This petition was circulated by:

Name of Petitioner Patrick Vesperman, Renovation Church Board Chair

Telephone No. 763-291-6744

Street 12390 Fraizer St NE

City/State/Zip Blaine, MN 55449

In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the public. The remainder of the information, including telephone numbers, is classified as public, and is available to the public. This information will be used to contact you in case of changes. You may choose to withhold this information, however if you do, the City of Blaine may not be able to process your application for the permit or license.



City of Blaine

Staff Report

File Number: 2023-112

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.6

Authorize an Amended Professional Services Contract with Bolton & Menk for the Ulysses Street and 117th Avenue Roundabout, Improvement Project No. 23-09

Executive Summary

Authorize the Mayor and City Manager to amend the Professional Services Contract with Bolton & Menk for preliminary survey and design services to include right of way acquisition services as it relates to intersection improvements at Ulysses Street and 117th Avenue.

Background

In 2019, the Traffic Commission ordered that this intersection be evaluated for safety in its current condition and future needs. The city then hired Bolton & Menk to conduct an Intersection Control Evaluation (ICE) of the intersection of Ulysses Street and 117th Avenue based on the existing conditions and the new development that was being proposed at or near this intersection. This Intersection Control Evaluation report results were discussed with the council at a workshop on March 2, 2020. At that time, the council directed staff to incorporate the proposed improvements recommended by the Traffic Commission to modify the intersection with the addition of a roundabout from the study into the 5-year Capital Improvement Plan. It was identified as a 2023 construction project. To keep this project on the proposed schedule with construction in 2024, the survey and design needed to start this past Fall. Staff asked Bolton & Menk to provide a proposal to provide these services as they conducted the original study and are currently in the city's approved engineering pool. The original proposal that was approved by city council on September 19, 2022 for services, did not include property appraisals or Right-of-Way Acquisition services to acquire property needed to construct the proposed roundabout. At that time, staff was unsure of the amount of Right-of-Way needed or the effort that was required to obtain the Right-of-Way. Staff asked Bolton and Menk to amend their proposal to include these services, see attached.

Strategic Plan Relationship

This improvement is in line with the City's Strategic goal of providing a safe and well maintain transportation network.

Board/Commission Review

NA

Financial Impact

Funding for this project will be paid for from the city's Municipal State Aid (MSAS) fund. This will include the surveying, design, and right-of-way costs as proposed.

Public Outreach/Input

No public outreach/input is needed for this approval. Staff does anticipate additional outreach in the future as the project is developed.

Staff Recommendation

By motion, authorize the Mayor and City Manager to amend the contract with Bolton & Menk from the original amount of \$198,459 for preliminary survey and design services to \$262,207 to include Right-of-Way acquisition services for the Ulysses Street and 117th Avenue Intersection Improvement project. In addition, authorize a 10% contingency to bring the total requested budget to \$288,400 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. Amended Contract



Real People. Real Solutions.

2035 County Road D East
Maplewood, MN 55109-5314

Ph: (651) 704-9970
Fax: (651) 704-9971
Bolton-Menk.com

November 16, 2022

Dan Schluender, P.E.
City Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: Proposal for **Ulysses Street and 117th Avenue Roundabout**
City of Blaine, MN

Mr. Schluender:

As requested, we have prepared our proposed fees to reconstruct the intersection of Ulysses Street and 117th Avenue with a new roundabout consistent with the Intersection Control Evaluation (ICE) we prepared, dated January 16, 2020. Additional details of the project scope, fee and schedule are provided below.

Project Scope

Task 1 – Preliminary Survey

As part of Task 1, we will attend a kickoff meeting and perform a pre-inspection of the project, geotechnical investigation, and topographic survey, including private utility documentation.

Task 2 – Design Services

As part of Task 2, we will perform the following:

- Apply for and obtain all applicable permitting (i.e. watershed permit, MPCA storm water permit, and detour permit), including State Aid review and approval.
- Prepare a Roundabout Justification Report (RJR). The existing Intersection Control Evaluation will be more than three years old at the time of construction. Therefore, the crash data, volumes, forecasts, and operational analyses needs to be updated and converted to an RJR format.
- Geometric layout, final design, and construction cost estimates.
- Preparation of plans and specifications.
- Prepare for and attend one neighborhood open house to review the project.
- Assistance with bidding by answering contractor questions and preparing addendums if required (it is understood the city will submit the ad-for-bid, open the bids, and prepare the bid abstract).
- Determine easement needs and prepare easement sketches and descriptions for the four parcels adjacent to the intersection, including staking the easements in the field and providing title work.

Task 3 – Right-of-Way Acquisition Services

As part of Task 3, we will perform the following:

- Assist city in securing the land rights for the proposed roundabout from the four surrounding parcels.
- Provide appraisals for each of the four parcels.

Proposed Fee

The following table summarizes the cost breakdown for each task. A detailed summary of our estimated hours and hourly rates is attached to this proposal.

Estimated Fees		
Task	Description	Amount
1	Preliminary Survey Services	\$31,071
2	Design Services	\$185,688
3	ROW Acquisition Services	\$45,448
	Total Estimated Fee	\$262,207

Tasks 1 – 3 shall be Hourly Not to Exceed, subject only to adjustments for a change in scope of services performed agreed upon in writing by the City and the Consultant.

A separate proposal will be submitted for construction services costs following completion of the design services task.

Proposed Project Schedule

The following schedule allows for construction to be completed during the 2023 construction season:

Proposed Project Schedule	
Council approves consultant contract, orders project, authorizes plans/specs	September 7, 2022
Perform prelim survey	Sept - Oct 2022
Council approves revised consultant contract	November 21, 2022
Prepare plans/specs	Oct 2022 - Jan 2023
Final sketches for ROW/easement acquisitions	March 1, 2023
Complete Appraisals	June 6, 2023
Submit offers to property owners	June 20, 2023
Commence condemnation	November 1, 2023
Open house meeting	January 2024
Ad-for-bid appears in local paper	January 26, 2024
ROW/easement acquisition complete	February 1, 2024
Open Bids	February 26, 2024
Council awards contract	March 4, 2024
Begin construction	Spring 2024
Complete construction	Summer 2024

Acceptance

Please indicate your acceptance of this proposal by signing on the signature block below and returning a copy to us. We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions regarding this proposal, please contact me at 651-968-7742.

Bolton & Menk, Inc.



Michael Nill, P.E. (MN, WI)
Principal Engineer

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

By: _____

Printed Name: Michelle Wolfe

Title: City Manager

Date: _____

Fee Schedule - Ulysses Street and 117th Avenue Roundabout

Task No.	Work Task Description	Principal Engineer/	Design Engineer	Engineering Technician	Water Resources Project Manager	Water Resources Design Engineer	Transportation Engineer	Construction Manager	Survey Manager	Survey Technician	Surveyor	Geotechnical	Total Hours	Total Cost
Task 1 - Preliminary Survey Services														
1.1	Kick-off Meeting	2	2										4	\$690
1.2	Street and Structure Inspections	2	8.5					10					20.5	\$3,015
1.3	Topographic Survey		3						8	16	90		117	\$19,366
1.4	Geotechnical Review												NA	\$8,000
														\$31,071
Task 2 - Design Services														
2.1	Permitting	2	12		14	64							92	\$12,254
2.2	RJR and Roundabout Geometry	8		30			72						110	\$16,944
2.3	Final Design and Cost Estimates	48	96		60	128	40	4					376	\$55,772
2.4	Preparation of Plans and Specs	142	200	160	8	36		4					550	\$83,750
2.5	Prepare for and Attend One Open House	4	4	2									10	\$1,628
2.6	Assistance with Bidding	4	10	4									18	\$2,776
2.7	Title Work (4 parcels)								8	16			24	\$3,616
2.8	Easement Sketch and Descriptions (4 parcels)								8	32			40	\$5,776
2.9	Stake Easements (4 parcels)								1	2	16		19	\$3,172
														\$185,688
Task 3 - ROW Acquisition Services														
3.1	ROW Agent fees (4 parcels)												0	\$22,540
3.2	Project Management												0	\$1,748
3.3	Appraisal Fee												0	\$17,825
3.4	Appraisal Review Fee (optional - city can provide)												0	\$2,760
3.5	Miscellaneous Expenses												0	\$575
														\$45,448
	Total Hours	212	335.5	196	82	228	112	18	25	66	106		1380.5	
	Hourly Rate	\$195.00	\$150.00	\$124.00	\$152.00	\$124.00	\$162.00	\$135.00	\$182.00	\$135.00	\$170.00			
	TOTAL COST	\$41,340	\$50,325	\$24,304	\$12,464	\$28,272	\$18,144	\$2,430	\$4,550	\$8,910	\$18,020	\$0		\$262,207



City of Blaine

Staff Report

File Number: RES 23-74

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.7

Resolution Authorizing the Mayor and City Manager to Enter into a Settlement Agreement with the Mass Automotive Group, LLC to Acquire Easements for Improvement Project No. 23-01, 99th Avenue and Baltimore Street Roundabout

Executive Summary

Enter into agreement with Mass Automotive Group, LLC to purchase Permanent and Temporary easements required to construct the improvements for 99th Avenue and Baltimore Street roundabout.

Background

The City of Blaine received a Federal Highway Safety Improvement Program grant in the amount of \$1,530,000 to design and construct a roundabout at the intersection of 99th Avenue and Baltimore Street. During the design process additional permanent and temporary easements were identified that will need to be acquired by the city for the improvements to be constructed. The city has hired a consultant to aid in the process to acquire the required easements which include obtaining an appraisal, providing the appraisal to the property owner, and engaging in good faith negotiations to acquire the easements. Based on property appraisals offers have been made and placed into the attached agreements with Mass Automotive Group, LLC. By approving the attached resolution, the City Council is authorizing the Mayor and City Manager to sign the agreements and authorize the purchase of a Permanent Easement in the amount of \$50,760, a Temporary Easement in the amount of \$3,486 and Damages to Site Improvements in the amount of \$15,700. Engineering Staff is recommending adoption of the attached resolution.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

The purchase price of the Permanent, Temporary Easements and Damages to Site Improvements in the amounts of \$50,760, \$3,486 and \$15,700 respectively. All are considered project costs.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approving the purchase of easement agreements.

Attachment List

1. Settlement Agreement-Mass Automotive Group



City of Blaine

Signature Copy

Resolution: RES 23-74

Resolution Authorizing the Mayor and City Manager to Enter into a Settlement Agreement with the Mass Automotive Group, LLC to Acquire Easements for Improvement Project No. 23-01, 99th Avenue and Baltimore Street Roundabout

WHEREAS, the City of Blaine commenced Improvement Project No. 23-01, 99th Avenue and Baltimore Street Roundabout, for public improvements to 99th Avenue and Baltimore Street NE located within the City (the "Project"); and

WHEREAS, successful completion of the Project requires permanent public street, utility, and drainage easements and required temporary construction easements on property located at City of Blaine Parcel 3/MAC Parcel 48, just south of the intersection of 99th Avenue and Baltimore Street NE, Property ID 29-31-23-13-0001; and **WHEREAS**, the City has complied with the statutory appraisal copy disclosure, notice of property owner appraisal rights, offer of appraisal cost reimbursement, and good faith negotiation requirements; and

NOW, THEREFORE, BE IT RESOLVED, THAT THE BLAINE CITY COUNCIL APPROVES:

1. That the Mayor and City Manager enter into agreement with the Metropolitan Airports Commission to purchase the Permanent and Temporary Easements for the project.
2. That the City Council approves the appraised value of the acquisition listed as \$50,760 for Permanent Easement, \$3,486 for Temporary Easement and \$15,700 for Damage to Site Improvements.

PASSED by the City Council of the City of Blaine this 17th day of April 2023.



Date: April 4, 2023

To: Daniel Schluender
City Engineer
City of Blaine

From: WSB

SUBJECT: Administrative Settlement
Project: 19954
Parcel No. 1
Fee Owner: Maas Automotive Group, LLC, dba Bedrock Motors

As part of a negotiated settlement, Maas Automotive Group, LLC has agreed to accept a settlement in the amount of \$69,946.00. This represents an increase of \$12,146.00 from the original offer of \$57,800.00. The Appraiser valued the land at \$12/sf. The owner felt that their property was most similar and even superior to Comparable #4 in their appraisal due to the subject's proximity and exposure to high traffic Hwy 65. The owner agreed to accept \$15/sf.

A settlement in the amount of \$69,946.00 is recommended. This settlement is fair to both the City of Blaine and the owners and would avoid the additional costs of continued negotiations, appraisal fees and further condemnation proceedings.

Certified offer amount: \$57,800.00

Counter offer increase: \$12,146.00

Final Settlement: \$69,946.00

This settlement has been approved by: _____

on _____, 2023.
(Date)

COMPENSATION SUMMARY				
Acquisition Type:	Price per sf	Original Offer	Price per sf	Negotiated Settlement
Permanent Easement	12.00	40,700.00	15.00	50,760.00
Temporary Easement	1.20	1,400.00	1.50	3,486.00
Damages to Site Improvements		15,700.00	15,700.00	15,700.00
Total (rounded to:)		\$57,800.00		\$ 69,946.00



City of Blaine

Staff Report

File Number: RES 23-75

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Resolution

Approval of Consent Agenda: -

Agenda Item # 8.8

Resolution to Receive Petition and Order Public Hearing for Vacation of Right-of-Way Easement, southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village; Vacation No. V23-02

Executive Summary

The City received a petition dated April 7, 2023 from Chris Rice, requesting the vacation of the existing road right-of-way for 115th Ave NE southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village, according to the recorded plat thereof, Anoka County, Minnesota, see Attached Exhibit A for Description

Background

This portion of the existing right-of-way remains unimproved and unlikely to be extended as both sides are now owned by one property owner. Engineering staff has reviewed the request and is in agreement with the vacation.

Schedule of Actions

04/17/2022

05/15/2022

Receive Petition and Order Public Hearing

Public Hearing and Adopt Vacation Resolution

Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing on May 15, 2023.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice will be officially published for the calling of the Public Hearing on May 15, 2023.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. 115TH AVE VACATION SKETCH
2. Petition - Sunset Oaks West Right-of-Way (Signed)



City of Blaine

Signature Copy

Resolution: RES 23-75

Resolution to Receive Petition and Order Public Hearing for Vacation of Right-of-Way Easement, southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village; Vacation No. V23-02

WHEREAS, the City Council has received a petition dated the 7th day of April, 2023, requesting vacation of the existing right-of-way for 115th Ave NE southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village; and

WHEREAS, the Engineering Department has reviewed the petition and recommends that the City Council hold a Public Hearing on the requested vacation.

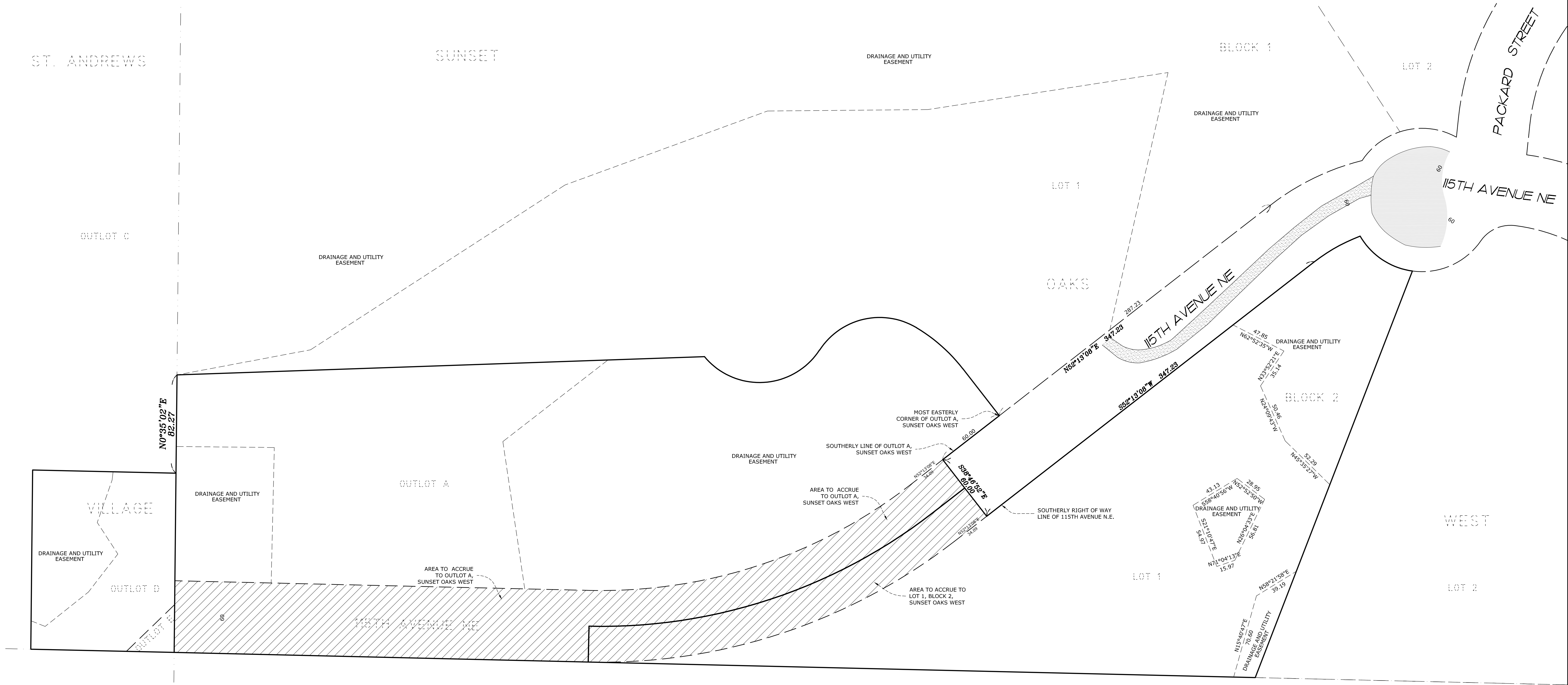
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. The Council will consider the petitioned vacation of the public right-of-way.
2. A Public Hearing shall be held on the proposed vacation at 7:00 PM on the 15th day of May, 2023 and the City Clerk shall give mailed and published notice of such a hearing and vacation as required by law.

PASSED by the City Council of the City of Blaine this 2nd day of May, 2022.

EXHIBIT A - RIGHT OF WAY VACATION SKETCH

~for~ 115TH AVENUE N. E
~in~ BLAINE, MINNESOTA



LEGEND

- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES RIGHT OF WAY VACATION AREA

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

S:\RUD\CAD\23PROJ\230127HS\230127LS VACATION.DWG

PROPOSED RIGHT OF WAY VACATION DESCRIPTION

That part of 115th Avenue N.E., as dedicated on the plat of SUNSET OAKS WEST, Anoka County, Minnesota, on file and of record in the office of the Recorder in said County, lying westerly of the following described line:

Commencing at the most easterly corner of Outlot A, SUNSET OAKS WEST, thence South 52 degrees 13 minutes 08 seconds West, assumed bearing along the southerly line of said Outlot A, for a distance of 60.00 feet, to the point of beginning of said described line; thence South 38 degrees 46 minutes 52 seconds East, for a distance of 60.00 feet, to the southerly right of way line of said 115th Avenue N.E., and said line there terminating.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 01/06/23.
- Bearings shown are on an assumed datum.
- Parcel ID Number: 13-31-23-12-0004, 13-31-23-12-0006 & 13-31-23-21-0074.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), and Flood Zone AE (Base Flood Elevation determined) according to Flood Insurance Rate Map Community No. 270015 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

DRAWN BY:	DSH	JOB NO:	22.1318LS	DATE:	04/07/2023
CHECK BY:	KCM	FIELD CREW:	BH/BJ		
1					
2					
3					
NO.	DATE	DESCRIPTION			BY



PETITION TO VACATE DRAINAGE AND UTILITY EASEMENT

DATE

04/07/2023

TO: The Mayor and Council Members, City of Blaine:

The undersigned represent that they are the majority of owners of real property abutting:

Existing road right-of-way for 115th Avenue NE; in the southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village; according to the recorded plats thereof, Anoka County, Minnesota,

see Attached Exhibit A for Description

and petition that said portion of said right-of-way to be vacated.

The facts and reasons for this application are as follows:

This portion of the existing right-of-way remains unimproved and unlikely to be extended as both sides are now owned by one property owner.

In consideration of vacating the drainage and utility easements as herein petitioned the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said drainage and utility easements.

Signature of Owner	Address	Legal Description of Property
		Right-of-way along Outlot A
		Of Sunset Oaks West
		And Outlots D and E of
		St Andrews Village

This petition was circulated by:

Name of Petitioner *Chris Rice*

Telephone No. 651-329-8289

Street 2193 Jennifer Ct

City/State/Zip North St Paul, MN 55109

In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the public. The remainder of the information, including telephone numbers, is classified as public, and is available to the public. This information will be used to contact you in case of changes. You may choose to withhold this information, however if you do, the City of Blaine may not be able to process your application for the permit or license.



City of Blaine Staff Report

File Number: 2023-119

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 8.9

Approve Carnival License for Amusement Attractions at Northtown Mall

Executive Summary

Council is asked to approve a carnival license.

Background

Randy Arthur Forcier, Gopher State Expositions, Inc., has submitted an application to hold a carnival at Northtown Mall May 11 - 21, 2023 from 11AM until 9:30PM weekdays and 4PM until 9:30PM weekends. The applicant has paid the \$1,200 license fee, submitted a certificate of liability insurance naming the City as additional insured, and all other application materials. A complete site plan required by Fire for review is pending at this time.

A background check for Mr. Forcier has been completed by the Police Department and found no reason to deny. Issuance of the license is contingent upon meeting all requirements of the license. An inspection will be completed by a Fire Inspector during carnival set-up prior to release of this license.

After further review in response to previous incidents, including one that occurred in 2022, staff is requiring an additional condition that the applicant and/or Northtown Mall arrange for reimbursable police services (RPS) Thursday-Saturday May 11, 12, and 13 as well as May 18, 19, and 20 from opening until close.

Strategic Plan Relationship

This license relates to all aspects of the strategic plan by providing opportunities for the public to engage in community events.

Board/Commission Review

N/A

Financial Impact

License fees established by Council cover costs of license review and issuance.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve a carnival license for Gopher State Expositions, Inc. at Northtown Mall.

Attachment List

None



City of Blaine Staff Report

File Number: 2023-123

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.10

Approve New Vending Truck License for O'Neil Amusements LLC

Executive Summary

Council is asked to approve a new vending truck license. This license will allow the applicant to sell ice cream or similar treats from a mobile vending truck on city streets.

Background

Richard and Leah O'Neil submitted an online application for a vending truck license. Required documents have been submitted, including a certificate of insurance. The applicants submitted a current copy of their retail mobile food handler license through the Minnesota Department of Agriculture.

The Blaine Police Department has conducted background investigations on Richard and Leah O'Neil and found no reason to deny. If approved, the license will be in effect from May 1, 2023 – April 30, 2024.

Strategic Plan Relationship

This item relates to the growth management strategic priority in the 2020-2023 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background investigation, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the vending truck license listed above.

Attachment List

None



City of Blaine Staff Report

File Number: 2023-124

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Motion

Approval of Consent Agenda: -

Agenda Item # 8.11

Approve 2023-2024 Kennel Licenses

Executive Summary

Council is asked to approve the kennel licenses listed below. These licenses will allow applicants to board, groom and shelter domestic animals in a clean, safe and humane manner.

Background

The following businesses recently submitted online applications to renew their existing kennel license.

Elfie Shea	Christine Rowan
Elfenbein Samoyed Kennels	Stone Mountain Pet Lodge LLC
12339 Radisson Road NE	9935 Radisson Road NE
Blaine, MN 55449	Blaine, MN 55449
Sommer Nelson	Thomas Carroll
PetSuites	Blaine Kennels
9983 Ulysses Street NE	10193 Flanders Street NE
Blaine, MN 55434	Blaine, MN 55449

All submitted kennel applications include the applicable fees along with required documents, including the kennel inspection reports. The licensing period for kennels is May 1, 2023 through April 30, 2024.

The licenses are contingent upon the Animal Control Division of the Police Department completing the kennel inspections for the above listed kennels and verifying no complaints have been received in the past year that would prohibit renewal of any of the above licenses.

Strategic Plan Relationship

This item relates to the growth of management strategic priority in the 2020-2023 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background investigation, is included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the kennel licenses listed above.

Attachment List

None



City of Blaine Staff Report

File Number: 2023-125

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.12

Approve 2023-2024 Vending Truck Licenses

Executive Summary

Council is asked to approve the vending truck licenses listed below. These licenses will allow applicants to sell ice cream or similar treats from a mobile vending truck on city streets.

Background

The following individuals recently submitted online applications and required documents to renew their existing vending truck licenses:

- Faysal Hasan, Owner of Blaine Anoka Ice Cream
- John Petsuch, Owner of The Treat Truck
- Faisal Kazar, Owner of Faisal Ice Cream

The Blaine Police Department is in the process of conducting background investigations for the above applicants. Issuance of individual licenses is contingent upon meeting all requirements of the license. If approved, the license will be in effect from May 1, 2023 – April 30, 2024.

Strategic Plan Relationship

This item relates to the growth of management strategic priority in the 2020-2023 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background investigation, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the vending truck license listed above.

Attachment List

None



City of Blaine Staff Report

File Number: 2023-126

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.13

Consider Special Event License for the 8th Annual Hendrickson Foundation Hockey Tournament located at the National Sports Center from June 1, 2023 - June 4, 2023

Executive Summary

The council is being asked to approve a special event license for the Hendrickson Foundation. This license will allow for a special event located at the National Sports Center, 1700 105th Avenue NE

Background

Kristin Hendrickson, applicant for the Hendrickson Foundation, has filed an application for the 8th annual Hendrickson Foundation special event license for activities taking place Thursday, June 1st through Sunday, June 4th at the National Sports Center.

The applicant estimates approximately 1,000 spectators at the event.

The applicant has deposited with the City a \$100 license fee and submitted a current certificate of insurance with the City as additional insured.

A background check for Ms. Hendrickson has been completed by the Police Department and found no reason to deny the license.

The applicant will apply for a gambling permit if so needed.

The applicant has stated they will use 10 x 10 canopy tents with no sides (as shade for participants). Therefore, no permit is required.

The applicant is proposing to hold an outdoor concert event (new this year) on Saturday, June 3rd from 6:00PM to 9:30PM with the band Good for Gary. This is a free concert. The applicant is required by City ordinance to have two off-duty police officers on site when attendance is over 1,000 spectators and alcohol service is available. Applicant has applied for the two off-duty officers.

Recommendations

Food and alcohol will be provided by the National Sports Center or by a licensed alcohol caterer; proof of which will be required prior to the event, including liquor liability insurance.

Food trucks are required to register with the city.

The concert event is to be operated consistent with the materials and descriptions made part of this application.

The concert is to begin no earlier or end no later than times approved by City Council.

The applicant agrees to lower concert noise at the stage if requested by Blaine Public Safety.

Music to end no later than 9:30PM.

Decibels for noise control to be strictly followed as outlined in the City's noise ordinance.

The applicant has prepared and submitted an acceptable operations plan to the City Clerk's office and the Blaine Police Department.

This plan includes:

1. On-site litter control
2. Emergency medical plan
3. Security plan and identification and concert experienced command person.
4. Barricade and/or stage plans

The applicant shall operate the event consistent with City codes and State statutes.

The applicant will issue a check in the amount of \$250 per day as a deposit.

Any additional conditions will be included on the final license document and communicated to the applicant.

In addition, staff will work to communicate event information to the public through its social media avenues.

Strategic Plan Relationship

This item relates to the growth of management strategic priority in the 2020-2023 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background investigation, are included in the license fee adopted by city council.

Public Outreach/Input

As required by Code, all applications shall be accompanied by the written consent of 60 percent of property owners or tenants (if the property is not owner-occupied) of property adjacent to the portion of the public street, sidewalk, alley, or property sought to be used for the special event. In addition, staff will work to communicate event information to the public through its social media avenues.

Staff Recommendation

By motion, approve the special event license listed above with recommendations.

Attachment List

None



City of Blaine Staff Report

File Number: 2023-103

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Action Item

Approval of Consent Agenda: - Michelle Wolfe, City Manager

Agenda Item # 8.14

Approve an Agreement with Jacobson, Magnuson, Anderson & Holloran for Government Relations for April 2023-April 2024.

Executive Summary

The current federal government relations contract will soon expire. Council is being asked to approve the April 2023 - April 2024 contract at the rate of \$4,500 per month for a total of \$54,000.

Background

The agreement will continue to focus on:

1. Advancing policy goals at the federal level
2. Identify federal opportunities that would support the levels of service and quality of programs provided to the residents of Blaine
3. Represent the City's interest before the United States Congress and its committees and before the executive branch of the federal government.

Strategic Plan Relationship

By partnering with lobbying firms, relationships are built, and services provided to support the city's progress on the top priority project, TH 65 reconstruction. Advocacy and grant services are necessary to improve the city's opportunities to secure over \$120 million in federal funding.

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

1. Agreement

**GOVERNMENT RELATIONS AGREEMENT
BETWEEN
THE CITY OF BLAINE
AND
JACOBSON, MAGNUSON, ANDERSON & HALLORAN, P.C.**

DATED: April 1, 2023

THIS AGREEMENT is made and entered into the date first above written, by and between the CITY OF BLAINE (“Client”) and JACOBSON, MAGNUSON, ANDERSON & HALLORAN, P.C., Attorneys at Law, (“Firm”), with offices at 180 East 5th Street, Suite 940, St. Paul, MN, 55101. The parties hereto agree as follows:

1. Authority. That the City of Blaine does hereby contract with, retain, and employ the Firm as Government Relations representatives in the matters contained herein.
2. Government Relations Representatives. It shall be the duty of the Firm to act as government relations representatives for and on behalf of the Client and to appear as such before federal governing bodies, the Legislature, agencies, departments, committees and other departments of the federal government.
3. Services. The Firm may provide services in the following areas: Government Relations services as detailed in Appendix A. The Firm shall be authorized to use its professional judgment in determining the manner and means of achieving the Client’s goals.
4. Government Relations Services. The Client shall pay the Firm for government relations services rendered, and as described in Appendix A, in accordance with the following schedule:

\$4,500 per month for a total of \$54,000 for the period of April 1, 2023 through March 31, 2024.

Invoices addressed to City of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449. Reasonable expenses pre-approved by the Client will be billed in addition to the monthly fee.

5. Retainer and Expenses. This letter of agreement proposes a \$4,500 monthly retainer that covers federal advocacy work. Additionally, it includes approved expenses described below.

Approved expenses will be billed separately and shall include long distance telephone calls, faxes, document production, overnight delivery, in-town courier services, business meals (pre-approved by the City), out-of-town travel (pre-approved by the City), and in-town travel (taxi). Such charges shall not exceed \$2,500 over the twelve-month contract period unless preapproved by the Client.

The City will be invoiced monthly to include the monthly retainer and any expenses incurred. Upon request, TFG will provide hourly breakdowns and descriptions of work performed.

JLG will provide periodic reports to the City that detail the work we have performed on the City's behalf. We will provide real-time updates on new opportunities to support City priorities; any opportunities to advance the City's federal policy objectives; and the status of relevant legislation and regulations.

6. Additional Work and Renegotiation: If work for the Client requires services in excess of those listed in Appendix A, the Client and Firm shall renegotiate the terms of this contract.
7. Assignment. No assignment of the obligation of this Agreement, in whole or in part, shall be made without the Client's express written consent, nor shall any assignment or encumbrance be made of any interest in this Agreement by the Firm without the Client's previously obtained consent.
8. Conflict of Interest. In the event any work required under this Agreement comes into potential or direct conflict with an existing client of the Firm, the Firm will immediately notify the Client of the potential or direct conflict and may terminate the Agreement and cease representation in the event the conflict cannot be resolved.
9. Termination. This Agreement can be terminated by either of the parties without cause by written notice, provided that in the event this Agreement is terminated, the Firm will promptly cease all work on the project. Upon receiving final payment for authorized services and applicable expenses, the Firm shall provide the Client copies of all files requested and any necessary originals in the possession of the Firm.
10. Invoices. The Firm shall provide monthly invoices specifically detailing work performed during the invoice period. The Client shall use commercially reasonable efforts to pay such invoices within thirty (30) days of receipt and approval.
11. Term. This Agreement shall be in effect for a period commencing upon April 1, 2023 and ending March 31, 2024, unless terminated as provided herein.
12. Amendment. This Agreement may be amended by written agreement signed by the parties.

IN WITNESS WHEREOF, we have hereunto set our hands this day.

CITY OF BLAINE

JACOBSON, MAGNUSON,
ANDERSON & HALLORAN P.C.

Mayor



R. Reid LeBeau II
Shareholder

City Manager

Appendix A

Government Relations Services

- Monthly reports on congressional action of note.
- Monthly written reports on JLG-specific efforts and communications with members of Congress and staff.
- Schedule DC and district meetings with appropriate and relevant individuals to progress the Highway 65 project. Meetings will be scheduled in coordination with the Mayor's schedule. Should funding for the Highway 65 project be secured within the contract year, we will be available to work on any other City priorities.
- Provide City Administration and/or Council with an in-person report at least once in 2023, or at the request of City Administration and/or Council.
- JLG (in partnership with Folger Square) will make no fewer than 5 personal contacts per month with members of Congress and/or staff.
- JLG (in partnership with Folger Square) will strategize and execute a plan for personally lobbying members of a Conference Committee, if one is appointed prior to the end of the current Congress.



City of Blaine Staff Report

File Number: 2023-147

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Motion

Approval of Consent Agenda: - Michelle Wolfe, City Manager

Agenda Item # 8.15

Motion to Approve a Separation Agreement with an Employee

Executive Summary

Council is being asked to review and approve a separation agreement with employee Daniel Pelkey.

Background

Staff has worked in conjunction with our City Attorney to negotiate and finalize the terms of a separation agreement between the City and Deputy Chief Dan Pelkey. Staff recommends the approval of the separation agreement authorizing execution by the Mayor and City Manager effective as of April 17, 2023.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

By motion, approve the agreement.

Attachment List

1. Separation Agreement and Release

SEPARATION AGREEMENT AND RELEASE

This Separation Agreement and Release ("Agreement") is by and among Daniel Pelkey (the "Employee"), Law Enforcement Labor Services, Inc. ("Union") and the City of Blaine ("City"), (collectively the "Parties") and is effective on the 17th day of April, 2023.

RECITALS

1. The City and the Union are parties to a collective bargaining agreement ("CBA") negotiated pursuant to the Public Employment Labor Relations Act, and the Employee is a member of the bargaining unit represented by the Union.
2. The Employee was employed by the City of Blaine as a Deputy Chief.
3. The Employee has expressed an interest in resigning his employment with the City.
4. The parties wish to resolve all potential issues and disputes through this Agreement in the interest of avoiding any potential arbitration, litigation, and administrative proceedings costs and expenses which may rise out of Employee's employment with the City and his separation from employment thereof.

AGREEMENT

1. End of Employment.
 - a. Irrevocable Resignation from Employment. Effective April 17, 2023 ("Separation Date"), Employee shall resign from employment with the City as the Deputy Chief, except as otherwise provided in this Agreement, all benefits and privileges end as of that date. Resignation will be considered honorable.
 - b. Final Paycheck. Upon receipt of Employee's final paycheck via direct deposit in accordance with the City's regular pay cycle on April 27, 2023 for pay through the Separation Date, which will include payment for all previously unpaid services through the Separation Date, less required deductions and withholding, Employee will have received all wages owed to them by virtue of their employment with the City or termination thereof,
 - c. Upon receipt of resignation, the City will pay out accrued benefits pursuant to the City's policies, the CBA, and the Memorandum of Agreement executed December 29, 2021, into the City's Post Employment Health Care Savings Plan as follows: 100% of employees accrued and unused vacation, 100% of 50% of accrued and unused sick leave, and
 - d. Additionally, upon receipt of resignation the City will provide full pay for the single floating holiday that Employee has accrued and not used.
 - e. All employee benefits will terminate on the Separation Date, with any post-employment obligations and responsibilities regarding benefits (e.g., life insurance,

long-term and short-term disability, 457 program, etc.) to be governed by the summary plan descriptions of the respective benefit plans.

- f. No Other Payments or Benefits. Employee is not eligible for any other payments or benefits by virtue of their employment with the City or termination thereof except for those expressly described in this Agreement. Employee will receive the payments described in Paragraph 1 whether or not they sign this Agreement so long as an irrevocable resignation is received. Employee will not receive the payments or benefits described in Paragraph 2 and subsequent paragraphs of this Agreement if Employee (i) does not sign this Agreement, (ii) rescinds this Agreement after signing it, or (iii) violates any of the terms and conditions set forth in this Agreement.

- 2. Separation Pay. In consideration for Employee signing this Agreement and Release, and subject to the limitations, obligations, and other provisions contained in this Agreement, the City agrees to pay Employee:

- a. separation pay in the gross, lump-sum amount of \$39,176.80 less required deductions and applicable withholding ("Separation Pay"), which is equivalent to three months of continued salary, and
- b. Employee will have the opportunity to select COBRA continuation relating to various benefit plans that he is currently participating and information will be provided upon separation. One such plan that Employee will have the opportunity to elect COBRA coverage for is his current family medical plan with premiums of \$2,089.50 per month. Should Employee elect continuation coverage for his family medical plan, for a three (3) month period commencing upon expiration of all recession periods identified herein, the City will contribute \$1,440 per month towards COBRA premiums for a total maximum contribution of \$4,320. Should Employee not elect COBRA coverage on his family medical plan and/or should Employee elect to discontinue COBRA coverage prior to all three payments, the City will not provide further benefits under this section.

Together 2(a) and (b) are referred to as "Separation Pay."

Separation Pay will be paid only if (a) Employee has signed this Agreement, and (b) the rescission periods explained in Paragraphs 8 and 9, below have expired.

Payment will be made via direct deposit within 10 days after the rescission periods identified in Paragraphs 8 and 9 expire.

Employee understands and agrees that they are receiving this Separation Pay that they would not otherwise be entitled to receive. Employee also understands that they will receive the benefits set forth in this Paragraph 2 only if they sign this Agreement and do not rescind it within the rescission periods provided for in Paragraphs 8 and 9, or as otherwise governed by Paragraphs 8 and 9 of this Agreement in the instance of a partial rescission.

- 3. Release of Claims. Except as to claims that cannot be released under applicable law, you hereby do release and forever discharge the "Released Parties" of and from any and all

manner of legally releasable claims, demands, actions, causes of action, administrative claims, liability, damages, claims for punitive or liquidated damages, claims for attorney's fees, costs and disbursements, individual or class action claims, or demands of any kind whatsoever, you have or might have against them or any of them, whether known or unknown, in law or equity, contract or tort, arising out of or in connection with your employment with the City, or the termination of that employment, or otherwise, and however originating or existing, from the beginning of time through the date of your signing this Agreement.

This includes but is not limited to the following claims as well as any amendments and respective implementing regulations, to the maximum extent they are releasable, and the omission of any specific statute, law, or provision shall not limit the scope of this general release in any manner:

- wages, bonuses, commissions, penalties, deferred compensation, vacation or sick leave, separation benefits;
- any and all claims arising under tort, contract, and quasi-contract law such as defamation of any kind including, but not limited to, libel, slander and self-publication defamation; invasion of privacy; negligence; negligent or intentional emotional distress; breach of express, implied or oral contract; estoppel; fraud; intentional or negligent misrepresentation; breach of any implied covenants; wrongful prosecution; assault or battery; negligent hiring, supervision or retention; wrongful discharge; personal injury; invasion of privacy; false imprisonment; breach of fiduciary duty;
- breach of employee handbooks, manuals, or other City policies including claims arising from discipline, grievances or performance evaluation policies;
- improper discharge (based on contract, common law, or statute, including any federal, state or local statute or ordinance prohibiting discrimination or retaliation in employment);
- violation of any of the following:
 - the United States Constitution,
 - the Minnesota Constitution,
 - the Minnesota Human Rights Act, Minn. Stat. § 363A.01 et seq.,
 - The Veterans Preference Act,
 - Minnesota Whistleblower Statutes including Minn. Stat. § 181.932 et seq
 - any legally releasable claim arising under Minn. Stat. Chapters 177 and 181,
 - Title VII of the Civil Rights Act as amended, 42 U.S.C. § 2000e et seq.,
 - **the Age Discrimination in Employment Act as amended, 29 U.S.C. § 621 et seq.,**
 - Civil Rights Act of 1866, 42 U.S.C. § 1981,
 - Civil Rights Act of 1991, 42 U.S.C. § 1981a,
 - the Americans with Disabilities Act as amended, 42 U.S.C. § 12101 et seq.,
 - the Employment Retirement Income Security Act of 1976, 29 U.S.C. § 1001 et seq.,
 - the Family and Medical Leave Act, 29 U.S.C. § 2601 et seq.,
 - the Fair Credit Reporting Act, 15 U.S.C. § 1681 et seq.,

- the Worker Adjustment and Retraining Notification Act, 29 U.S.C. § 2101 et seq.,
- the Sarbanes-Oxley Act, 15 U.S.C. § 7201 et seq.,
- the Genetic Information Nondiscrimination Act of 2008, Pub. L. No. 110-233, 122 Stat. 881 (codified as amended in scattered sections of 29 U.S.C. and 42 U.S.C.), or
- any other federal, state or local statute prohibiting discrimination in employment or granting rights to you arising out of the employment relationship with the City;
- any claim for discrimination or harassment based on sex, race, color, creed, religion, age, national origin, marital status, sexual orientation, disability, genetic information, status with regard to public assistance, or any other legally-protected status; and
- any claim for retaliation or wrongful discharge under Minn. Stat. Chapter 176 or any other claim for retaliation.
- The right to file any grievances by the Employee under the CBA relating to the subject of this Agreement as well as any other employment matters.

This release includes any claims for punitive or compensatory damages, back pay or front pay, fringe benefits or attorney fees, expenses, or costs that Employee has or may have had.

Employee acknowledges that the benefits set forth in Paragraph 2 constitute adequate consideration for this release.

Employee agrees and acknowledges that each of the claims released pursuant to Paragraph 3 are separate, distinct, and divisible. Should it be determined that one of the claims purported to be released be illegal, invalid, or unenforceable, that claim shall be divisible and shall not affect the enforceability of the remainder of the released claims.

4. Excluded from this release. Employee is not, by signing the Agreement, releasing or waiving (i) any vested interest he may have in any retirement, pension or profit sharing plan by virtue of employment with the City; (ii) any rights or claims that may arise after this Agreement is signed; (iii) the post-employment benefits and payments specifically promised to you in this Agreement; (iv) the right to institute legal action for the purpose of enforcing the provisions of the Agreement; (v) the right to apply for unemployment compensation benefits; (vi) the right to file a charge of discrimination with a governmental agency, although Employee agrees that he will not be able to recover any award of money or damages if he files such a charge or have a charge filed on her behalf, unless specifically otherwise mandated by law; (vii) the right to testify, assist, or participate in an investigation, hearing, or proceeding conducted by the a governmental agency; (viii) any rights Employee has under the Consolidated Omnibus Budget Reconciliation Act ("COBRA"); (ix) any unknown workers compensation and/or PERA disability claims, or (x) any rights that cannot be waived as a matter of law.
5. The "Released Parties," as used in this Agreement, means the City and its employees, agents, Council members, attorneys, insurers, representatives and consultants, and the successors

and assigns of each, whether in their individual or official capacities.

6. Tax Implications. Employee is solely responsible for any tax consequences that may result from the Separation Pay, including if any taxing authority finds that the Separation Pay has been misclassified, and agrees to indemnify the City from any such consequences. Employee acknowledges that they have not relied on the City for any tax advice concerning the Separation Pay.

In the event a taxing authority asserts a claim for federal or state income taxes, social security taxes, unemployment taxes, and/or Medicare taxes, Employee stipulates and agrees that the City is not responsible to said taxing authority for payment of that obligation; and Employee Name further agrees to indemnify, defend and hold harmless the City from those claims, including interest and/or penalties if asserted.

The employee is responsible for correctly characterizing the payment on his/her tax return and paying the appropriate taxes because the employee, and not the City, exercises control over completing his/her tax returns.

Further, this Agreement is intended to comply with Section 409A of the Internal Revenue Code of 1986, as amended (Section 409A), including the exceptions thereto, and shall be construed and administered in accordance with such intent. Notwithstanding any other provision of this Agreement, payments provided under this Agreement may only be made upon an event and in a manner that complies with Section 409A or an applicable exemption. Any payments under this Agreement that may be excluded from Section 409A either as separation pay due to an involuntary separation from service, as a short-term deferral, or as a settlement payment pursuant to a bona fide legal dispute shall be excluded from Section 409A to the maximum extent possible. For purposes of Section 409A, any installment payments provided under this Agreement shall each be treated as a separate payment. To the extent required under Section 409A, any payments to be made under this Agreement in connection with a termination of employment shall only be made if such termination constitutes a "separation from service" under Section 409A. Notwithstanding the foregoing, the City makes no representations that the payments and benefits provided under this Agreement comply with Section 409A and in no event shall the City be liable for all or any portion of any taxes, penalties, interest, or other expenses that may be incurred by Employee on account of non-compliance with Section 409A.

7. Notice of Right to Consult Attorney and Twenty-One (21) Day Consideration Period. By signing this Agreement, Employee acknowledges and agrees that the City has informed them by this Agreement that:
 - i. Employee has the right to consult with an attorney of Employee's choice prior to signing and/or while considering their right to rescind this Agreement and the City encourages Employee to do so; and
 - ii. Employee is entitled to twenty-one (21) calendar days from their receipt of this Agreement to consider whether the terms are acceptable to them. By signing this Agreement, Employee also agrees with the City that any changes to this

Agreement made prior to Employee signing it, whether material or not, do not restart the twenty-one (21) day period.

8. Notification of Rights to Rescind Under the Age Discrimination in Employment Act (29 U.S.C. § 621 et seq.) and the Minnesota Human Rights Act. You are hereby notified of your right to rescind the release of claims contained in Paragraph 3 with regard to only the federal Age Discrimination in Employment Act, 29 U.S.C. § 621 et seq., within seven (7) calendar days of your signing this Agreement. In addition, you are hereby notified of your right to rescind your release of claims relating to only the Minnesota Human Rights Act within fifteen (15) calendar days of your signing this Agreement. In order to be effective, any rescission must identify which claims the Employee is attempting to rescind and:

- a. Be in writing; and
- b. Be delivered to Lida Bannink, City Attorney, 1809 Northwestern Avenue, Stillwater MN 55801, lbannink@eckbergllammers.com by *certified mail, return receipt requested*, or electronically within the required period.

If Employee rescinds pursuant to this paragraph, the City may, at its option, either nullify this Agreement in its entirety, or keep it in effect other than as to that portion of Employee's release of claims that they have rescinded.

If the City chooses to nullify the Agreement in its entirety, the only obligations that will remain are those described in Paragraph 1 as long as resignation is obtained. All other paragraphs, including the Separation Pay contained in Paragraph 2, will be null and void, and Employee will be obligated to return any payments already received.

9. Statutory Right of Rescission. Pursuant to Minn. Stat. § 456.722(4), if approved by City Council in an open meeting, the effective date of City Council's approval of payment shall be 15 days after the date of the public meeting. Both City Council and Employee may rescind or reject the payment prior to the effective date indicated herein.
10. Affirmations. Employee affirms the following:

i. Outside of the payments described in Paragraph 1 above, no other payments are owed from the City to Employee because of their employment and/or termination thereof.

ii. Employee has reported all hours worked as of the date Employee signs this Agreement and has been paid and/or has received all compensation, wages, bonuses, commissions, paid sick leave, tips, and/or benefits which are due and payable as of the date Employee signs this Agreement and Employee has been reimbursed for all necessary expenses or losses incurred by Employee within the scope of Employee's employment.

iii. Employee has been granted any leave to which Employee was entitled under the Family and Medical Leave Act and state and local leave and disability accommodation laws.

iv. Employee's rights to make truthful statements or disclosures required by law, regulation, or legal process and to request or receive confidential legal advice, and nothing in this Agreement shall be deemed to impair those rights.

11. Pending Internal Investigation & Treatment of Investigation Data. The Parties agree that there has been no final disposition or final report made of the pending allegations and investigations of Employee as part of Internal Investigation 2023-01.

Given that the investigation did not reach final disposition or final report, the Parties agree and understand that all information pertaining to Internal Investigation 2023-01 will be treated in strict accordance with the Minnesota Government Data Practices Act.

The Employee expressly understands that their obligations of confidentiality in accordance with the Minnesota Government Data Practices Act, including details relating to this Internal Investigation, extend beyond employment.

12. Prospective Employer Inquiries. Inquiries from prospective employers shall be responded to by the Human Resources Department and/or the Chief of Police. The City will comply with the Minnesota Government Data Practices Act, the scope of any Authorization executed by the Employee, and/or other legal authority with regard to disclosure of personnel data pertaining to the Employee. Employee understands and agrees that no further guarantees are made in this regard.
13. Return of Property & Continuing Obligations under the Minnesota Government Data Practices Act. The Employee is required to return any and all City property in his possession as well as any documents or government data that he may be in possession. Government data must be stored in accordance with applicable law and may not be destroyed. The Employee is under a continued obligation to protect private, nonpublic, and confidential government data that they may have knowledge of. Employee may arrange with Police Chief for return of any personal property in possession of the City.
14. Non-Precedent. This Agreement shall not constitute a precedent with respect to any other claim, grievance, or dispute arising under any existing or future collective bargaining agreement in any other matter.
15. Non-Disparagement. The parties agree and covenant that they shall not at any time make, publish, or communicate to any person or entity or in any public forum any defamatory, reckless, or malicious comments or statements concerning the other party, or, as relating to the City regarding any of the individuals considered Released Parties.
16. Non Admission. It is understood and agreed that this Agreement does not constitute an admission by the City of any liability, wrongdoing, or violation of any law. Further, the City expressly denies any wrongdoing of any kind whatsoever in its actions and dealings with Employee.
17. Governing Law and Venue. This Agreement is governed by the laws of the State of Minnesota, both as to interpretation and performance. It is further agreed that any action

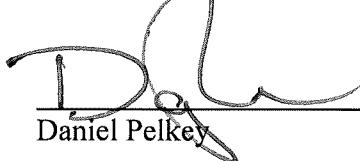
initiated in connection with the interpretation of or adherence to the terms and provisions of the Agreement shall be venued solely and exclusively in state court in the State of Minnesota in the County of Anoka.

18. Severability & Construction. Any term or condition of this Release found to be invalid, illegal, or unenforceable shall not render this Agreement void or unenforceable. If any particular provision of this Agreement shall be adjudicated to be invalid or unenforceable, the Parties specifically authorize the tribunal making such determination to replace the invalid or unenforceable provision to allow this Agreement, and the remaining provisions thereof, to be valid and enforceable to the fullest extent allowed by law and/or public policy.

Nothing contained in this Agreement is meant to waive, release, restrict, impede Employee from exercising protected rights to the extent that such rights cannot be waived by agreement or from complying with any applicable law or regulation or a valid order of a court of competent jurisdiction or an authorized government agency, provided that such activity does not exceed what is allowed by any law, regulation, or order.

19. Entire Agreement. This Agreement constitutes the entire agreement of the Parties. This document supersedes any and all prior agreements. No modification shall be binding on any of the Parties unless it has been agreed to by the Parties in writing, signed by them, and identified as an amendment to this Agreement. There are no inducements or representations leading to the execution of this Agreement except as therein explicitly contained.
20. Execution of Agreement. This Agreement may be executed and delivered in counterparts via electronic mail, each of which so executed and delivered counterpart is original, and such counterparts, together, shall constitute the same instrument. For purposes of this Agreement, signature through electronic delivery service or via delivery of a PDF or photocopy/scan of a party's signature shall be sufficient to bind such party.
21. Voluntary and Knowing Action. Employee acknowledges that they have read the terms of the Agreement in full, have had the opportunity to consult with an attorney, that they understand the terms of this Agreement, and that they understand and agree to be bound thereby in full. Those signing below in the representative capacity fully affirm or verify that they are authorized to execute this Agreement on behalf of their principals and that it is their principals' intent to be bound thereby in full.

EMPLOYEE


Daniel Pelkey

04.17.2023

Date

LAW ENFORCEMENT LABOR SERVICES, INC.

Scott Higbee on behalf of Scott Higbee

Scott Higbee
Staff Attorney

April 17, 2023

Date

CITY OF BLAINE

Timothy Sanders
Mayor, City of Blaine

Date

Michelle Wolfe
City Manager, City of Blaine

Date



City of Blaine Staff Report

File Number: 2023-77R-61-2023

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Resolution

7:30 P.M. - Public Hearing and Items Published for a Certain Time - Daniel Schluender,
Director of Engineering

Agenda Item # 9.1

Resolution Adopting Assessment for Hidden Oaks Area Street Reconstructions, Improvement
Project No. 22-06

Executive Summary

Improvement Project No. 22-06 was ordered by the City Council on February 7, 2022 with
Resolution 22-019. A construction contract was awarded to Douglas-Kerr Underground, LLC by
the City Council on June 6, 2022 with Resolution No. 22-101 and construction was completed in
the fall of 2022.

Background

Improvement Project No. 22-06 included the following project areas:

- 97th Avenue from Hamline Avenue to Yalta Street
- 97th Lane from Hamline Avenue to Xebec Street
- 97th Court from west cul-de-sac to Hamline Avenue
- 98th Avenue from Hamline Avenue to Xebec Street
- 98th Lane from Wake Street to Yalta Street
- 99th Avenue from Wake Street to Xebec Street
- 99th Lane from Xebec Street to Austin Street
- Hamline Avenue from Edgewood Road to north cul-de-sac
- Wake Street from 98th Avenue to 99th Avenue
- Wake Court from 99th Avenue to north cul-de-sac
- Xebec Street from Edgewood Road to 99th Lane

•Yalta Street from 97th Avenue to 99th Lane

The total cost of the project is as follows:

Construction Costs	\$2,850,016.13
Engineering Costs	\$405,392.02
Interest	\$8,527.10
Administration,	\$175,062.64
Assessing, Other	
Total	\$3,438,997.89

The total project cost indicated in the Feasibility Report was \$4,889,565.00.

The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$815,507.75. The Public Utility Funds will contribute \$223,067.47 for water and sanitary sewer improvements and Pavement Management Program funds will contribute \$2,400,422.67.

Strategic Plan Relationship

The Hidden Oaks Area Street Reconstructions project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required

Financial Impact

Assessments will be levied over 15 years and will be used to fund repayment of any debt issued for the project. That portion of the debt not funded via special assessments will be funded through an annual debt service tax levy. The amount to be assessed is \$815,507.75.

Public Outreach/Input

The project itself and the assessment process has complied with all public notification requirements pursuant to MN Statutes, Chapter 429.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 22-06 Location Map
2. 22-06 Assessable Parcels Map
3. 22-06 Proposed Final Assessment Roll



City of Blaine

Signature Copy

Resolution: R-61-2023

Resolution Adopting Assessment for Hidden Oaks Area Street Reconstructions, Improvement Project No. 22-06

WHEREAS, a contract was entered into for full concrete curb and gutter removal and replacement, minor storm drainage improvements, spot water main repair, asphalt surface replacement, traffic control signage replacement, and appurtenant construction in the following described areas:

- 97th Avenue from Hamline Avenue to Yalta Street
- 97th Lane from Hamline Avenue to Xebec Street
- 97th Court from west cul-de-sac to Hamline Avenue
- 98th Avenue from Hamline Avenue to Xebec Street
- 98th Lane from Wake Street to Yalta Street
- 99th Avenue from Wake Street to Xebec Street
- 99th Lane from Xebec Street to Austin Street
- Hamline Avenue from Edgewood Road to north cul-de-sac
- Wake Street from 98th Avenue to 99th Avenue
- Wake Court from 99th Avenue to north cul-de-sac
- Xebec Street from Edgewood Road to 99th Lane
- Yalta Street from 97th Avenue to 99th Lane

AND WHEREAS, the construction cost for such improvement is \$2,850,016.13 and the expenses incurred in the making of said improvements amount to be \$588,981.76 making the total cost \$3,438,997.89.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment
against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment
levied against it.
2. The owner of any property so assessed may within thirty (30) days of the adoption of this

resolution pay the whole of the assessment with no interest to the

City's Special Assessment Clerk or make partial prepayment in the amount of at least ten percent (10%) of the total assessment to the City's Special

Assessment Clerk with no interest. Any remaining assessment will be payable according to this resolution.

3. Assessments shall be payable in annual installments extending over a period of fifteen (15) years. The first of the installments to be payable on or before the

first Monday in January, 2024. Installments shall bear interest at the rate of four and five tenths percent (4.5%) per annum from the date of the adoption of this

assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2023. To

each subsequent installment when due shall be added interest for one (1) year on all unpaid installments.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the county Auditor, as herein provided, pay the whole of

the assessment against any parcel with interest accrued to the date of payment to the City's Special Assessment Clerk, except that no interest shall be

charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he may at any time thereafter prior to November 15 pay to the

City's Special Assessment Clerk the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made.

5. The owner of any property so assessed may at any time thereafter pay to the City's Special Assessment Clerk the remaining principal after payment of the

current installment prior to November 15 of any year with no further interest charged on the remaining principal.

6. The City Manager shall forthwith transmit a certified duplicate copy of this assessment to the County Auditor to be extended on the proper tax lists of the

County and such assessments shall be collected and paid in the same manner as other municipal taxes.

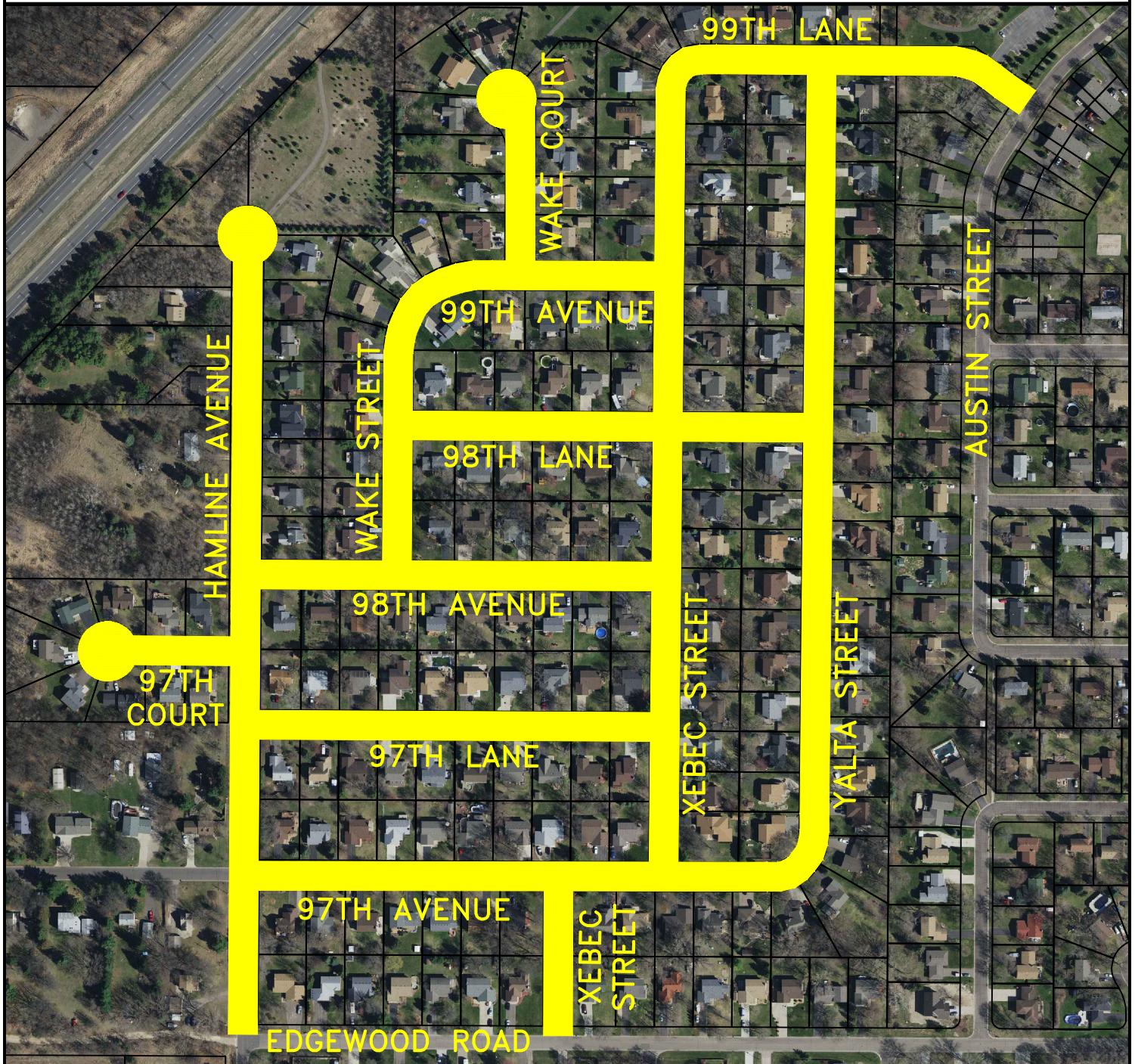
PASSED by the City Council of the City of Blaine this 17th day of April, 2023.

Hidden Oaks Street Rehabilitation, Proj. No. 22-06

LOCATION MAP



- 97TH AVENUE FROM HAMLINE AVENUE TO YALTA STREET
- 97TH LANE FROM HAMLINE AVENUE TO XEBEC STREET
- 97TH COURT FROM WEST CUL-DE-SAC TO HAMLINE AVENUE
- 98TH AVENUE FROM HAMLINE AVENUE TO XEBEC STREET
- 98TH LANE FROM WAKE STREET TO YALTA STREET
- 99TH AVENUE FROM WAKE STREET TO XEBEC STREET
- 99TH LANE FROM XEBEC STREET TO AUSTIN STREET
- HAMLINE AVENUE FROM EDGEWOOD ROAD TO NORTH CUL-DE-SAC
- WAKE STREET FROM 98TH AVENUE TO 99TH AVENUE
- WAKE COURT FROM 99TH AVENUE TO NORTH CUL-DE-SAC
- XEBEC STREET FROM EDGEWOOD ROAD TO 99TH LANE
- YALTA STREET FROM 97TH AVENUE TO 99TH LANE



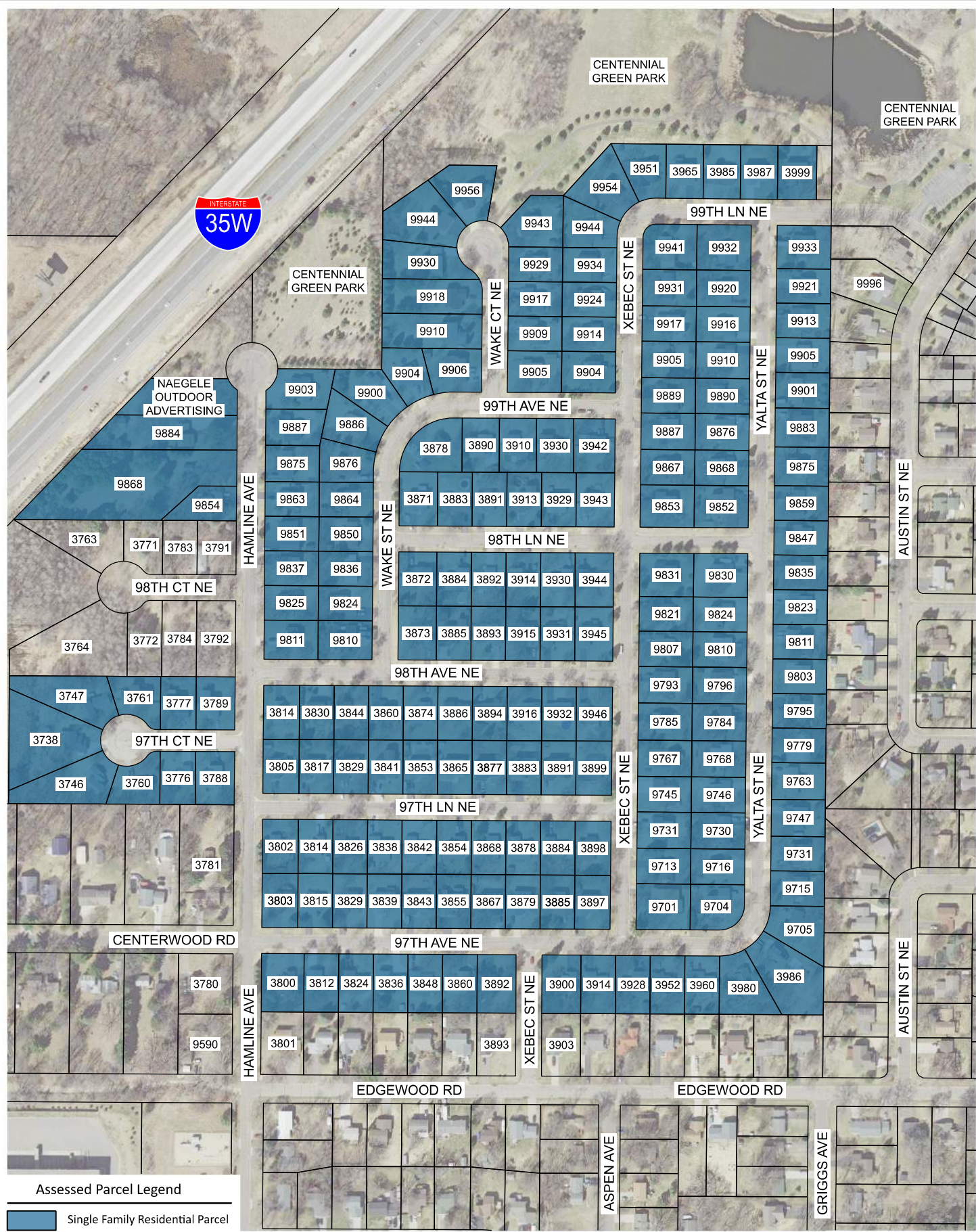


Exhibit 1: Project Assessment Map
Hidden Oaks Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



SCALE IN FEET

0 150 300



CITY PROJ. 22-06
HIDDEN OAKS AREA RECONSTRUCTIONS

CITY OF BLAINE
**SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,610,231.93	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$539,428.17				
TOTAL COST	\$3,149,660.10				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,102,381.04	/	20405 LF	=	\$54.03

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$54.03	X	15094 LF	=	\$815,508.29	/	185	=	\$4,408.15

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123240029	3738 97TH CT NE	ALISIC, NERMA	1	\$4,408.15	\$4,408.15
263123240030	3746 97TH CT NE	WATKE, JORDAN M	1	\$4,408.15	\$4,408.15
263123240028	3747 97TH CT NE	KANDEL, RICHARD	1	\$4,408.15	\$4,408.15
263123240031	3760 97TH CT NE	LEE NANCY J	1	\$4,408.15	\$4,408.15
263123240027	3761 97TH CT NE	KYIPA PASSANG	1	\$4,408.15	\$4,408.15
263123240032	3776 97TH CT NE	OPSETH RACHAEL & DANIEL	1	\$4,408.15	\$4,408.15
263123240026	3777 97TH CT NE	DAGOSTINO ANTHONY & AMY	1	\$4,408.15	\$4,408.15
263123240033	3788 97TH CT NE	BEST-SMITH, GINA	1	\$4,408.15	\$4,408.15
263123240025	3789 97TH CT NE	CARROLL, MICHELLE ANN	1	\$4,408.15	\$4,408.15
263123130003	3800 97TH AVE NE	SAVER, CYNTHIA M	1	\$4,408.15	\$4,408.15
263123130017	3802 97TH LN NE	KONGSOUNG ZER	1	\$4,408.15	\$4,408.15
263123130036	3803 97TH AVE NE	CONDIFF JULIANNE F & GREG T	1	\$4,408.15	\$4,408.15
263123130046	3805 97TH LN NE	WARD DANIEL & SUZANNE	1	\$4,408.15	\$4,408.15
263123130004	3812 97TH AVE NE	KRUSE, ESTHER E	1	\$4,408.15	\$4,408.15
263123130018	3814 97TH LN NE	BROWN, ROWAN	1	\$4,408.15	\$4,408.15
263123130093	3814 98TH AVE NE	WILLIAMS MARY LOUISE	1	\$4,408.15	\$4,408.15
263123130035	3815 97TH AVE NE	BOHMER, NANCY L	1	\$4,408.15	\$4,408.15
263123130045	3817 97TH LN NE	GREEN JAMES M & RANDALL JODI M	1	\$4,408.15	\$4,408.15
263123130005	3824 97TH AVE NE	DEGREE DAVID C & TERESA L	1	\$4,408.15	\$4,408.15
263123130019	3826 97TH LN NE	HILGER PATRICK M & SUSAN J	1	\$4,408.15	\$4,408.15
263123130034	3829 97TH AVE NE	BEAUBIEN, MARK	1	\$4,408.15	\$4,408.15
263123130044	3829 97TH LN NE	JOHNSON BARBARA J	1	\$4,408.15	\$4,408.15
263123130094	3830 98TH AVE NE	EHRNREITER RONALD & JANET	1	\$4,408.15	\$4,408.15
263123130006	3836 97TH AVE NE	CARVER SARAH R	1	\$4,408.15	\$4,408.15
263123130020	3838 97TH LN NE	KRISTOFITZ, HELEN MARIE	1	\$4,408.15	\$4,408.15
263123130033	3839 97TH AVE NE	HOBBS JEFFERSON T	1	\$4,408.15	\$4,408.15
263123130043	3841 97TH LN NE	EBSEN MICHAEL P	1	\$4,408.15	\$4,408.15
263123130021	3842 97TH LN NE	SAUCIER LYNNE M	1	\$4,408.15	\$4,408.15
263123130032	3843 97TH AVE NE	IMSLAND SHANE	1	\$4,408.15	\$4,408.15
263123130095	3844 98TH AVE NE	BALYNAS STEVEN M & STEPHANIE A	1	\$4,408.15	\$4,408.15
263123130007	3848 97TH AVE NE	KNISELY, THOMAS	1	\$4,408.15	\$4,408.15

CITY PROJ. 22-06
HIDDEN OAKS AREA RECONSTRUCTIONS

CITY OF BLAINE
**SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$2,610,231.93	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$539,428.17				
TOTAL COST	\$3,149,660.10				
	<u>RESIDENTIAL RATE</u>	<u>x35%</u>	<u>TOTAL FRONT FOOTAGE</u>	<u>ASSESSMENT RATE PER FRONT FOOT</u>	
ASSESSABLE COST	\$1,102,381.04	/	20405 LF	=	\$54.03

263123130042	3853 97TH LN NE	MOHLER PATRICK A & CARMEN A	1	\$4,408.15	\$4,408.15
263123130022	3854 97TH LN NE	FREED DEBRA	1	\$4,408.15	\$4,408.15
263123130031	3855 97TH AVE NE	SIENKO, SHANE E	1	\$4,408.15	\$4,408.15
263123130008	3860 97TH AVE NE	SHOWALTER, BRIAN RAY	1	\$4,408.15	\$4,408.15
263123130096	3860 98TH AVE NE	FIEDLER DAVID E & TAMMY L	1	\$4,408.15	\$4,408.15
263123130041	3865 97TH LN NE	CUNNINGHAM, PATRICK G	1	\$4,408.15	\$4,408.15
263123130030	3867 97TH AVE NE	STAPLETON JOLINDA S & PATRICK	1	\$4,408.15	\$4,408.15
263123130023	3868 97TH LN NE	ERICKSON, LYNNE IRVING	1	\$4,408.15	\$4,408.15
263123120075	3871 98TH LN NE	XA SAM K & NGUYEN TRANG T	1	\$4,408.15	\$4,408.15
263123130111	3872 98TH LN NE	SCHEVING, BEN J	1	\$4,408.15	\$4,408.15
263123130122	3873 98TH AVE NE	MUELLER, JOSEPH R	1	\$4,408.15	\$4,408.15
263123130097	3874 98TH AVE NE	NIHART, MICHAEL PAUL	1	\$4,408.15	\$4,408.15
263123130040	3877 97TH LN NE	KHANG XE & YANG KA LIA	1	\$4,408.15	\$4,408.15
263123130024	3878 97TH LN NE	MOLKENTHIN, AARON ROSS	1	\$4,408.15	\$4,408.15
263123120065	3878 99TH AVE NE	SANDERSON JERI L	1	\$4,408.15	\$4,408.15
263123130029	3879 97TH AVE NE	SELLEN, KORBEBY	1	\$4,408.15	\$4,408.15
263123130039	3883 97TH LN NE	TOWNSEND JERRY M	1	\$4,408.15	\$4,408.15
263123120074	3883 98TH LN NE	HURST JOHN J & LINDA A	1	\$4,408.15	\$4,408.15
263123130025	3884 97TH LN NE	WHITNEY BRANDON C	1	\$4,408.15	\$4,408.15
263123130112	3884 98TH LN NE	BORDER, KELLY	1	\$4,408.15	\$4,408.15
263123130028	3885 97TH AVE NE	ANDERSEN, KATHRYN D	1	\$4,408.15	\$4,408.15
263123130121	3885 98TH AVE NE	JOHNSON KEVIN T & TERRI L	1	\$4,408.15	\$4,408.15
263123130098	3886 98TH AVE NE	BROWN NEIL R	1	\$4,408.15	\$4,408.15
263123120066	3890 99TH AVE NE	PATTOCK, BRIAN M	1	\$4,408.15	\$4,408.15
263123130038	3891 97TH LN NE	HILTNER RITA A	1	\$4,408.15	\$4,408.15
263123120073	3891 98TH LN NE	LECHNER, DEBORAH A	1	\$4,408.15	\$4,408.15
263123130009	3892 97TH AVE NE	MULES BRIAN E	1	\$4,408.15	\$4,408.15
263123130113	3892 98TH LN NE	NYGAARD JAMES B & BARBARA A	1	\$4,408.15	\$4,408.15
263123130120	3893 98TH AVE NE	HALVORSON ORLO H & HOLLY M	1	\$4,408.15	\$4,408.15
263123130099	3894 98TH AVE NE	KJORLIEN CRAIG D & KATHRYN E	1	\$4,408.15	\$4,408.15
263123130027	3897 97TH AVE NE	FARRINGTON JEFFREY & KRISTI	1	\$4,408.15	\$4,408.15
263123130026	3898 97TH LN NE	BHATTARAI, SAMBIT	1	\$4,408.15	\$4,408.15
263123130037	3899 97TH LN NE	JOHNSON LAWRENCE & KATHLEEN	1	\$4,408.15	\$4,408.15
263123130084	3900 97TH AVE NE	PARENT TRUSTEE, RONALD L	1	\$4,408.15	\$4,408.15
263123120067	3910 99TH AVE NE	BUGOS, DIANA	1	\$4,408.15	\$4,408.15
263123120072	3913 98TH LN NE	PARSHALL DANA R & RACHELLE	1	\$4,408.15	\$4,408.15
263123130083	3914 97TH AVE NE	MAKEPEACE ALISON & CHARLES	1	\$4,408.15	\$4,408.15
263123130114	3914 98TH LN NE	FREEMAN DWEH M	1	\$4,408.15	\$4,408.15
263123130119	3915 98TH AVE NE	LEE CHOUA & YANG JOUA	1	\$4,408.15	\$4,408.15
263123130100	3916 98TH AVE NE	KIMMAN, ALLEN V	1	\$4,408.15	\$4,408.15
263123130082	3928 97TH AVE NE	HOVE, JOSHUA E	1	\$4,408.15	\$4,408.15
263123120071	3929 98TH LN NE	LUOSTARI MATTHEW & MEGAN	1	\$4,408.15	\$4,408.15
263123130115	3930 98TH LN NE	STEEVES TAYLOR & GAUNA JR ALFREDO	1	\$4,408.15	\$4,408.15

CITY PROJ. 22-06
HIDDEN OAKS AREA RECONSTRUCTIONS

CITY OF BLAINE
**SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$2,610,231.93	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$539,428.17				
TOTAL COST	\$3,149,660.10				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,102,381.04	/	20405 LF	=	\$54.03

263123120068	3930 99TH AVE NE	ERGETTE, AGEGNEHUSH A	1	\$4,408.15	\$4,408.15
263123130118	3931 98TH AVE NE	QUAST, NICOLE	1	\$4,408.15	\$4,408.15
263123130101	3932 98TH AVE NE	REID, CHERYL ENGSTROM	1	\$4,408.15	\$4,408.15
263123120069	3942 99TH AVE NE	ABERNATHY SHANE K	1	\$4,408.15	\$4,408.15
263123120070	3943 98TH LN NE	YOUNG, CYNTHIA L	1	\$4,408.15	\$4,408.15
263123130116	3944 98TH LN NE	MERRITT CHRISTINA	1	\$4,408.15	\$4,408.15
263123130117	3945 98TH AVE NE	ZINK, KRISTIN	1	\$4,408.15	\$4,408.15
263123130102	3946 98TH AVE NE	VERDICK JEFFREY T & CYNTHIA M	1	\$4,408.15	\$4,408.15
263123120049	3951 99TH LN NE	RAYGOZA HEIDI & SILERIO BERTHA YADIRA	1	\$4,408.15	\$4,408.15
263123130081	3952 97TH AVE NE	WAKAYO, GEMECHU	1	\$4,408.15	\$4,408.15
263123130080	3960 97TH AVE NE	LINGLE, ALLEN J	1	\$4,408.15	\$4,408.15
263123120048	3965 99TH LN NE	SORENSEN JACOB & AMANDA	1	\$4,408.15	\$4,408.15
263123130079	3980 97TH AVE NE	MONTOUR MICHAEL J & JULIE A	1	\$4,408.15	\$4,408.15
263123120047	3985 99TH LN NE	FUECHTMANN VERNON & DOROTHY	1	\$4,408.15	\$4,408.15
263123130078	3986 97TH AVE NE	MILLER, JODIE L	1	\$4,408.15	\$4,408.15
263123120028	3987 99TH LN NE	CHOU MONWEI & XIAO NA	1	\$4,408.15	\$4,408.15
263123120027	3999 99TH LN NE	BOYUM ERIC & KATHLEEN LARSON	1	\$4,408.15	\$4,408.15
263123130057	9701 XEBEC ST NE	DAY DAWN A	1	\$4,408.15	\$4,408.15
263123130056	9704 YALTA ST NE	BECKER, DANIEL	1	\$4,408.15	\$4,408.15
263123130077	9705 YALTA ST NE	JOHNSON, MICHAEL ALLEN	1	\$4,408.15	\$4,408.15
263123130058	9713 XEBEC ST NE	GRAMS VAL J & LASH JUDITH	1	\$4,408.15	\$4,408.15
263123130076	9715 YALTA ST NE	CRABBE, LEOLA P	1	\$4,408.15	\$4,408.15
263123130055	9716 YALTA ST NE	SNELL DAVID W & HELGA TRUSTEES	1	\$4,408.15	\$4,408.15
263123130054	9730 YALTA ST NE	DICKINSON, MICHAEL C	1	\$4,408.15	\$4,408.15
263123130059	9731 XEBEC ST NE	HA, HEIDI TRAN	1	\$4,408.15	\$4,408.15
263123130075	9731 YALTA ST NE	HENNEN, ANDREW R	1	\$4,408.15	\$4,408.15
263123130060	9745 XEBEC ST NE	SCHMALZER, MARK E	1	\$4,408.15	\$4,408.15
263123130053	9746 YALTA ST NE	MOHAMUD FADUMA	1	\$4,408.15	\$4,408.15
263123130074	9747 YALTA ST NE	SCHNEIDER STEPHEN	1	\$4,408.15	\$4,408.15
263123130073	9763 YALTA ST NE	HOWITZ, STEVEN R	1	\$4,408.15	\$4,408.15
263123130061	9767 XEBEC ST NE	STERLING SCOTT L & SONYA L	1	\$4,408.15	\$4,408.15
263123130052	9768 YALTA ST NE	CAO, KHANH MAI THI	1	\$4,408.15	\$4,408.15
263123130072	9779 YALTA ST NE	MARTIN JEFFREY ALAN	1	\$4,408.15	\$4,408.15
263123130051	9784 YALTA ST NE	PELOQUIN PENNYE MAE	1	\$4,408.15	\$4,408.15
263123130062	9785 XEBEC ST NE	ESCHENLAUER ARTHUR C & JULIE B	1	\$4,408.15	\$4,408.15
263123130063	9793 XEBEC ST NE	STANGLER MARK H & VICTORIA	1	\$4,408.15	\$4,408.15
263123130071	9795 YALTA ST NE	SOBANIA CHAZ & NELSON JENNIFER	1	\$4,408.15	\$4,408.15
263123130050	9796 YALTA ST NE	HETRICK TERRI LEE	1	\$4,408.15	\$4,408.15
263123130070	9803 YALTA ST NE	HOWARD BRIAN M	1	\$4,408.15	\$4,408.15
263123130064	9807 XEBEC ST NE	CODY, ARJA E	1	\$4,408.15	\$4,408.15
263123130107	9810 WAKE ST NE	BAILEY DUANE S & MARILEE A	1	\$4,408.15	\$4,408.15
263123130049	9810 YALTA ST NE	PHAN, TIN	1	\$4,408.15	\$4,408.15
263123130106	9811 HAMLINE AVE NE	ANGLE, CHRISTINE	1	\$4,408.15	\$4,408.15

CITY PROJ. 22-06
HIDDEN OAKS AREA RECONSTRUCTIONS

CITY OF BLAINE
**SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,610,231.93	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$539,428.17				
TOTAL COST	\$3,149,660.10				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,102,381.04	/	20405 LF	=	\$54.03

263123130069	9811 YALTA ST NE	ZAREMBO JOHN	1	\$4,408.15	\$4,408.15
263123130065	9821 XEBEC ST NE	ZACCARDI THOMAS & LYNNAE	1	\$4,408.15	\$4,408.15
263123130068	9823 YALTA ST NE	WERLINGER TRUSTEE, MARVIN R	1	\$4,408.15	\$4,408.15
263123130108	9824 WAKE ST NE	SCOTT, MARY B	1	\$4,408.15	\$4,408.15
263123130048	9824 YALTA ST NE	FUECHTMANN TODD B	1	\$4,408.15	\$4,408.15
263123130105	9825 HAMLINE AVE NE	ROBINSON RHONDA MICHELE	1	\$4,408.15	\$4,408.15
263123130047	9830 YALTA ST NE	LEWIS CHRISTOPHER S & KAREN	1	\$4,408.15	\$4,408.15
263123130066	9831 XEBEC ST NE	RATAJCZYK TERRY L & LORETTA M	1	\$4,408.15	\$4,408.15
263123130067	9835 YALTA ST NE	KROGH MARK A & NANCY R	1	\$4,408.15	\$4,408.15
263123130109	9836 WAKE ST NE	OTTO TRUSTEE, JAMES ARTHUR	1	\$4,408.15	\$4,408.15
263123130104	9837 HAMLINE AVE NE	SINNER PHILIP LEO	1	\$4,408.15	\$4,408.15
263123120014	9847 YALTA ST NE	VANDER LAAN, ELIZABETH J	1	\$4,408.15	\$4,408.15
263123130110	9850 WAKE ST NE	FRANKMAN, FRANCIS G	1	\$4,408.15	\$4,408.15
263123130103	9851 HAMLINE AVE NE	KLEIN LAWRENCE W & SUSAN M	1	\$4,408.15	\$4,408.15
263123120022	9852 YALTA ST NE	PARENT ROBERT L & VICKI L	1	\$4,408.15	\$4,408.15
263123120023	9853 XEBEC ST NE	TIDRICK JAMES M	1	\$4,408.15	\$4,408.15
263123210011	9854 HAMLINE AVE NE	JACK, DANIEL R	1	\$4,408.15	\$4,408.15
263123120013	9859 YALTA ST NE	VOSS KEVIN J & CONNIE J	1	\$4,408.15	\$4,408.15
263123120035	9863 HAMLINE AVE NE	MAUSS AARON	1	\$4,408.15	\$4,408.15
263123120036	9864 WAKE ST NE	HPA II BORROWER 2021-1 LLC	1	\$4,408.15	\$4,408.15
263123120024	9867 XEBEC ST NE	YOKOM, DENISE A	1	\$4,408.15	\$4,408.15
263123210010	9868 HAMLINE AVE NE	ALLEN CHRISTOPHER & KATRIN	1	\$4,408.15	\$4,408.15
263123120021	9868 YALTA ST NE	BERTHIAUME KATHLEEN J	1	\$4,408.15	\$4,408.15
263123120034	9875 HAMLINE AVE NE	BALK KEVIN DONALD	1	\$4,408.15	\$4,408.15
263123120012	9875 YALTA ST NE	BLANCHARD DENNIS	1	\$4,408.15	\$4,408.15
263123120037	9876 WAKE ST NE	SCHMID ROBERT A & COLEEN M	1	\$4,408.15	\$4,408.15
263123120020	9876 YALTA ST NE	REBER, KATIE M	1	\$4,408.15	\$4,408.15
263123120011	9883 YALTA ST NE	OLSON KENNETH W & LEISA M	1	\$4,408.15	\$4,408.15
263123210008	9884 HAMLINE AVE NE	LOR SHER	1	\$4,408.15	\$4,408.15
263123120038	9886 WAKE ST NE	SHERMAN, DARCY E	1	\$4,408.15	\$4,408.15
263123120033	9887 HAMLINE AVE NE	MCCLELLAN BRETT S & JANET L	1	\$4,408.15	\$4,408.15
263123120025	9887 XEBEC ST NE	BEHRENS, DARLA JEAN	1	\$4,408.15	\$4,408.15
263123120026	9889 XEBEC ST NE	BETTENDORF, JAMES	1	\$4,408.15	\$4,408.15
263123120019	9890 YALTA ST NE	CAPOUCH PATRICK L & PAMELA	1	\$4,408.15	\$4,408.15
263123120039	9900 WAKE ST NE	MOONEY, DENNIS J	1	\$4,408.15	\$4,408.15
263123120010	9901 YALTA ST NE	KOWALSKI GARY T	1	\$4,408.15	\$4,408.15
263123120032	9903 HAMLINE AVE NE	OLSEN, PATRICIAL J	1	\$4,408.15	\$4,408.15
263123120040	9904 WAKE ST NE	BAUMAN, ANDREW J	1	\$4,408.15	\$4,408.15
263123120055	9904 XEBEC ST NE	OGDEN, ROBERT	1	\$4,408.15	\$4,408.15
263123120056	9905 WAKE CT NE	PETERSON DAVID A & KATHERINE P	1	\$4,408.15	\$4,408.15
263123120064	9905 XEBEC ST NE	KRISTOFITZ REBECCA R & DALE E	1	\$4,408.15	\$4,408.15
263123120009	9905 YALTA ST NE	CHRISTENSEN PATRICIA ANN	1	\$4,408.15	\$4,408.15
263123120041	9906 WAKE CT NE	BRADAC J F & MCCOLLUM L M	1	\$4,408.15	\$4,408.15

CITY PROJ. 22-06
HIDDEN OAKS AREA RECONSTRUCTIONS

CITY OF BLAINE
**SINGLE FAMILY RESIDENTIAL PROPERTY
PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,610,231.93	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$539,428.17				
TOTAL COST	\$3,149,660.10				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,102,381.04	/	20405 LF	=	\$54.03

263123120057	9909 WAKE CT NE	RAUSCH, MARGARET H	1	\$4,408.15	\$4,408.15
263123120042	9910 WAKE CT NE	GRANDEL TIMOTHY J	1	\$4,408.15	\$4,408.15
263123120018	9910 YALTA ST NE	NEHRING GLENDA I	1	\$4,408.15	\$4,408.15
263123120008	9913 YALTA ST NE	OPENDOOR PROPERTY C LLC	1	\$4,408.15	\$4,408.15
263123120054	9914 XEBEC ST NE	PARKER, JENA	1	\$4,408.15	\$4,408.15
263123120017	9916 YALTA ST NE	LUDWIG, DEBORAH SUSAN	1	\$4,408.15	\$4,408.15
263123120058	9917 WAKE CT NE	SCHAFHAUSER JOHN R & KRISTI J	1	\$4,408.15	\$4,408.15
263123120063	9917 XEBEC ST NE	EBANE ABEL LUBBERTYN AMVEMBE	1	\$4,408.15	\$4,408.15
263123120043	9918 WAKE CT NE	YANG SHIRLEY	1	\$4,408.15	\$4,408.15
263123120016	9920 YALTA ST NE	HANG, AMY T	1	\$4,408.15	\$4,408.15
263123120007	9921 YALTA ST NE	LASKI, NATALIE	1	\$4,408.15	\$4,408.15
263123120053	9924 XEBEC ST NE	ANDERSEN, MARLENE R	1	\$4,408.15	\$4,408.15
263123120059	9929 WAKE CT NE	ZYVOLOSKI STEPHEN E & JILEEN A	1	\$4,408.15	\$4,408.15
263123120044	9930 WAKE CT NE	THOMPSON RYAN D	1	\$4,408.15	\$4,408.15
263123120062	9931 XEBEC ST NE	PAQUETTE TIMOTHY J & MARINA	1	\$4,408.15	\$4,408.15
263123120015	9932 YALTA ST NE	WATHEN, CRYSTAL	1	\$4,408.15	\$4,408.15
263123120006	9933 YALTA ST NE	COUNTRYMAN, DEBRA	1	\$4,408.15	\$4,408.15
263123120052	9934 XEBEC ST NE	KUBAL, MICHAEL W	1	\$4,408.15	\$4,408.15
263123120061	9941 XEBEC ST NE	CARROLL LAWRENCE & SUSAN R	1	\$4,408.15	\$4,408.15
263123120060	9943 WAKE CT NE	CURWICK, ERIC T	1	\$4,408.15	\$4,408.15
263123120045	9944 WAKE CT NE	LEMA, ESEGENET M	1	\$4,408.15	\$4,408.15
263123120051	9944 XEBEC ST NE	RANUA, TAMI D	1	\$4,408.15	\$4,408.15
263123120050	9954 XEBEC ST NE	HOLUB JOSEPH W & KARNA S	1	\$4,408.15	\$4,408.15
263123120046	9956 WAKE CT NE	GLAD, ANDREW J	1	\$4,408.15	\$4,408.15
263123210006	UNASSIGNED	CLEAR CHANNEL OUTDOOR INC/PROPERTY TAX DEPT	1	\$4,408.15	\$4,408.15
TOTALS:			185		\$815,507.75



City of Blaine

Staff Report

File Number: O-2523-2023

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 10.1

Second Reading Adopting an Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)

Executive Summary

Rezoning of 1.67 acres from Planned Business District to B-2 Community Commercial.

Background

Schedule of Actions

Planning Commission (Public Hearing)	03/14/23
City Council (1st Reading)	04/03/23
City Council (2nd Reading)	04/17/23
Action Deadline (60 days)	04/18/23
Action Deadline (Extended)	06/17/23

Staff report prepared by Sheila Sellman, City Planner and Teresa Barnes, Project Engineer

Zoning

The subject site is zoned PBD (Planned Business District). The applicant is requesting to rezone to (B-2) Community Commercial.

Land Use Designation

The comprehensive land use designation is PC (Planned Commercial). The purpose of this district is to accommodate commercial, retail and office uses in a planned, cohesive style of development. PC designations are in areas with good visibility, have access from major roadways, and are sufficiently sized to accommodate a larger scale planned design and

concept. CC zoning is consistent with this land use designation.

Surrounding Zoning and Uses

Property to the north is zoned PBD (developed with Kwik Trip). The property to the east is Outlot A, Parkside North 8th Addition, and zoned DF (Development Flex). Single family homes are east of the vacant outlot. The property to the south is a substation and zoned PBD. Lexington Avenue is to the west.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the city.

The proposed B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

The existing PBD is intended to accomplish the following:

1. To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
2. To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
3. To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
4. To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
5. To encourage more attractive and enduring business neighborhoods.
6. To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.

7. To accommodate uses requiring access to major highways.
8. To provide a uniform set of standards to be applied equally to all owners and developers in this district.

Both zoning districts are compatible with the comprehensive land use designation of Planned Commercial.

The PBD uses are allowed by a conditional use permit; there are no general permitted uses. B-2 has both permitted and conditional uses. The following uses are permitted in the B-2 district and not listed as allowed uses in PBD: Personalized instructional services, total floor area limited to 4,000 square feet without a conditional use permit.

The following uses are conditional uses in the B-2 district and are not listed as uses allowed in the PBD district: Animal hospitals, minor auto repair, car wash, construction and contractor's office, small equipment rental, meeting/assembly halls, open sales lot, private clubs, vacation, technical and trade schools, off-sale liquor stores; Adult uses - principal, domestic animal indoor kennel and training facilities, major automobile repair for passenger vehicles, funeral homes, vehicle rental agency with up to 15 vehicles on site, pawn shop, indoor vehicle sales associated with and on the same property as major automobile repair.

If rezoned to B-2 and the site doesn't develop as a car wash, the uses above would be allowed with a conditional use permit. The council should consider whether these are the appropriate uses for this area.

Evaluation of Request

The applicant proposes to construct a 4,553 square foot tunnel car wash. The access is off 122nd Avenue with stacking along 122nd Avenue property line and the entrance to the car wash is on the west side along Lexington Avenue. Staff discussed flipping the building so that the vehicles exit the car wash on the Lexington Avenue side, however the applicant indicated some issues with stacking and traffic flow on the site (see attachments). Due to the proximity to the residential to the east, staff and the Planning Commission recommend the applicant reconfigure the layout and flip the building so the vehicles are exiting towards Lexington Avenue.

The subject site is platted as Outlot C, Parkside North and will have to receive final plat approval before any building permits will be approved. An additional access will be used to the east through Outlot A, Parkside North 8th Addition. This outlot will be used for ponding and will act as an additional buffer to the residential uses to the east.

There are 8 vacuum bays on the south side of the building. (If the site is flipped, the vacuum bays will be on the north side of the building.) The proposed hours of operation are 7AM-9PM,

Monday through Sunday. At the Council Workshop on October 10, 2022, the Council asked the applicant if the hours of operation were flexible in the evening. The applicant was receptive to adjusting the evening hours and stated the majority of the washes occur between 10:30AM and 5:30PM. A recent tunnel carwash that is located near residential uses has the hours of operation limited to 7AM-7PM through the CUP. Staff recommends this same condition.

There are 11 parking stalls including the stalls for the vacuums. Customers stay in their vehicles through the car wash and would park in the vacuum stalls while using the vacuums.

The car wash will need to meet the noise limits set by the Minnesota Pollution Control Agency (MPCA). At this time, the MPCA requires the daytime noise levels not to exceed 65 dBA for more than six minutes in an hour and not exceed 60 dBA for 30 minutes in an hour. A condition has been added that requires the exit carwash door to be shut immediately after the vehicle has exited the wash. Therefore, the car wash exit door should be completely shut at all times except when vehicles are exiting the wash.

Architecture

The elevations are attached and include the following materials:

- Prefinished metal panels
- Fiber cement board panels
- Glass
- Split faced concrete masonry

The building elevations meet the requirements of the zoning ordinance for the B-2 district.

Setbacks

The setbacks on the submitted site plan meet the B-2 zoning requirements. The site has two front yards and two side yards. The frontage will be on Lexington Avenue and 122nd Avenue NE.

Building

- Front yard - 50 feet
- Side yard - 20 feet

Parking

- Front yard - 30 feet
- Side yard - 10 feet

Landscaping

A revised landscape plan has been submitted and does meet requirements. The plan includes additional plantings on the east side of the lot for screening and noise barriers.

Tree Preservation

No trees are proposed to be removed.

Park Dedication

Park dedication will be required with the final plat.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The developer will be responsible for Trunk Sanitary Sewer area charges which are due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 1.2 acres of upland for a total sewer area charge of \$8,754.00.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) which shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to RCWD for review. Approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered

A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork, structure, and as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two access drives to/from 122nd Avenue NE. No connection to Lexington Avenue NE will be permitted. Sidewalk will be required to be reconstructed where the west access from 122nd Ave NE is modified. No additional street design or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Attachment List

Zoning and Location Map
Narrative
Site Plan
Elevations
Landscape Plan
Alternative Option 1
Alternative Option 2
Council Workshop Minutes 10/10/22
Public Comments
Planned Business District (PBD)
Community Commercial (B-2)
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit and rezoning. Two people spoke in opposition at the public hearing. Their concerns were noise, traffic, and reduction in property values.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

Neighborhood Meeting:

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on December 19, 2022. One person attended and expressed concerns with traffic and noise and was not in favor of the project.

Several emails have been submitted in opposition of the proposal and in support of the proposal; the comments are attached. Emails are submitted through the general comment email that is made available through the public hearing notification process. Staff is aware of additional emails that have been sent only to City Council members. Because staff doesn't receive these emails directly, they are not included in the packet. However, because they were sent directly to the City Council, they are aware of any opposition or support.

Staff Recommendation

By motion, approve the Ordinance.

Attachment List

1. Attachments
2. Public Comments
3. Planned Business District (PBD)
4. Community Commercial (B-2)
5. Unapproved PC Minutes 031423



City of Blaine

Signature Copy

Ordinance: O-2523-2023

Second Reading Adopting an Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Outlot C, PARKSIDE NORTH, Anoka County, Minnesota.

Section 2. The above described property is hereby rezoned from:

~~[PBD (Planned Business District)]~~

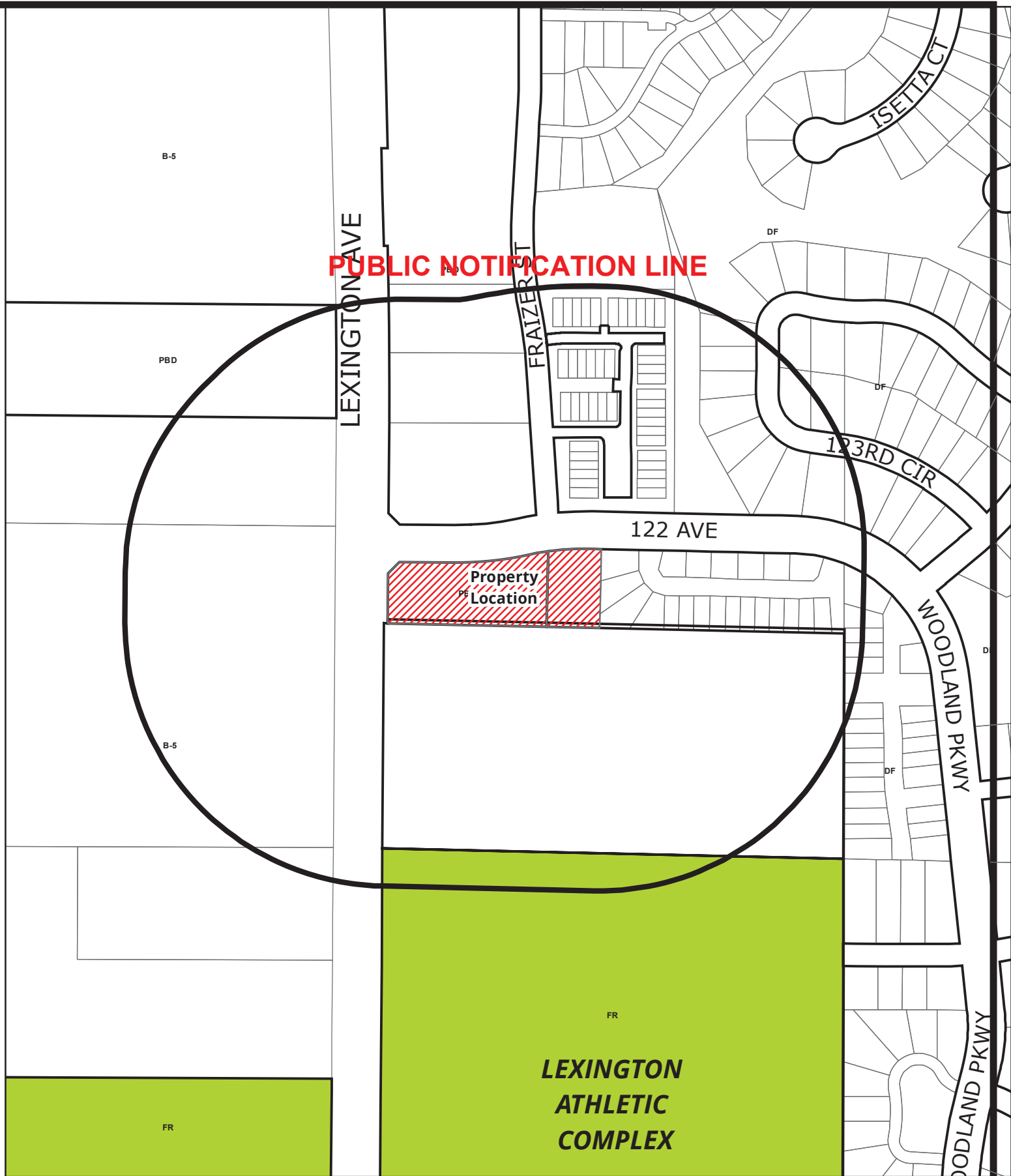
to

B-2 (Community Commercial)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of April, 2023.

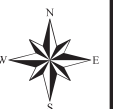
PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



BlaineMN.gov

Case File No. 22-0082
Tommy's Car Wash

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





CHRISTIANSON

C O M P A N I E S

Friday, December 2, 2022

City of Blaine, MN

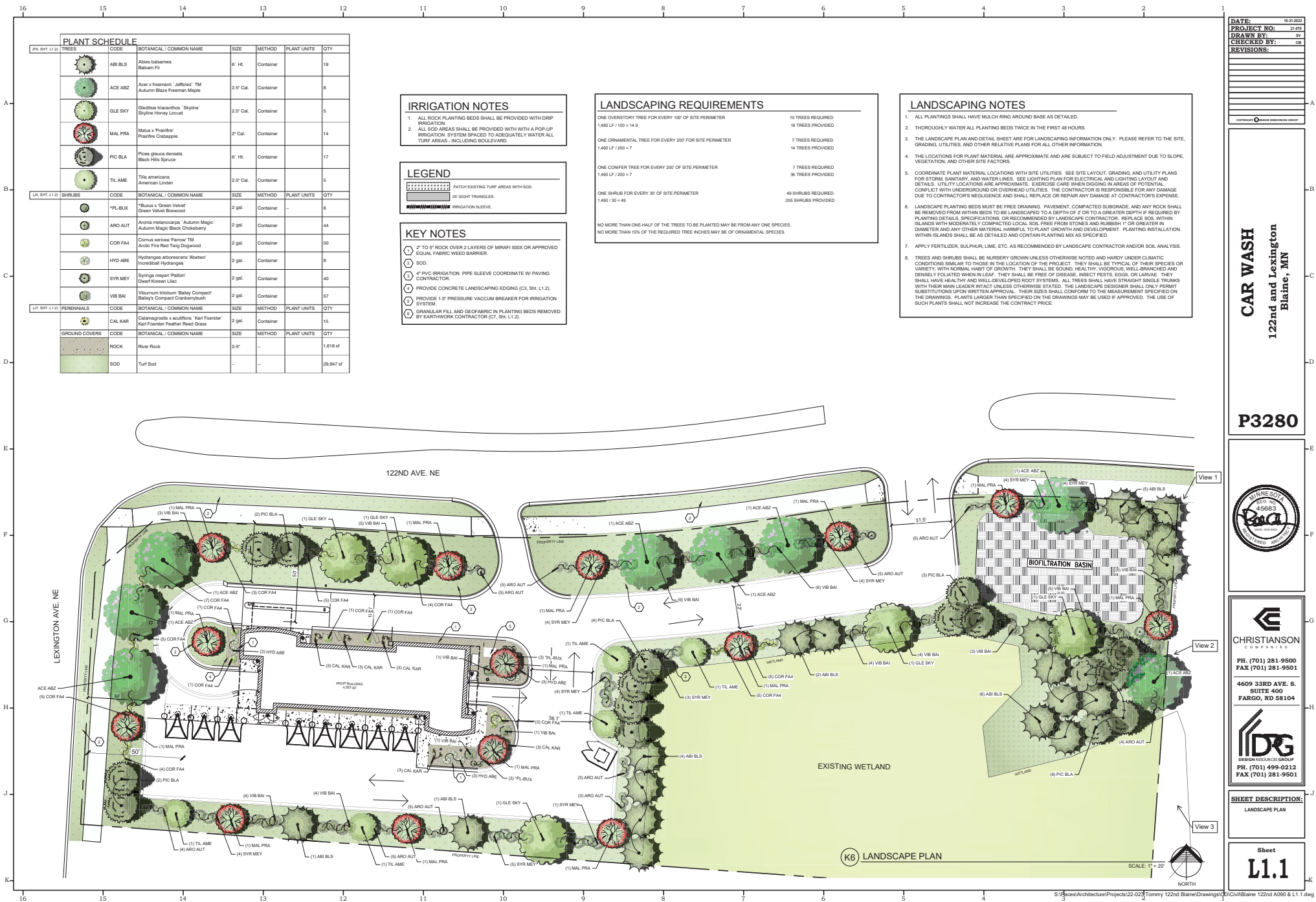
RE: Tommy's Express Car Wash CUP and Rezone Submittal

To whom it may concern,

Christianson Companies is requesting the approval to build a Tommy's Express Car Wash at the southeast corner of 122nd Avenue and Lexington Avenue SE. For this project, we will need approval to rezone the property from Planned Business to B-2 Community Commercial, as well as a Conditional Use Permit to allow a car wash use.

Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls to use the vacuums. The only reason a customer would enter the building is to use the public restroom. Hours of operation are 7AM-9PM Monday-Sunday.

For these reasons, Christianson Companies sincerely asks that the Blaine City Council takes our project into consideration. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of Blaine, and partner with the community to be a benefit to all who live there.



DATE: 10-21-2022
PROJECT NO: 22-027
DRAWN BY: BT
CHECKED BY: CM
REVISIONS:

CONTRACTOR: [REDACTED]

CAR WASH
122nd and Lexington
Blaine, MN

P3280



CHRISTIANSON
CORPORATION
PH. (701) 281-9500
FAX (701) 281-9501
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104
IDG
DESIGN RESOURCES GROUP
PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:
LANDSCAPE PLAN

Sheet
L1.1

Building flipped!

110' CARWASH

BIOFILTRATION BASIN

EXISTING WETLANDS

K5 SITE & SIGNAGE PLAN

SCALE: 1" = 20'

NORTH

[illegible]

CARWASH
122nd and Lexington
Blaine, MN

CHRISTIANSON
CONCRETE

PH. (701) 281-9500
FAX (701) 281-9501

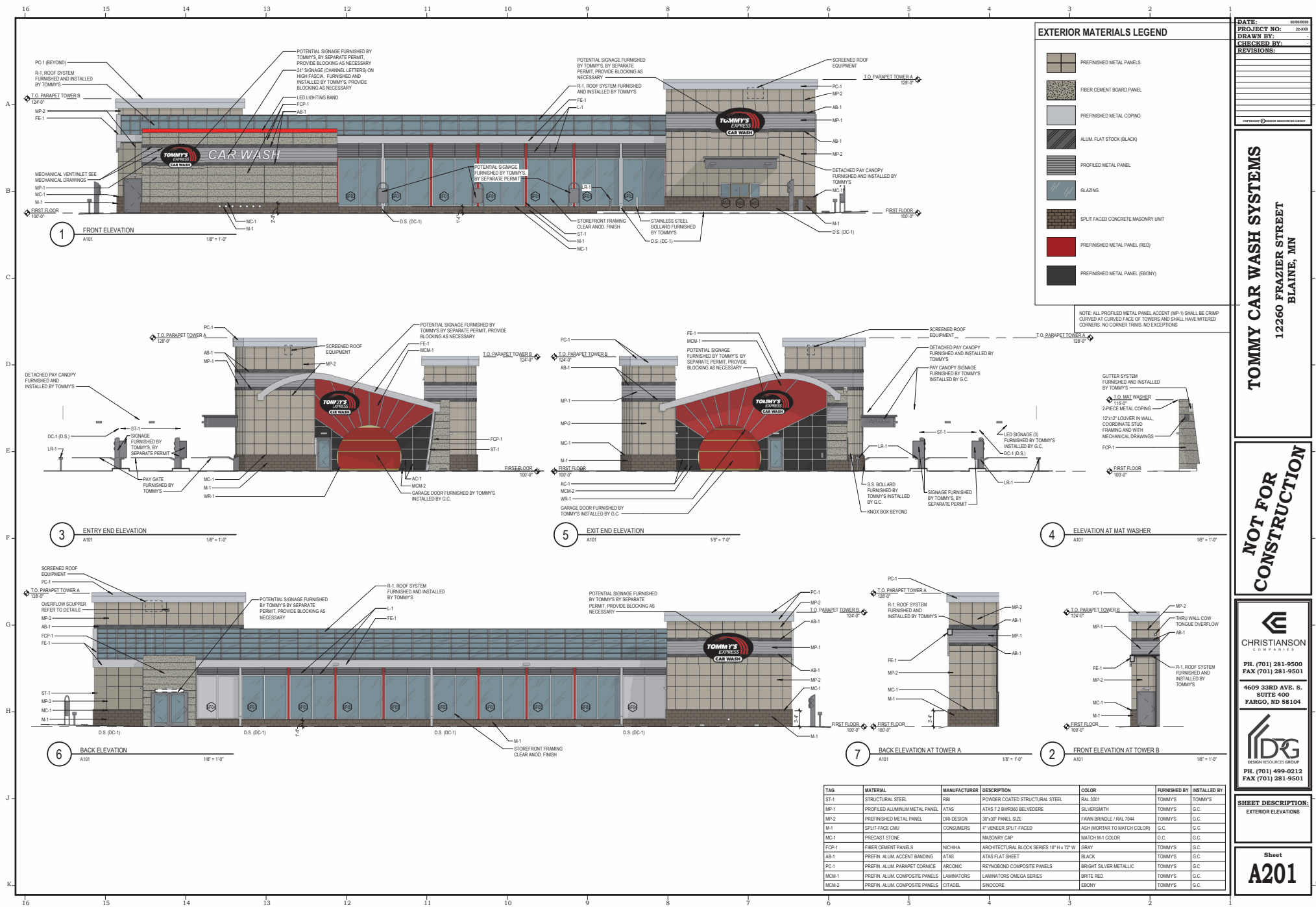
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104



DESIGN RESOURCES GROUP
PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:
SITE & SIGNAGE PLAN

Sheet
A090



EXTERIOR MATERIALS LEGEND

PREFINISHED METAL PANELS

FIBER CEMENT BOARD PANEL

PREFINISHED METAL COPING

ALUM. FLAT STOCK (BLACK)

PROFILLED METAL PANEL

GLAZING

SPLIT FACED CONCRETE MASONRY UNIT

PREFINISHED METAL PANEL (RED)

PREFINISHED METAL PANEL (EBONY)

NOTE: ALL PROFILLED METAL PANEL ACCENT (MP-1) SHALL BE CRAMP CURVED AT CURVED FACE OF TOWERS AND SHALL HAVE MITERED CORNERS. NO CORNER TRIMS, NO EXCEPTIONS

GUTTER SYSTEM FURNISHED AND INSTALLED BY TOMMY'S

T.O. MAT WASHER

115'-0"

2-PIECE METAL COPING

12"x12" LOUVER IN WALL COORDINATE STUD FRAMING AND WITH MECHANICAL DRAWINGS

FCP-1

DATE: 08/08/2018

PROJECT NO: 25-000

DRAWN BY:

CHECKED BY:

REVISIONS:

TOMMY CAR WASH SYSTEMS

12260 FRAZIER STREET

BLAINE, MN

NOT FOR CONSTRUCTION

CHRISTIANSON COMPANIES

PH. (701) 281-9500

FAX (701) 281-9501

4609 33RD AVE. S.

SUITE 400

FARGO, ND 58104

IDG

DESIGN RESOURCES GROUP

PH. (701) 499-0212

FAX (701) 281-9501

SHEET DESCRIPTION:

EXTERIOR ELEVATIONS

Sheet

A201

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RSJ	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILLED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWRDND BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
MP-2	PREFINISHED METAL PANEL	DRI DESIGN	36"x96" PANEL SIZE	FAWN BRNDLE / RAL 7004	TOMMY'S	G.C.
M-1	SPLIT FACE CMU	CONSUMERS	4" VENEER SPLIT FACED	ASH (MORTAR TO MATCH COLOR)	G.C.	G.C.
MC-1	PRECAST STONE		MASONRY CAP	MATCH M-1 COLOR	G.C.	G.C.
FCP-1	FIBER CEMENT PANELS	NICHIA	ARCHITECTURAL BLOCK SERIES 18" H x 72" W	GRAY	TOMMY'S	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOLDS COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	REYNOLDS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, October 10, 2022

6:00PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:15PM.

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 Manager/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Alison Bong; City Engineer Dan Schluender; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; and City Clerk Catherine Sorensen.

3.1 Tunnel Carwash Discussion for Property at the Southeast Corner of 122nd Avenue and Lexington Avenue.

City Planner Sellman stated Tommy's Express Wash is interested in the 1.67-acre lot at southeast corner of 122nd Ave NE and Lexington Avenue. The site is currently zoned Planned Business District (PBD) and has a land use designation of Planned Commercial. Staff reviewed the intent of the Planned Business District and explained standalone carwashes are not currently permitted in the PBD zoning district. Gas stations with carwashes are a CUP in the PBD district. Kwik Trip is across 122nd Ave from the site and they have a carwash. Tommy's Carwash is requesting consideration of a rezoning or code amendment to allow their carwash in this location. Staff suggests exploring the B-2 zoning district that allows for carwashes rather than amending the PBD district to allow this use.

Kyle Fryer, Tommy's Express Wash representative, thanked the Council for considering his request. He provided a brief history on Tommy's Express Wash noting the company was 50

years old. He noted 130 sites were now open for this franchise, including sites in Mounds View and White Bear Lake. He described the reclaim water system that would be in place noting these systems allow the car wash to use 60% less water than other car washes.

Shawn Abelson, Tommy's Express Wash, noted he was a resident of Blaine and would be an owner of the proposed car wash. He explained there would be two other local families that would serve as owners as well. He stated he takes great pride in running the Mounds View Tommy's Express with his family and hopes to bring this same amenity to Blaine. He commented on how Tommy would be a good steward and sponsor for the community.

Mayor Sanders stated in getting to know the ownership group, he appreciated the fact that the individuals were local. He supported the City working to find a solution to bring Tommy's to the City of Blaine.

Councilmember Hovland asked if the smaller lot on the east side had wetlands, and if so, was this lot large enough to build on. Mr. Thorvig reported this lot was .68 acres in size and was mostly wetland. He indicated it would remain an undeveloped buffer between this lot and the adjacent neighborhood.

Councilmember Robertson stated she finds great value when members of the community want to invest in Blaine. She thanked Tommy Express for supporting local law enforcement and schools. She indicated she was having a challenge with supporting this use at this intersection because traffic was already so heavy. She understood that a traffic signal would not be installed at this intersection until 2024. She reported the neighbors were also concerned with the sound of the dryers. She asked that the applicant speak to how noise concerns are addressed and if there were any other sites being considered for this car wash.

Mr. Fryer stated alternative sites were still being pursued, but he had to have a willing seller and right sized location. He indicated he would continue to pursue additional opportunities further to the west. He reported this site made a lot of sense for a lot of reasons, especially given the population and traffic counts in the area. He said he did not believe there would be a great deal more traffic in the area. He noted there would be a small gap between when the building was constructed, and a traffic signal would be installed. He explained he had several car washes that were installed adjacent to residential homes and noted there would be a very minimal impact given the fact this site would have a 300-foot buffer.

Councilmember Hovland requested further information regarding the vacuums that would be installed as he anticipated noise concerns from vacuums and recommended, they be oriented away from the residential neighborhood to assist with mitigating the noise.

Councilmember Newland commented on an email he received from a resident that opposed the proposed car wash. He indicated he also heard concerns about locating a car wash on this

site across the street from Kwik Trip, given the fact they already had a car wash. He encouraged the developer to consider the concerns raised by the neighbors because many did not support the proposed car wash on this site. He suggested the developer continue to pursue other sites for this use.

Councilmember Hovland recommended additional landscaping, or a buffer be considered on the east side of the property. Mr. Fryer stated he could support this.

Mayor Sanders supported this recommendation and noted it would show the neighbors that the developer was hearing their concerns.

Mr. Thorvig reminded the Council that Mr. Car Wash received approval six months ago at 122nd Avenue and Ulysses Street and noted this car wash would be located adjacent to a residential neighborhood.

Mayor Sanders asked if Tommy's would be flexible with the hours of operation in the evening hours. Mr. Fryer stated the standard franchise hours were 7:00AM to 9:00PM but these hours could be adjusted to fit the community and neighborhood. He explained the majority of the washes occur between 10:30AM and 5:30PM.

Councilmember Paul questioned why Kwik Trip was allowed to have a car wash when this was not allowed in PBD zoning. Ms. Sellman explained Kwik Trip was allowed to have a car wash because they have a gas station.

Councilmember Newland thanked the applicant for being willing to be flexible on the hours and with landscaping on the site. He asked if this site would be very similar to the Mounds View location. Mr. Fryer explained the Blaine site had more space which would provide more flexibility for parking and vacuum lanes. He reiterated that he would be willing to meet with the neighbors to further discuss the plans.

Councilmember Jeppson commented she was not opposed to the proposed car wash. She suggested the vacuum bays to be pushed further away from the adjacent residential homes. She explained traffic at this intersection was a concern and challenged the engineering team to consider how traffic would flow in and out of this site. She suggested a right-in only be provided off 122nd Avenue.

Councilmember Newland asked what would be located behind the free-standing vacuums on the east side of the building. Mr. Fryer stated there would be landscaping and fencing along this property line.

Councilmember Newland questioned if the color scheme was set. Mr. Fryer stated the proposed colors were the franchise standard but noted accommodations have been made in other communities.

Councilmember Newland requested further information regarding the proposed signage. Mr. Fryer stated there would be a monument sign along with a sign on the building.

Mayor Sanders thanked the applicant for being willing to work through the concerns that have been raised. He believed this use fit in well with the area and was comfortable with this project moving forward.

Councilmember Massoglia agreed this was a good fit and recommended there be a right-in only off 122nd Avenue. He commented there wouldn't be anything developed to the south of this site. He noted he has spoken to residents who were very excited about the car wash.

Mr. Thorvig discussed the site search for the car wash. He explained the developer has reviewed many potential sites in the community. He reported staff told them no on a quite a few other sites, which led to this site being considered.

Council consensus was to support the rezoning of this property to B-2 to support the tunnel carwash moving forward on this site.

Patricia Robinson

From: Sheila Sellman
Sent: Tuesday, December 20, 2022 8:30 AM
To: Arthur Cyrankowski; Patricia Robinson
Subject: RE: Christianson Companies Car Wash Zoning Change

Good Morning, once a complete application is accepted for the rezoning there will be a public hearing scheduled with the Planning Commission. The Planning Commission will hear testimony from the public and will make a recommendation on the matter to the City Council. The City Council will review the item and make the final determination. If you are within the 700 foot notification area you will receive a public hearing notice and a sign will be posted on the site.

You can contact me directly with any questions.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Arthur Cyrankowski <arthurcyra@gmail.com>
Sent: Monday, December 19, 2022 5:33 PM
To: Patricia Robinson <probinson@blainemn.gov>
Cc: Sheila Sellman <ssellman@blainemn.gov>
Subject: Christianson Companies Car Wash Zoning Change

Hello,

I recently received a letter notifying me that Christianson Companies is planning to rezone the southeast quadrant of Lexington Ave NE and 122nd Ave NE to build a Tommy's Express Car Wash. Currently it is zoned Planned Business District according to them.

While I wouldn't mind a retail location or residential development built there, we are concerned about placing a loud car wash right next to an extremely quiet residential neighborhood. Residents here don't need another car wash since we already have one on the northeast quadrant of Lexington Ave NE and 122nd Ave NE operated by Kwik Trip. A short drive south on Lexington Ave also has additional car washes operated by Fleet Farm, Holiday, and a different Kwik Trip location by 35W.

I was wondering if there will be a zoning board meeting where we could vote to block projects which will cause noise pollution and lower property values for those living close by such as myself?

Thank you,
Arthur Cyrankowski

Patricia Robinson

From: Cathy Sorensen
Sent: Wednesday, December 14, 2022 8:20 AM
To: CityCouncil; Erik Thorvig; Sheila Sellman; Patricia Robinson
Subject: FW: Proposed 122nd and Lexington

From: Sterner, Angie <angie.sterner@paradigmcorp.com>
Sent: Tuesday, December 13, 2022 10:54 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: Proposed 122nd and Lexington

Dear Council Members

Received the letter in the mail with the proposed building of a car wash at the corner of Lexington and 122nd.
I live in the neighborhood and have concerns

1. There is already a carwash at the Kwiktrip Having another carwash does not seem like a reasonable business in the area.
2. This is already a busy intersection both north and southbound lanes. Car wash is a very short term quick turn around, as is the same with Kwik Trip. Additional increased volume would cause more traffic congestion and accidents. There is already difficulty with people getting on and off Lexington. There are near misses almost daily. Additionally, traffic on Lexington is driving 65+ often.
3. This is also a family area with many kids. These are kids playing on sidewalks, walking dogs, runners, walkers, bikers, new drivers and foot traffic.

Please reconsider this development. I understand business are important for tax reasons and development, but Blaine is a great area for families. This is not promoting family or good tax revenue.

Thanks

Angie Sterner BA, OTR/L, CDMS, QRC #998
Paradigm Rehabilitation MN, LLC

Office (218) 336-5231
Mobile (612) 723-2504
Fax (715) 346-9907
angie.sterner@paradigmcorp.com
www.paradigmcorp.com

Patricia Robinson

From: Sheila Sellman
Sent: Monday, March 6, 2023 11:31 AM
To: Patricia Robinson
Subject: FW: March 14th Planning Committee Meeting

Pat please add to the public comments for Tommy's carwash

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Monday, March 6, 2023 10:37 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: Re: March 14th Planning Committee Meeting

Thanks Sheila. Please see my letter below.

To the Planning Committee,

In lieu of my ability to appear in person at the February 14th, 2023 Planning Committee meeting, please accept this email as my official show of support for the approval of the Tommy's Express off of Lexington & South of 125th. I strongly believe that adding Tommy's Express to our city will benefit Blaine in multiple ways and for many years to come. A few of my thoughts bullet pointed below. Please let me know if you have any questions or would like me to speak in any more detail on either of the points below.

- A business that is built significantly better within its own industry resulting in a wash that is better for both our environment as well as our local consumer. Most car washes in Blaine are out of date, do a poor job in detailing your car and likely are not as friendly to our environment in terms of chemicals used, the amount of water used per wash, to water/chemicals recaptured and water recycled.
Having a state of the art, higher end wash that is more environmentally friendly and offers top of the line detailing is a win-win for both the consumer and the environment. At an even more micro level, the pace that this business can run cars through the wash is exceptional which will cut down on the emissions being released by multiple vehicles not having to wait in line for longer periods of time. The same can be said for the location off of Lexington. With the current distance to other inferior washes, having a Tommy's Express in this location will lower the drive times for those currently traveling farther to get their car washed at other locations, again helping lower emissions both now and in the future as the city expands along with our neighboring cities to the north as Lexington will be a main artery for decades to come.
- A family owned business. I've had the pleasure of knowing one of the families who is part owner of Tommy's Express for the past several years and I must say that the values they represent both personally and professionally are nothing less than exceptional. This couple/family is Shawn & Mandy Ingvaldsen. The

Ingvaldsen's are also a family that gives back to the communities they live, serve and do commerce in. Allowing them to continue to grow in our community is going to create ripples of positivity in Blaine that will extend beyond Tommy's Express.

- Blaine investing in the people who actually live in Blaine. Seeing the city grow and expand isn't always the easiest thing to do from a residents standpoint. That said, I tend to find a feeling of both pride and excitement knowing that the growth of our city is partially being done by actual residents of Blaine vs some outside person who will take their income out of our city! Much like how we route for our local sports teams when they go to state, we should also look to support those inside our city looking to grow within our city. To my knowledge, the Ingvaldsen's have lived in Blaine for almost 3 decades and have been outstanding citizens within the community. To have one of our own residents wanting to further their roots in Blaine is a factor that should take precedence in my opinion and I surely hope that they are given this opportunity to do so.

Best Regards,
DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

On Fri, Mar 3, 2023 at 9:02 AM Sheila Sellman <ssellman@blainemn.gov> wrote:

Hi Dan, you can send me an email and I will include it in the packet that is part of the official record.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Friday, March 3, 2023 8:51 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: March 14th Planning Committee Meeting

Good Morning Sheila,

I hope your week has treated you well. I'm writing to you in advance of the March 14th planning committee meeting. Due to a work scheduling conflict on my end, I will not be able to attend in person but would like to submit something for official record for the applicant of the Tommy Express Wash on Lexington and 122nd. Is there a form online or that I can fill out in person to have my support on record?

Best Regards,

DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

Patricia Robinson

From: Deb Raschke <debraschke@gmail.com>
Sent: Tuesday, March 7, 2023 1:10 PM
To: Patricia Robinson
Subject: Case 22-0082- Tommy's Car Wash

Hello,

I am unable to make the meeting on March 14, but wanted to share my concerns.

I am not for this proposed business.

For one, there is Kwik Trip right across the road that has a car wash and it a second one which is self service is not needed in the area.

Second, the increase in traffic is already a problem on Lexington and the side streets, which this will add to.

This area needs some commerce, but the right type of commerce for families, like a restaurant, indoor play park for kids, etc. not duplicating what is currently available across the street.

I want the council to actually attract businesses to the area that make sense for what the area is- single family homes, with a few town houses sprinkled in. With the number of families, there are many better options for businesses than a self service car wash.

Thanks
Deb Raschke
11697 St Andrews Cir
Blaine

Sent from my iPhone

Patricia Robinson

From: Patrick O'Neil <pat.oneil@truckwriters.com>
Sent: Tuesday, March 7, 2023 12:38 PM
To: Patricia Robinson
Subject: Tommy's Express Car Wash Proposal

Hello Pat,

My name is Patrick O'Neil. I grew up in Blaine off of Territorial Road (1988-1993 and later on off Cloud Drive 1993-99) I also own a business that's been in Blaine for 25+ years. I lived in Chicago for a couple years before moving back and starting a family in 2016.

My family and I currently live at 12008 Lever Street NE, Blaine, MN which is the neighborhood behind the Lexington Athletic Complex. We love the neighborhood and were excited to have the convenience store (Kwik Trip), church and daycare in the community. With that being said, I would hope the planning commission would deny the request to rezone the area along Lexington to allow for this car wash. There is a car wash in the Kwik Trip that is entirely sufficient for the area especially given the close nature of many more. This provides zero value to the community. This is eventually going to be a main thoroughfare for the many residential community's being built to our north and the development of this area should offer the resources to the communities as originally planned. Almost anything would provide more value to our community and Blaine at large than a car wash across from a car wash.

I hope this was the correct avenue to communicate with you. I pay attention to the city council from afar and would attend the hearing in person but will be out of town.

Thank you for your consideration and please feel free to call or email me any time if there is something else I can be doing.

Cell 612-867-7568



Patrick O'Neil, CIC
Vice President
Truck Writers, Inc.
P:(763) 231-0025
www.truckwriters.com

Patricia Robinson

From: Susie Anderson <susieanderson63@gmail.com>
Sent: Tuesday, March 7, 2023 3:49 PM
To: Patricia Robinson
Subject: Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082

I am writing concerning the proposed development in my neighborhood. We already have a good car wash at the Kwiktrip which would be located across from this proposed car wash. I do not see how another car wash adds value to our community.

Thank you

Susan Anderson

Patricia Robinson

From: m.mcgough1847@gmail.com
Sent: Tuesday, March 7, 2023 10:18 PM
To: Patricia Robinson
Subject: Case: 22-0082

Planning Department,

I live in the Gardenwood neighborhood and I don't see why this type of establishment meets the needs of Blaine residents in this area. The Kwik Trip that is basically a stones throw already has two car washes available. The only thing this would do is cause more traffic trying to cross over at 122nd Ave NE and pose a safety concern with oncoming traffic. This is a family neighborhood with kids on their bikes and residents walking around on the sidewalks and crossing the streets. The last thing we need is a car wash when we have two available right next door.

Concerned Resident,

Michael McGough

Sent from my iPhone

Patricia Robinson

From: Erin Nigbor <erin.nigbor@gmail.com>
Sent: Wednesday, March 8, 2023 1:56 PM
To: Patricia Robinson
Subject: Comments re: Case: 22-0082

My family and I reside at 11926 Lever St NE which is in the neighborhood of the proposed car wash in the above referenced case. The Kwik Trip directly across the street from the proposed car wash already offers two car wash bays, at a lower price than the company trying to build a car wash. We need restaurants, retail, anything but a car wash. Disappointing use for land in a highly populous area that is only growing, and in need of FAR more businesses than a car wash.

Erin Nigbor

Sent from my iPhone

Patricia Robinson

From: Tom Holland <tom.holland.j8p3@statefarm.com>
Sent: Wednesday, March 8, 2023 3:42 PM
To: Patricia Robinson
Subject: Tommy's Express Blaine

To the Blaine Planning Committee,

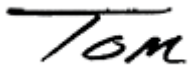
I am reaching out regarding the Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082 on March 14th, 2023.

As I will not be able to attend the meeting in person, as a long-time Blaine resident, I want to voice my support for the approval of the Tommy's Express off of Lexington & South of 125th as I believe doing so will benefit the city of Blaine and its residents in many ways including but not limited to the following:

1. With the latest technology and a unique state-of-the-art facility, unlike other national brands, A Tommy's Express wash would provide residents with a high-end wash experience that we do not currently have.
2. With it being an express wash, it will be significantly faster and more thorough than a typical gas station car wash. I personally am excited that I could be in/out of the location in a matter of a few short minutes. I am also not concerned about traffic being at issue at the site given Tommy's can process north of 200+ cars / hour.
3. Tommy's Express is an environmentally friendly wash with a state-of-the-art water reclaim system which not only uses up to 60% less fresh water than washing at home, it also keeps 100% of used water out of the storm system.
4. Tommy's Express in Blaine would be a locally owned and operated business, this cannot be said for other national car wash chains trying to enter the Blaine market. I personally know the prospective owners and am confident they will have a significant positive impact in the community as their heart is to partner with local schools, sports teams, etc. just like they have done at their current location in Mounds View.
In short, I believe as a city we should support community focused, local business owners who can provide an in-demand, value-added business to our community.

With that, again, I ask that you strongly consider supporting a Tommy's Express at Lexington and 125th.

Thank you,



Tom Holland
Agent

Patricia Robinson

From: Klick, Ryan <ryan.klick@krausanderson.com>
Sent: Wednesday, March 8, 2023 6:19 PM
To: Patricia Robinson
Subject: Re: case 22-082

To whom it may concern,

I am a resident of woodland village adjacent to the proposed development. I would urge the committee to consider that there is a gas station and car wash (Kwik trip) directly adjacent to the proposed lot. This lot would be ideal for many uses that could attract residents , promote business, and provide an amenity to Blaine residents. Please do not allow the rezoning. We do not need another car wash.

Thank you
Ryan and Jodi Klick

Patricia Robinson

From: Niki <niki.beck@comcast.net>
Sent: Tuesday, March 14, 2023 12:05 PM
To: Patricia Robinson
Subject: 22-0082 / against

Thank you! I know you hear a lot from the community. I am against the application for Tommy's car wash on 122nd Ave.

Hoping for a commerce that will better serve our community. This is across from an already existing car wash. Seems like a poor environmental decision - more runoff into our wetlands.

Maybe another restaurant or place for community to gather of some sort.

Regards,
Nicole Beck

Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

Case: 22-0082

Applicant: Tommy's Express Car Wash

Location: 4252 122nd Avenue NE (see map)

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, March 29, 2023 12:06 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Lori Saroya; Chris Massoglia
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another

car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Mike Rose <rose.mike@me.com>
Sent: Wednesday, March 29, 2023 1:41 PM
To: Patricia Robinson
Subject: Planning Case File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council deny the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Michael Rose

Patricia Robinson

From: Ryan Malik <RyanM@ntminc.com>
Sent: Wednesday, March 29, 2023 3:37 PM
To: Patricia Robinson
Subject: Future Tommy Express Car Wash

To whom it may concern:

My name is Ryan Malik and I live at 12836 Flanders St NE, a Blaine resident. I'm in favor and/or endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. You couldn't ask for better business ownership for our city! Please take my endorsement into consideration.

Sincerely,

Ryan Malik

Tool Grinding Manager

ryanm@ntminc.com

Mobile (763) 302-9756

Office (763)780-1420 ext. 210

www.ntminc.com



Patricia Robinson

From: Ponto, Michael L <michael.l.ponto@ampf.com>
Sent: Wednesday, March 29, 2023 3:51 PM
To: Patricia Robinson
Cc: Paula Ponto
Subject: Yes to development at Lexington and 122nd

Good afternoon,

My name is Michael Ponto and my wife, Paula, and I live at 2060 117th Lane NE in Blaine. We are very much in favor of a Tommy's Express Wash at Lexington and 122nd.

We have lived in Blaine for 20 years. We have enjoyed the growth and the amenities (nice work on the pickleball courts and the ball fields!) during these years. We have been disappointed in the loss of businesses off Lexington in the retail center and would like to see its recovery. We believe that high quality, varied businesses like Tommy's Express Wash along Lexington would bring additional growth and investment to that side of Blaine. It certainly would give us another reason to frequent businesses along that road.

We ask that you approve their requests promptly so we can enjoy further growth in Blaine. Thank you.

Michael and Paula Ponto

***** "This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you."

Patricia Robinson

From: Tim Sieber <sieber.tim10@gmail.com>
Sent: Wednesday, March 29, 2023 6:55 PM
To: Patricia Robinson
Subject: Fwd: Car wash

----- Forwarded message -----

From: **Tim Sieber** <sieber.tim10@gmail.com>
Date: Wed, Mar 29, 2023 at 6:52 PM
Subject: Car wash
To: Jess Robertson <jrobertson@blainemn.gov>, <ssellman@blaine.mn.gov>

I am opposed to the Tommy's car wash that wants to go in at the end of Lexington by the Parkside North development. It's going to be too loud too much traffic their design is ugly. If you were going to do stuff like that, you should've put it where the old Shell gas station was you need to start lumping all the businesses together. No one wants to live by a business. Also stop bringing in apartment complexes it's bringing in bad people I'm sick of it. If the car wash goes there I am immediately moving.

Patricia Robinson

From: kevin wimpling <kevinwimpling@yahoo.com>
Sent: Wednesday, March 29, 2023 7:26 PM
To: Patricia Robinson
Subject: Tommy's Express Wash

To whom it may concern:

My name is Kevin Wimpling and I live at 11953 Jamestown St. NE, a Blaine resident. I endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. It would be a welcome addition to the community.

Sincerely,
Kevin M. Wimpling

Patricia Robinson

From: Collins, Joe <JoeCollins@edinarealty.com>
Sent: Thursday, March 30, 2023 10:15 AM
To: Patricia Robinson
Subject: Support for Tommy's Express Car Wash in Blaine

Attention Planning Commission Members and Blaine City Council,

I'm Joe Collins and I live at 2959 122nd Ct NE Blaine, MN 55449. I used to be on the Planning Commission for the City of Blaine, so I know these voices of the community are important to the process. I am writing today to express my full support for opening the new Tommy's Express Car Wash at the proposed location in Blaine. I think it would be a great addition to our community, especially since all local carwashes seem to have extensive lines every time a wash is needed. I know the owners of Tommy's, and have trust and faith in them to run a successful business that helps our community and it's members. I wish them luck as they go through this process and with success at the new location.

Joe Collins

Joe Collins I Realtor®, GRI®
2023 Edina Realty Platinum Circle



joe@edinarealty.com

cell/text 612-414-6983

[Connect with Joe on Facebook](#)

[Joe's Website](#)

[Leave a Google Review!!](#)

ALERT! Edina Realty will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Edina Realty, **do not respond** to the email and **immediately contact your agent via phone.**

Patricia Robinson

From: Bovee, Charlotte M <cmbovee@unwsp.edu>
Sent: Thursday, March 30, 2023 2:08 PM
To: Patricia Robinson
Subject: Proposition Tommy's Express Was

Good afternoon,

My name is Charlotte Bovee, my husband, Brian and I are Blaine residents. We live at 11903 Jamestown St., NE. We are in favor of and totally endorse the proposition of Tommy's Express Wash on the corner of Lexington and 122nd.

Sincerely,
Charlotte and Brian Bovee

Charlotte Bovee

Office & Intern Program Coordinator

651-631-5000 | 3003 Snelling Ave N, St. Paul, MN 55113

cmbovee@unwsp.edu | myktis.com



Patricia Robinson

From: Jeff <jeffclark88@gmail.com>
Sent: Thursday, March 30, 2023 5:25 PM
To: Patricia Robinson

To whom it may concern:

My name is Jeff Clark and I am a Blaine resident. I fully support the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. Blaine has limited car wash choices and our family is looking forward to having a Tommy's within the city.

Jeff Clark
139 121st Ave NE
Blaine, MN 5545
Gmail Account

Patricia Robinson

From: Benn Horrisberger <bobo_1237@hotmail.com>
Sent: Friday, March 31, 2023 9:32 AM
To: Patricia Robinson
Subject: Tommy's Express Car Wash

My name is Benn Horrisberger, I am a Blaine resident and live at 4446 118th Avenue NE.

I'm in favor of / endorse the proposition of a Tommy's Express Wash in my neighborhood on the corner of Lexington and 122nd.

Sincerely,
Benn Horrisberger

Patricia Robinson

From: Stephanie Brandt <stephbrandt31@gmail.com>
Sent: Friday, March 31, 2023 9:16 AM
To: Patricia Robinson
Subject: Tommy's Express Wash

Hi, my name is Stephanie Brandt, I am a Blaine resident and live at 2969 128th Ln NE. I'm in favor of a Tommy's Express Wash on the corner of Lexington and 122nd.

Thanks for your consideration!

Sincerely,

Stephanie Brandt

Patricia Robinson

From: Holly Horrisberger <hollyhorrisberger@hotmail.com>
Sent: Friday, March 31, 2023 10:04 AM
To: Patricia Robinson
Subject: Blaine Resident Request

To whom it may concern:

My name is Holly Horrisberger and I live at 4446 118th Ave NE, Blaine MN 55449, a Blaine resident. I'm in favor and/or endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd.

Sincerely,
Holly Horrisberger

Thank you and Enjoy Today!

Sent from my iPhone

Patricia Robinson

From: Joey Orrey <jorrey22@yahoo.com>
Sent: Friday, March 31, 2023 12:37 PM
To: Patricia Robinson
Subject: Support of Tommy's Express Wash

Good Afternoon Pat - My name is Joey Orrey, I am a Blaine resident and live in the Lakes neighborhood on Naples Cir. I'm in favor and endorse the proposition of a Tommy's Express car wash on the corner of Lexington and 122nd. I know the ownership group and business well and they would be a welcomed addition to Blaine area.

Sincerely -

Joey Orrey

Patricia Robinson

From: kelly champagne <champagne0711@gmail.com>
Sent: Monday, April 3, 2023 7:08 PM
To: Patricia Robinson; Sheila Sellman; Jess Robertson
Subject: Proposed Tommy's Car Wash

Blaine City Planners

I write today to address the *proposed* addition of a Tommy's Express Car Wash at 122nd & Lexington Avenue, in Blaine. It's my understanding that it's to be discussed at your April 3rd, City Council Meeting. Or am I wrong, and it's already been approved? In reviewing the *current* Tommy Express websites I find the following:

<https://bringmethenews.com/minnesota-business/tommys-express-to-open-fifth-twin-cities-car-wash-location>

The other Tommy's Express locations in the Twin Cities are in Blaine, Mounds View, New Hope, while another in White Bear Lake is "coming soon.

<https://tommys-express.com/locations/>

Blaine 122nd And Lexington

Blaine, MN 55449

Coming soon

A car wash, in direct proximity to the Lexington Athletic Complex, with an unknown number of cars passing through daily, just doesn't seem worth the possible health risk exposure those athletes and kids should have to entertain.

The traffic on Lexington has increased 40% in the 6 years I've been here. The new traffic light at Woodland Parkway has made it much easier accessing Lexington Avenue, but with the addition of Tommy's Express at the corner of 122nd and Lexington and the increased traffic, turning east at that location is going to be increasingly difficult. When I brought this up at one of Tommy's 'get to know us meetings' their response was to just add another street light.

We really don't need a *5th car wash* within a 3.00 mile stretch along Lexington. Two Kwik Trips, a Holiday Station Store and Fleet Farm Car Wash are enough.

Respectfully,

Kelly Champagne

Patricia Robinson

From: Kathie Kelly <kathie.kelly@msn.com>
Sent: Tuesday, April 4, 2023 10:25 AM
To: Patricia Robinson
Subject: Proposed Tommy 's Express CarWash

I would like my comments on the proposed carwash, contain below, to be put on record for the Blaine City Council about this proposal. I understand that you are the person we should be addressing this to so that it gets on the record. I have sent this same email to the mayor and all the city council members but I also want it on the record.

I am a resident of Blaine and reside at [4285 124th Ave. NE](#). While this is NOT within the 350' of the proposed CarWash that received notifications about this proposal, we learned that it will be receiving its first hearing at the Blaine City Council meeting on Monday, April 3, 2023, and it's second on April 17th.

I am concerned about this proposed rezoning of the area to accommodate this particular business, even though I don't live right next door to it. But I'm two blocks away and certainly affected by the traffic that will be brought to the area as a result of this large business proposal.

With the recent application for expansion of Renovation Church, located on Lexington Avenue/Fraizer Street just north of the Kwik Trip, along with all of the new townhomes that have been built in the same area over the last two years, we already are experiencing and anticipating more of an influx of traffic and congestion at that intersection and do not feel the need for a carwash there nor the additional neighborhood noise and traffic congestion it would bring.

That intersection is already minimally controlled, despite our having been told previously that a stoplight was going to be installed there in 2022 or early 2023. We have not seen that to date. We certainly could use a stoplight prior to approving anything like this.

Further, with current Kwik Trip #1014 having two existing car washes I find it amazing that Blaine leadership might think there was need for more at the very same intersection.

In addition Kwik Trip has another location (#1136) TWO MILES south on 109th, two blocks west of Lexington ... On the very same road Tommy's CarWash is proposing to locate. It would sit between the two Kwik Trips along that very same road, 2.4 miles apart. I doubt there is a need for multiple car washes in a 2-mile straight line distance.

Basically, the location is unsuitable from a need and a proposed location standpoint. The need alone certainly is not an obvious one.

As a resident of the area, I am totally opposed to the proposal, regardless of what modifications they might be considering (e.g., reconfiguring the layout and flipping the building). At the April 3rd City Council first reading, the developer already announced that they cannot flip the building. That refusal to budge was almost a given after the Planning commission meeting two weeks prior. The developer at that time said they could certainly study it, but he didn't give much hope that it could be done. In addition, I question if two weeks has been enough time to study what would be required and whether it would work.

In his only concrete example of why they couldn't flip the building, he cited the instance of two pickup trucks that might be going through the intersection at the same time and reported that they would crash head-on according to the study he conducted.

Contrary to his hypothetical example, currently, there are often two pickup trucks going through or turning at that intersection at the same time and they do not crash head-on as he predicted.

The Planning Commission approved this proposal on condition that the building be flipped, a recommendation, which, by the way, originally came from the City Council itself at their October workshop. And yet the developer comes back and says "we still want to build it, and no we're not going to flip it." That alone should result in a no vote by the City Council.

I strongly urge the City Council to vote NO to this proposal.

The residents of Blaine and surrounding areas are constantly begging for growth and improvements, as I know the Council also wants. We are sorely lacking in sit-down dining facilities and other retail establishments that we could patronize and support. I continue to urge the Council and the Planning Commission to actively seek these types of improvements and additions rather than car washes, nail salons, fast food establishments and pet hospitals! Sorry, just my opinion of course.

Thank you for your time. I intend to attend the meeting April 17 and look forward to hearing the residents' input considered.

Kathie Kelly
[4285 124th](#) Ave NE
Blaine MN 55449

Sent from my Verizon, Samsung Galaxy smartphone

Patricia Robinson

From: MICHAEL D LEON <MIKELEON21@msn.com>
Sent: Tuesday, April 4, 2023 1:35 PM
To: Patricia Robinson
Subject: Car Wash in Blaine

Hello

I would like you to know that me and my husband are TOTALLY OPPOSED to the Car Wash on the corner of 122nd and Lexington.

We drove by the one in Mounds View and they are very LOUD, plus that one is not in a residential neighborhood.

Please do NOT let this pass.

Thanks
Sandy and Mike Leon

Get [Outlook for iOS](#)

Patricia Robinson

From: Wayne Kendall <waynekendall@hotmail.com>
Sent: Tuesday, April 4, 2023 2:01 PM
To: Patricia Robinson
Subject: car wash permit at Lexington and 122nd

I am against this location for this car wash. It is too near to this residential area. There are too few entrances from Lexington and 125th and entering and leaving to and from Lexington is already very dangerous. This is not the place for a car wash.

Wayne Kendall
12356 Ghia St NE
Blaine MN 55449

Patricia Robinson

From: Wayne Kendall <waynekendall@hotmail.com>
Sent: Tuesday, April 4, 2023 2:29 PM
To: Patricia Robinson
Subject: Proposed Carwash at Lexington and 120th

All Council Members should drive through this Neiborhood to see the problems this car wash will present. I do not know how they can allow it after they see this.

Wayne Kendall
12356 Ghia St NE
Blaine MN 55449

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, April 12, 2023 6:41 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Chris Massoglia
Subject: Re: Tommy's Express Car Wash , PC File 22-0082

Hello,

I previously submitted an email regarding Planning Case File 22-0082, Tommy's Express Car Wash, prior to the last City Council meeting. I am resubmitting it for your consideration along with another comment.

At the last Council meeting the developer for Tommy's Car Wash admitted that they would not be able to comply with the requested Condition Number 8: "A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit."

In my opinion if they cannot comply with a condition submitted both by staff and the Planning Commission, this development should no longer be considered.

For this reason, along with the other reasons I've previously submitted, I respectfully request that this proposal for a car wash at this location be denied by the City Council, and that the Council exercise patience while waiting for a business that fits into the current zoning district.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine, MN 55449

Jolene Trauba
Jolenetrauba@msn.com

From: Jolene Trauba
Sent: Wednesday, March 29, 2023 12:05:59 PM
To: Probinson@blainemn.gov <Probinson@blainemn.gov>; jrobertson@blainemn.gov <jrobertson@blainemn.gov>; tsanders@blainemn.gov <tsanders@blainemn.gov>; tnewland@blainemn.gov <tnewland@blainemn.gov>; lsaroya@blainemn.gov <lsaroya@blainemn.gov>; lsaroya@blainemn.gov <lsaroya@blainemn.gov>; cmassoglia@blainemn.gov <cmassoglia@blainemn.gov>
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba

12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Steve Warner <steve.m.warner@outlook.com>
Sent: Sunday, April 16, 2023 5:21 PM
To: Patricia Robinson; Sheila Sellman
Subject: Oppose to Tommy's Car Wash on Lexington and 122nd Avenue

My wife and I would like to express my opposition to the rezoning for the proposed Tommy's Express Car Wash near the corner of Lexington and 122nd Street. We first moved to Blaine in 1978 and lived just to the west of Lexington and 125th for a number of years. Now we live in St. Andrews Village, which is the southern part of the large Woodland Parkway area.

This proposal is not what was originally intended for the use of the land. By rezoning, there doesn't seem to be any coordinated development plan. It seems the city just wants to fit businesses into available land regardless of where that land is situation. You look at the location and it literally backs up against residential housing. I'm sure the people who bought those houses didn't know this was going to happen and they will most certainly face decreased house valuations. It's just not fair.

In this situation, we are talking about one of only two major entrances into a growing residential community. There are hundreds of kids in this neighborhood, and we have to consider their safety. The kids in our St. Andrews Village ride their bikes down to the Kwik Trip. A high-volume car wash will bring increased traffic for both Woodland Parkway and the 122nd street entrances from people outside the neighborhood.

I think it is interesting, too, when reading comments already posted, that only one person in favor of the car wash comes from the actual neighborhood. Please respect the wishes of those in the immediate area who overwhelmingly oppose this rezoning. Turn down the request at the Council meeting on April 17.

Finally, they are already advertising they'll be in business at this location. <https://tommys-express.com/locations/mn438/> If they are that arrogant not to wait for a Council approval, how can we trust anything they say about making the changes asked for by the planning committee?



[mn438](https://tommys-express.com/locations/mn438/)

Get pricing, hours, and contact information for 122nd And Lexington in Blaine. Visit us for an exceptional car wash experience.

tommys-express.com

Steve and Anita Warner
4508 St. Andrews Ct. NE
Blaine, MN 55449
Phone: 651.261.0215

Patricia Robinson

From: Stefanie Anderson <stef.m.anderson@gmail.com>
Sent: Monday, April 17, 2023 12:22 PM
To: Patricia Robinson
Subject: don't agree with the Location of new proposed car wash

Hi Pat,

I am not able to attend the city council meeting tonight but I wanted to let you know that as a resident of the area, I don't agree with the location of the proposed Tommy's express car wash on Lexington Ave. I also do not agree with any change to the zoning of that area.

Thanks,

Stefanie Anderson



Zoning Ordinance

10801 Town Square Drive NE, Blaine MN 55449

Planning Department

phone: 763-785-6180 | **BlaineMN.gov**

Blaine

31.50 – PLANNED BUSINESS DISTRICT (PBD)

30.51 - Intent.

It is the intent of the Planned Business District to accomplish the following:

- (a) To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
- (b) To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
- (c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
- (d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
- (e) To encourage more attractive and enduring business neighborhoods.
- (f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
- (g) To accommodate uses requiring access to major highways.
- (h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.

(Ord. No. 20-2447, 7-20-2020)

30.52 - Land uses.

Uses Allowed By Conditional Use Permit (CUP). Land Uses may include industrial, office, commercial, and multi-floor residential developments as specifically indicated below. All land uses not specified below are prohibited. All land uses shall be reviewed and approved pursuant to the Conditional Use Permit procedures in Section 27.04 of this Ordinance.

The proposed land uses, their mix, lot sizes, and location must be compatible and complementary both internally and with adjacent land uses. The proposed land uses must not create any internal and/or external traffic congestion or traffic flow problems.

- (a) General retail,
 - (a) Retail except when specifically listed elsewhere in the ordinance.
 - (b) Personal services, including massage, hair salons, and similar businesses.
 - (c) Dry cleaning and laundry.
 - (d) Repair services, excluding repair of vehicles and small engines.
 - (e) Business and professional offices, excluding medical offices.
 - (f) Non-classroom personalized instructional services.
 - (g) Portrait or art studio.
 - (h) Medical cannabis dispensary.

- (b) Restaurants, with or without live entertainment or outdoor dining,
- (c) Brew Pubs.
- (d) Medical offices.
- (e) Bank.
- (f) Hotel.
- (g) Trade and convention center.
- (h) Fitness center.
- (i) Gasoline station, with or without passenger vehicle auto lube/oil change service or automated car wash.
- (j) Manufacturing.
- (k) Multifamily residential.
- (l) Research and development laboratories.
- (m) Churches.
- (n) Commercial childcare.
- (o) Theaters.
- (p) Indoor amusement and recreation.
- (q) Corporate office/distribution/warehouse (requires a combination of office space or manufacturing space consisting of not less than twenty-five percent (25%) of gross building area either attached to or as part of a larger office manufacturing campus, operated by the same facility). (Ord. No. 03-1994, added 9-18-2003)
- (r) Post-secondary education.
- (s) Taproom or brewery with brewer taproom.
- (t) Motorcycle sales and maintenance.
- (u) Zero lot line splits with shared access and/or shared parking.
- (v) Ground mounted solar as an accessory use.
- (w) Liquor Stores

(Ord. No. 20-2447, 7-20-2020; Ord. No. 22-2514, amended 12-19-22)

30.53 - Development procedure.

- a) Prior to applying for a conditional use permit for development within the PBD zone, the developer shall meet with the Zoning Administrator, or their designee, to review the applicable ordinances, regulations and plans that will affect the area to be developed.
- b) The developer shall present a concept plan or site plan to the zoning administrator. The zoning administrator shall review the concept design and recommend changes as needed to comply with performance standards and the standards of 27.04.
- c) Upon staff approval of the concept design a formal application may be made for a conditional use permit. The conditional use permit shall be considered as outlined under section 27.04 of this ordinance.
- d) Prior to approval of building permits, the zoning administrator shall find that all standards listed in the conditional use permit have been satisfied in the site plan and building permit applications.
- e) The conditional use permit shall outline all allowed uses within the development, including square footages allotted to each use. A conditional use permit amendment shall be required for any deviation.

(Ord. No. 20-2447, 7-20-2020)

31.54 - Standards.

(a) *Building Setbacks (minimum).*

- (1) Front Yard—Fifty (50) feet, or one-half (½) the total building height whichever is greater.
- (2) Side Yard—Fifteen (15) feet, or one-half (½) the total building height, whichever is greater.
- (3) Rear Yard—Twenty (20) feet, or one-half (½) the total building height, whichever is greater.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(b) *Parking Lot Setbacks (minimum).*

- (1) Front Yard—Thirty (30) feet. (Ord No. 02-1955, amended 9-5-2002)
- (2) Side Yard—Fifteen(15) feet. (Ord. No. 04-2005, amended 1-22-2004)
- (3) Rear Yard—Twenty (20) feet.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(c) *Building Sizes (minimum).*

- (1) Industrial—Twelve thousand (12,000) square feet.
- (2) Freestanding Commercial—Five thousand (5,000) square feet with the exception of freestanding restaurants which shall have a minimum building size of four thousand (4,000) square feet. (Ord. No. 01-1896, Amended 3-15-2001; Ord. No. 02-1955, amended 9-5-2002)

(d) *Building Height.* There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.

(e) *Building Exteriors.*

- (1) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (aa) Brick.
 - (bb) Natural or cultured stone.
 - (cc) Glass.
 - (dd) Stucco or EIFS.
 - (ee) Cementitious siding.
 - (ff) Architectural metal.
 - (gg) Integrally colored rock faced block.
- (2) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
- (3) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (4) All buildings to incorporate four sided design.
- (5) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principle building to a minimum height of 5 feet.

Under no circumstances shall sheet aluminum, corrugated aluminum, asbestos, iron, plain or painted plain concrete block be deemed acceptable as major exterior wall materials on buildings within the City.

- (f) *Landscaping.* In addition to the provisions of Section 33.07 of the Ordinance, the following requirements shall be met:
- (1) Underground irrigation shall be required.
 - (2) Traffic safety islands and/or general parking islands, were deemed appropriate by the Zoning Administrator, shall be landscaped and irrigated. At least five percent (5%) of the surface area of land within a parking area shall be landscaped.
 - (3) On any given site there shall be at least three (3) different shrub species.
- (g) *Open Space.* The minimum area of permeable surface shall be thirty percent (30%) of the total project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.
- (h) *Loading Spaces/Overhead Doors.* Loading spaces/overhead doors shall be located primarily in designated rear yards and secondarily in designated side yards. Overhead doors will be permitted in front yards under unusual circumstances, as approved by the Zoning Administrator.
- (1) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.
 - (2) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.
 - (3) Overhead doors limited to not more than one door per six-thousand (6,000) square feet of floor area.
 - (4) Outside storage of trucks or semi-trailers is limited to not more than the number of dock or overhead doors. (Ord. No. 03-1994, added 9-18-2003)
- (i) *Refuse Enclosures.* Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principle structure. Such facilities shall have solid gates. (Ord. No. 22-2494, amended 1-19-22)
- (j) *Lighting.* A lighting plan shall be submitted depicting type and design, layout of fixtures, and the illumination pattern. The design shall preclude any off-site glare.
- (k) *Outside Display.* Outside display in PBD retail sites is allowed provided the following standards are met:
- (1) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings over 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.

- (2) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (3) Outside display shall not exceed a height of sixty (60) inches.
- (4) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (5) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (6) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (7) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (8) Products shall be able to be sold from the display.

(Ord. No. 20-2447, 7-20-2020; Ord. No. 22-2514, amended 12-19-22)



Zoning Ordinance

10801 Town Square Drive NE, Blaine MN 55449

Planning Department

phone: 763-785-6180 | BlaineMN.gov

Blaine

30.10 - COMMUNITY COMMERCIAL (B-2)

30.11 - Intent.

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

(Ord. No. 20-2447, 7-20-2020)

30.12 - Permitted uses.

- (a) General retail, except when specifically listed elsewhere in the ordinance
- (b) Banks.
- (c) Restaurants.
- (d) Brew Pubs.
- (e) Personal services, including massage, hair salons, and similar businesses.
- (f) Dry cleaning and laundry.
- (g) Repair services, excluding repair of vehicles and small engines.
- (h) Business and professional offices, including medical offices.
- (i) Personalized instructional services and fitness centers, total floor area limited to 4,000 square feet without a conditional use permit.
- (j) Portrait or art studio.
- (k) Medical cannabis dispensary.
- (l) Taproom

(Ord. No. 20-2447, 7-20-2020, Ord. No. 22-2514, amended 12-19-22)

30.13 - Accessory uses.

Signs as regulated in Section 34.07(c).

(Ord. No. 20-2447, 7-20-2020)

30.14 - Conditional uses.

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Fitness center not meeting the requirements of 30.12 (i).
- (d) Gasoline station.
- (e) Minor auto repair.
- (f) Car wash.
- (g) Construction and contractor's offices.
- (h) Day care centers—Commercial. (Ord. No. 89-1140, amended 5-18-1989)
- (i) Educational uses not meeting the requirements of 30.12 (i). (j)

- (j) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to thirty-three (33) feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Ord. No. 95-1575, amended 9-21-1995)
- (k) Meeting/assembly halls.
- (l) Motels/hotels.
- (m) Open sales lot.
- (n) Private clubs.
- (o) Restaurants with live entertainment or outdoor dining. (Ord. No. 95-1573, amended 9-21-1995)
- (p) Theaters.
- (q) Vocation, technical, and trade schools.
- (r) Zero lot line splits with shared parking and/or access.
- (s) Off-Sale Liquor Stores. (Ord 86-928, amended 2-20-1986)
- (t) Two (2) or more buildings on same lot. (Ord. No. 88-1087, amended 6-16-1988)
- (u) Churches. (Ord. No. 91-1266, amended 10-3-1991)
- (v) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)
- (w) Domestic animal indoor kennel and training facilities. (Ord. No. 93-1479, amended 11-18-1993)
- (x) Major automobile repair for passenger vehicles. (Ord. No. 94-1534, amended 9-1-1994)
- (y) Funeral Homes. (Ord. No. 03-1983, added 6-26-2003; Ord. No. 03-1990, Amended 8-21-2003)
- (z) Vehicle Rental Agency with up to 15 vehicles on site. (Ord. No. 05-2063, added 10-20-2005; Ord No. 18-2407, amended 6-21-2018)
- (aa) Pawn shop. (Ord. No. 09-2179, added 2-19-2009)
- (bb) Indoor vehicle sales associated with and on the same property as major automobile repair.

(Ord. No. 14-2295, added 10-16-2014; Ord. No. 20-2447, 7-20-2020, Ord. No. 22-2514, amended 12-19-22)

30.15 - Standards.

- (a) Reserved.
- (b) Front yard setback—Fifty (50) feet. (Ord. No. 93-1491, amended 12-16-1993)
- (c) Side yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; corner lot fifty (50) feet; when adjacent to residential districts—One hundred (100) feet. (Ord. No. 93-1491, amended 12-16-1993)
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986)
- (d) Rear yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; when adjacent to residential districts—One hundred (100) feet.
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986, Ord. No. 22-2514, amended 12-19-22)
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Maximum building height shall not exceed three (3) stories, or fifty (50) feet in height, whichever is less.

(g) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Ord 85-898, amended 8-15-1985)

(1) Front yard/corner side yard 30 feet.

(2) Side yard 10 feet.

(3) Rear yard 10 feet.(Ord. No. 95-1553, amended 4-20-1995)

When a B-2 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.

(h) Off-street loading—Refer to Section 33.15.

(i) Major Automobile Repair Standards. (Ord. No. 94-1534, amended 9-1-1994)

(1) No outside storage of vehicle that have exterior damage or are dismantled.

(2) No air quality or noise impact to adjacent properties shall be permitted.

(3) Additional screening as determined by the Zoning Administrator.

(4) A seventy-five-foot landscaped buffer between a major automobile repair facility and all residential zoning districts. (Ord. No. 94-1539, amended 11-17-1994; Ord. No. 20-2447, 7-20-2020)

30.16 - Landscaping.

(a) All open areas of any lot not used for parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers.

(b) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.

(c) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.

(d) All lots in this district shall provide a landscaped yard. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire boundaries of the site. This yard shall have a minimum width of not less than ten (10) feet.

(e) For additional landscaping requirements, refer to Section 33.07.

(f) Underground irrigation shall be required for all yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Ord. No. 88-1075, amended 3-17-1988; Ord. No. 89-1177, added 1-4-1990; Ord. No. 20-2447, 7-20-2020)

30.17 - Screening.

On a lot adjacent to a lot in a residential district, there shall be an opaque screen made up of trees and/or berms and a six foot high solid fence made of maintenance free materials.

(Ord. No. 20-2447, 7-20-2020)

30.18 - Storage.

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates. (Ord. No. 22-2494, amended 1-19-22)

(b) No outdoor storage of any materials is permitted except as provided for in Section 30.19. (Ord. No. 02-1948, amended 6-20-2002)

- (c) Employee service vehicles with a maximum of 10,000 gvw, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with at least one overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code. (Ord. No. 91-1267, amended 10-3-1991)

(Ord. No. 22-2494, amended 1-19-22; Ord. No. 20-2447, 7-20-2020)

30.19 - Outside display.

Outside display in B-2 retail sites is allowed provided the following standards are met:

- (a) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings larger than 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.
- (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (c) Outside display shall not exceed a height of sixty (60) inches.
- (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (h) Products shall be able to be sold from the display.

(Ord No. 02-1948, added 6-20-2002; Ord. No. 20-2447, 7-20-2020)

30.191 - Architectural control.

- (a) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (1) Brick.
 - (2) Natural or cultured stone.
 - (3) Glass.
 - (4) Stucco or EIFS.
 - (5) Cementitious siding.
 - (6) Architectural metal.
 - (7) Integrally colored rock faced block.
- (b) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or

superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.

- (c) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (d) All buildings to incorporate four sided design.
- (e) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principle building to a minimum height of 5 feet.

(Ord. No. 20-2447, 7-20-2020)

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members Gorzycki, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members Deonauth, Halpern and Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARING

Item 4.1 – Case File No. 22-0082 – Public Hearing – The applicant is requesting the following:

1. Rezoning from PBD (Planned Business District) to B-2 (Community Commercial).
 2. Conditional use permit for a standalone carwash in a B-2 zoning district.
- TOMMY'S EXPRESS CAR WASH, 4252 122ND AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0082 was opened at 7:07PM.

Arthur Cyrankowski, 12263 Ghia Ct NE, Unit A, explained he was against the car wash at the proposed location. He indicated this loud industrial use would impact the quiet enjoyment of his property. He asked that the commission reconsider this use as he feared the car wash would adversely impact the value of his property.

Nathan Warner, 4324 122nd Circle NE, reported the proposed car wash would be directly in his backyard. He noted he left Minneapolis to get away from the noise but now he would have a car wash in his backyard. He indicated the Kwik Trip was already loud enough. He encouraged the city to find another use for this property. He suggested a fast-food use or restaurant be considered for this property.

The public hearing was closed at 7:10PM.

Tanner Brant, Christianson Companies, introduced himself to the commission. He reviewed the site plan in further detail and commented on the features within the car wash. He reported 33% of the water would be reclaimed from each wash. He noted the location of the dumpsters and vacuums. He explained the car wash was 366 feet from the east property line, which meant the noise from the car wash would be no greater than ambient noise. He discussed how noise mitigation efforts could be pursued if the city were to receive complaints.

Shawn Engvalson, developer, explained he was a resident of Blaine. He noted he and his wife, along with two other residents of Blaine would be the owners and operators of the Tommy's Express Car Wash. He reported he has been working with landowners in Blaine for over a year and noted this property was only a few blocks from where he lived. He discussed how the proposed property fit his intended use perfectly and has been slated for development for quite some time. He indicated the noise at the property line would be no greater than the ambient noise from Lexington Avenue due to the 366 foot buffer between the car wash and the adjacent residential property. He discussed how Tommy's Car Wash was different than other car washes and stated his family was eager to bring this experience to Blaine residents.

Chair Goracke asked if the applicant would support hours of operation being from 7AM to 7PM.

Mr. Engvalson stated he could support this recommendation.

Chair Goracke questioned if the building could be flipped in order to assist with addressing noise concerns. Mr. Brant stated he would be open to looking into this further.

Chair Goracke inquired how many employees the Tommy's car wash would have.

Mr. Engvalson reported his Mounds location had 15 full time employees and six part time employees.

Commissioner Gorzycki requested further information regarding the noise mitigation measures that could be pursued.

Mr. Grant stated mufflers could be placed on the vacuums to assist with reducing noise.

Chair Goracke questioned if this was the right location for a car wash given the close proximity to Kwik Trip.

Mr. Engvalson commented on the differences between his tunnel car wash compared to a gas station car wash. He indicated he would be offering a very high quality car wash in 90 seconds versus eight to nine minutes at Kwik Trip.

Commissioner Olson asked who governs noise issues by the city.

City Planner Sellman reported the city had a noise ordinance that could be enforced, along with the conditions for approval. She noted the city's code enforcement department was complaint based.

Chair Goracke thanked staff for including the notes from the city council workshop meeting where the council discussed this matter.

Commissioner Olson discussed how flipping the building may create traffic flow issues. She questioned if this project would proceed if this were the case.

City Planner Sellman explained if flipping the building were a condition for approval and the traffic flow issues could not be addressed, the request would not move forward. However, the plans could be revised and be brought back to the commission for further consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082A the rezoning from PBD (Planned Business District) to B-2 (Community Commercial) in Case File No. 22-0082, the following rationale shall be made:

Case 22-0082A:

1. The proposed district is consistent with the Comprehensive Plan.
2. How the proposed district differs from the existing district.
3. How the proposed district meets the goals and policies of the City.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082B a conditional use permit for a standalone carwash in a B-2 (Community Commercial) zoning district with the following conditions:

Case 22-0082B:

1. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. The exit car wash door to be shut immediately after the vehicle has exited the wash.
5. Hours of operation shall be limited to 7AM to 7PM.
6. The car wash shall meet the noise limits set by the Minnesota Pollution Control Agency (MPCA).
7. Revised landscape plan shall be submitted and approved prior to issuance of a building permit.
8. A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit.

Motion seconded by Commissioner Swanson. The motion passed 4-0.



City of Blaine

Staff Report

File Number: RES 23-66

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit for a Stand alone Car Wash in a B-2 Zoning District at 4252 122nd Avenue NE. Tommy's Express Car Wash (Case File No. 22-0082/SAS)

Executive Summary

The applilcant is requesting a conditional use permit to operate a stand alone tunnel carwash in the B-2 district.

Background

Planning Commission Public Hearing	03/14/23
City Council (Conditional Use Permit)	04/17/23
Action Deadline (60 days)	04/18/23
Action Deadline (Extended)	06/17/23

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Zoning

The subject site is zoned PBD (Planned Business District). The applicant is requesting to rezone to (B-2) Community Commercial.

Land Use Designation

The comprehensive land use designation is PC (Planned Commercial). The purpose of this district is to accommodate commercial, retail and office uses in a planned, cohesive style of development. PC areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger scale planned design and concept. B-2 zoning is consistent with this land use designation.

Surrounding Zoning and Uses

Property to the north is zoned PBD (developed with Kwik Trip). The property to the east is zoned DF (Development Flex) and is outlot A, Parkside North 8th Addition. Single family homes are east of the vacant outlot. The property to the south is a substation and zoned PBD. Lexington Avenue is to the west.

Existing Conditions

The site is vacant with a wetland present.

History

The subject site is Outlot C of Parkside North, which was platted in 2015. The potential rezoning and Tommy's Car Wash was presented at the Council workshop on October 10, 2022; general consensus from the Council was to move forward with the application.

Evaluation of Request

The applicant proposes to construct a 4,553 square foot tunnel car wash. There are two access drives off 122nd Avenue, one is a right in only and the other is full access. Stacking will be along 122nd Avenue property line and the entrance to the car wash is on the west side along Lexington Avenue.

Staff and the Planning Commission recommend flipping the building so that the vehicles exit the car wash on the west side (Lexington Avenue). This does present some potential issues with circulation and stacking. The applicant has provided alternative plans (see attached) one of which shows (option 2) an entrance to the site from Lexington Avenue. This is not feasible as this is restricted access and should not be considered as an alternative. Both alternatives keep the building at the proposed size of 4,553 square feet. Perhaps reducing the size of the building could alleviate the circulation concerns. Option one should be reviewed further as it appears the stacking could be shifted to the east more, which could allow more room for movement in and out of the wash.

The subject site is platted as Outlot C, Parkside North and will have to receive final plat approval before any building permits are approved. An additional access will be used to the east through Outlot A, Parkside North 8th Addition and is not part of the final plat. This outlot will be used for ponding and will act as an additional buffer to the residential uses to the east.

There are 8 vacuum bays on the south side of the building. (If the site is flipped, the vacuum bays will be on the north side of the building.) The proposed hours of operation are 7AM-9PM, Monday through Sunday. At the Council Workshop on October 10, 2022, the Council asked the applicant if the hours of operation were flexible in the evening. The applicant was receptive to adjusting the evening hours and stated the majority of the washes occur between 10:30AM and 5:30PM. A recent tunnel carwash that is located near residential uses was approved with the hours of operation limited to 7AM-7PM through the CUP. Staff and the Planning Commission

recommends this same condition.

There are 11 parking stalls including the stalls for the vacuums. Customers stay in their vehicles through the car wash and would park in the vacuum stalls while using the vacuums.

The car wash will need to meet the noise limits set by the Minnesota Pollution Control Agency (MPCA). At this time, the MPCA requires the daytime noise levels not to exceed 65 dBA for more than six minutes in an hour and not exceed 60 dBA for 30 minutes in an hour. A condition has been added that requires the exit carwash door to be shut immediately after the vehicle has exited the wash. Therefore, the car wash exit door should be completely shut at all times except when vehicles are exiting the wash. The applicant submitted a plan that shows a distance of 365.5 feet from the proposed carwash exit to the eastern property line with 64 dBA. It is unclear if this meets MPCA standards as the time of day and duration is not included. Staff suggests the applicant conduct a noise study to verify compliance with MPCA standards and if compliance is not achieved, measures shall be taken to meet the threshold. If the threshold is not met, the CUP may be revoked.

Architecture

The elevations are attached and include the following materials:

- Prefinished metal panels
- Fiber cement board panels
- Glass
- Split faced concrete masonry

The building elevations meet the requirements of the zoning ordinance for the B-2 district.

Setbacks

The setbacks on the submitted site plan meet the B-2 zoning requirements. The site has two front yards and two side yards. The frontage will be on Lexington Avenue and 122nd Avenue NE.

Building

- Front yard - 50 feet
- Side yard - 20 feet

Parking

- Front yard - 30 feet
- Side yard - 10 feet

Landscaping

A revised landscape plan has been submitted and includes the correct number of plantings per code requirements. The plan provides additional plantings for screening and noise buffering along the east side of the carwash and along the eastern property line.

Tree Preservation

No trees are proposed to be removed.

Park Dedication

Park dedication will be required with the final plat.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The developer will be responsible for Trunk Sanitary Sewer area charges which are due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 1.2 acres of upland for a total sewer area charge of \$8,754.00.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) which shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to RCWD for review. Approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a

Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork, structure, and as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide two access drives from 122nd Avenue NE. No connection to Lexington Avenue NE will be permitted. Sidewalk will be required to be reconstructed where the west access from 122nd Ave NE is modified. No additional street design or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Conditional Use Permit

The CUP is a requirement of the B-2 district for a car wash. If the rezoning is not approved, the CUP cannot be approved as the PBD zoning district does not allow standalone car washes. These standards are being reviewed under the B-2 zoning.

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use will not cause an excessive burden on existing parks, schools, streets or other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.

- The B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers. A car wash is a service of convenience.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The building meets zoning code requirements for the B-2 and PBD districts and is consistent with commercial development in the area.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the B-2 district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - Planned commercial areas are in areas with good visibility and access from major roadways, and are sufficiently sized to accommodate a larger-scale planned design and concept. The use is not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazards or congestion. The proposed development will not result in any additional traffic hazards or additional congestion in the area.
 - The traffic generated by an automatic carwash is comparable to the traffic generated by a similar sized retail store but less than a comparable-sized food establishment. Anoka County has the installation of a traffic signal scheduled for this intersection in 2024.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The proposed development, once constructed, will have the required utility services, adequate roads, and necessary drainage facilities to service the proposed development.

Attachment List:

Zoning and Location Map
Narrative
Site Plan
Landscape Plans
Alternative Option 1
Alternative Option 2
Elevations
DBA Measurement
Grading and Drainage Plan
Utility Plan
Stormwater Plan
Council Workshop Minutes 10/10/22
Public Comments

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit and rezoning. Two people spoke in opposition at the public hearing. Their concerns were noise, traffic, and reduction in property values.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

Neighborhood Meeting:

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on December 19, 2022. One person attended and expressed concerns with traffic and noise and was not in favor of the project.

Several comments have been received in opposition and support of the proposal; these comments are attached.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Public Comments
3. Planned Business District (PBD)
4. Community Commercial (B-2)
5. Unapproved PC Minutes 031423



City of Blaine

Signature Copy

Resolution: RES 23-66

Resolution Granting a Conditional Use Permit for a Stand alone Car Wash in a B-2 Zoning District at 4252 122nd Avenue NE. Tommy's Express Car Wash (Case File No. 22-0082/SAS)

WHEREAS, an application has been filed by MLH HOLDING LLC (PWS Holdings 23, LLC) as Conditional Use Permit Case File No. 22-0082) for Tommy's Express Car Wash; and

WHEREAS, said case involves the property described as follows:

Outlot C, PARKSIDE NORTH

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023 and recommended approval regarding said Conditional Use Permit; and

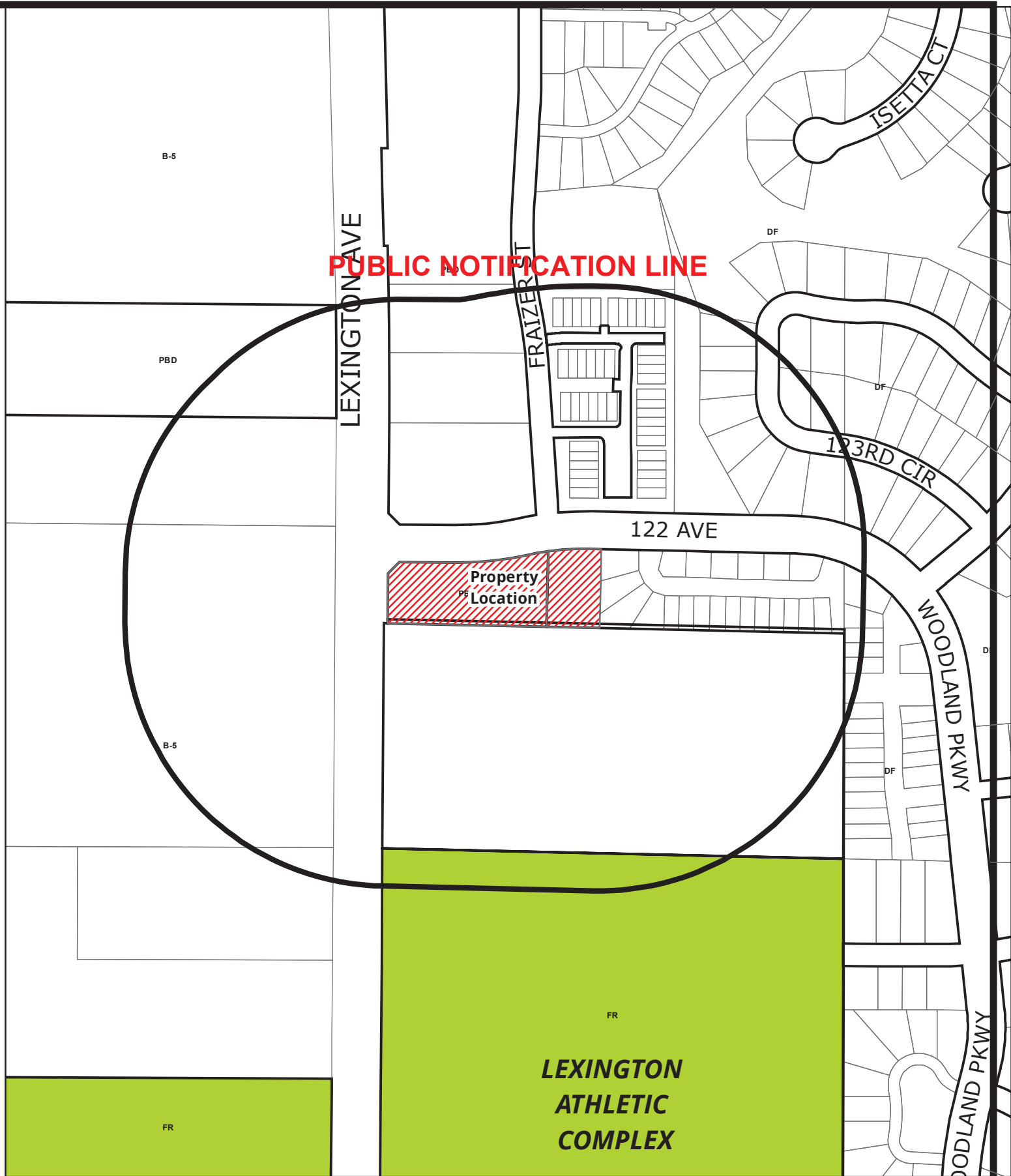
WHEREAS, the Blaine City Council has reviewed said case on April 17, 2023; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 27.03, 30.10 and 27.04 of the Zoning Ordinance to allow for a standalone carwash in a B-2 zoning district with the following conditions:

1. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.
3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. The exit car wash door to be shut immediately after the vehicle has exited the wash.
5. Hours of operation shall be limited to 7AM to 7PM.
6. The applicant must provide a noise study, if the car wash does not meet the noise limits set by the Minnesota Pollution Control Agency (MPCA) measures shall be taken to meet the threshold, if the threshold is not met the CUP may be revoked.
7. A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington Avenue, shall be submitted and approved prior to issuing a building permit.

PASSED by the City Council of the City of Blaine this 17th day of April, 2023.





CHRISTIANSON

C O M P A N I E S

Friday, December 2, 2022

City of Blaine, MN

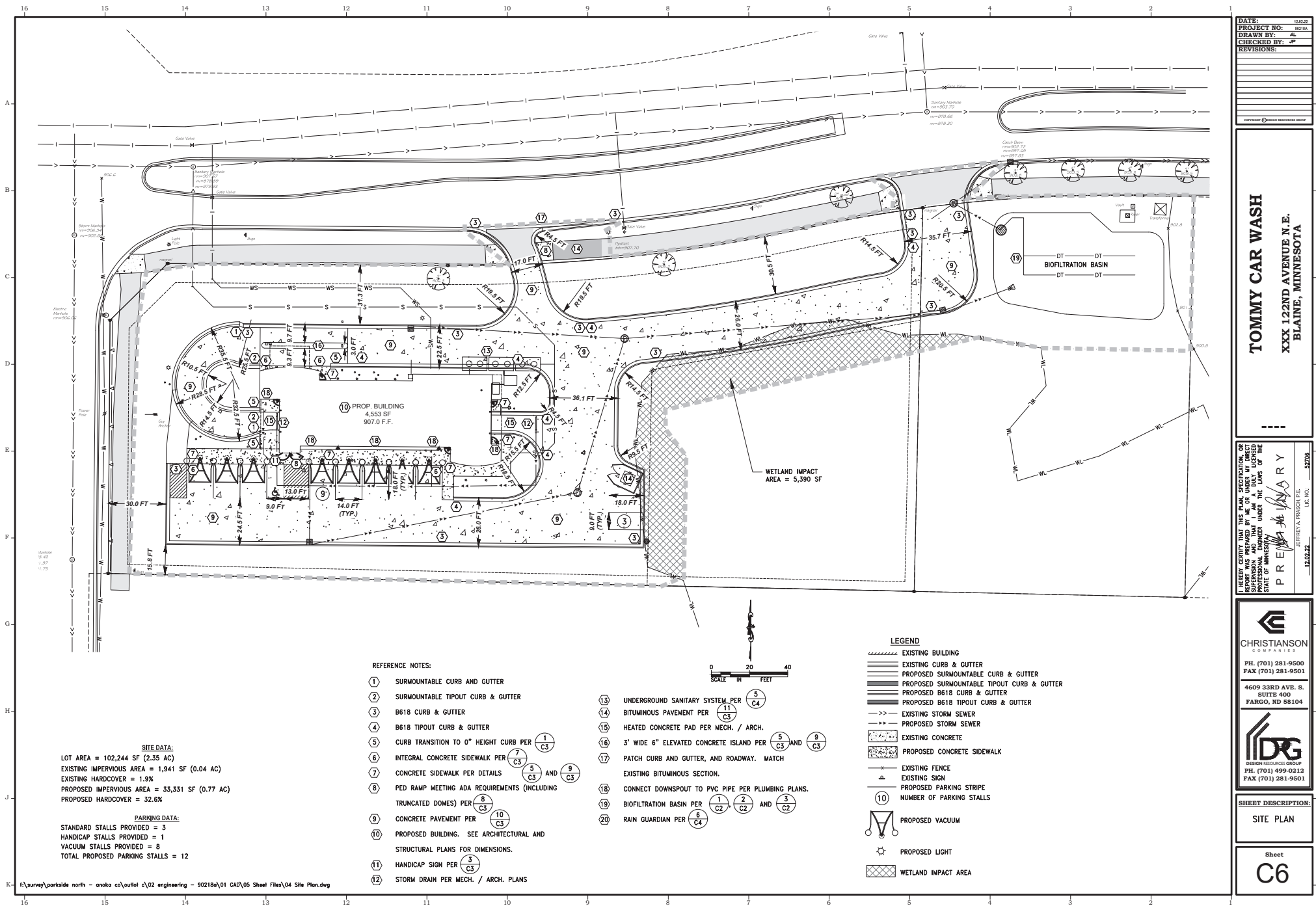
RE: Tommy's Express Car Wash CUP and Rezone Submittal

To whom it may concern,

Christianson Companies is requesting the approval to build a Tommy's Express Car Wash at the southeast corner of 122nd Avenue and Lexington Avenue SE. For this project, we will need approval to rezone the property from Planned Business to B-2 Community Commercial, as well as a Conditional Use Permit to allow a car wash use.

Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls to use the vacuums. The only reason a customer would enter the building is to use the public restroom. Hours of operation are 7AM-9PM Monday-Sunday.

For these reasons, Christianson Companies sincerely asks that the Blaine City Council takes our project into consideration. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of Blaine, and partner with the community to be a benefit to all who live there.



DATE: 12.02.22
 PROJECT NO: 202401
 DRAWN BY: AL
 CHECKED BY: AL
 REVISIONS:

TOMMY CAR WASH
 XXX 122ND AVENUE N.E.
 BLAINE, MINNESOTA

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS FOR THIS PROJECT WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

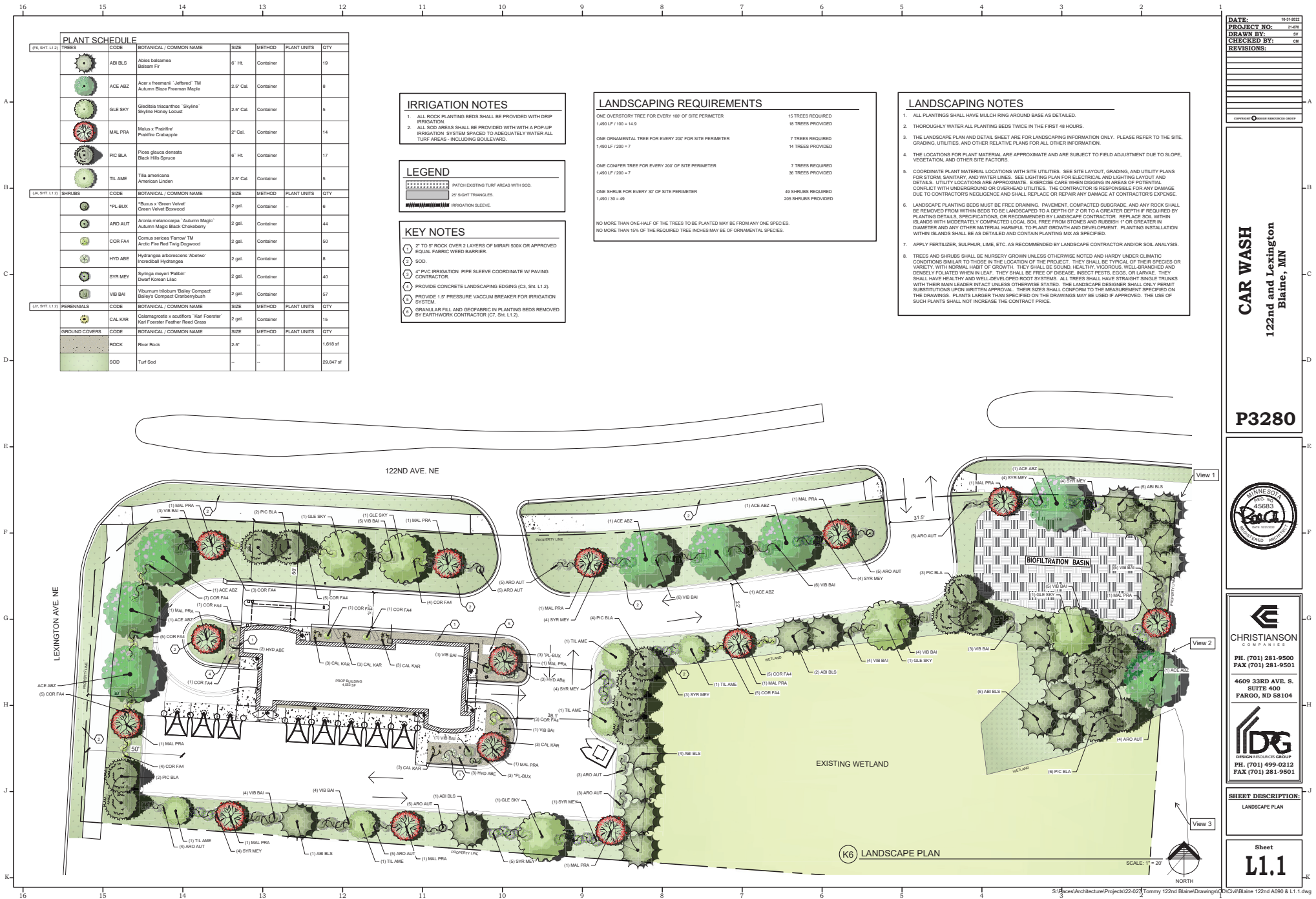
PREPARED BY
 JEFFREY A. PRINCE, P.E.
 U.C. NO. 52706
 12.02.22

CHRISTIANSON
 CONSULTANTS
 PH. (701) 281-9500
 FAX (701) 281-9501
 4609 33RD AVE. S.
 SUITE 400
 FARGO, ND 58104

IDG
 DESIGN RESOURCES GROUP
 PH. (701) 499-0212
 FAX (701) 281-9501

SHEET DESCRIPTION:
 SITE PLAN

Sheet
C6



Building flipped

110' CARWASH

BIOFILTRATION BASIN

EXISTING WETLANDS

K5 SITE & SIGNAGE PLAN

SCALE: 1" = 20'

NORTH

[illegible]

CARWASH
122nd and Lexington
Blaine, MN



CHRISTIANSON

PH. (701) 281-9500
FAX (701) 281-9501

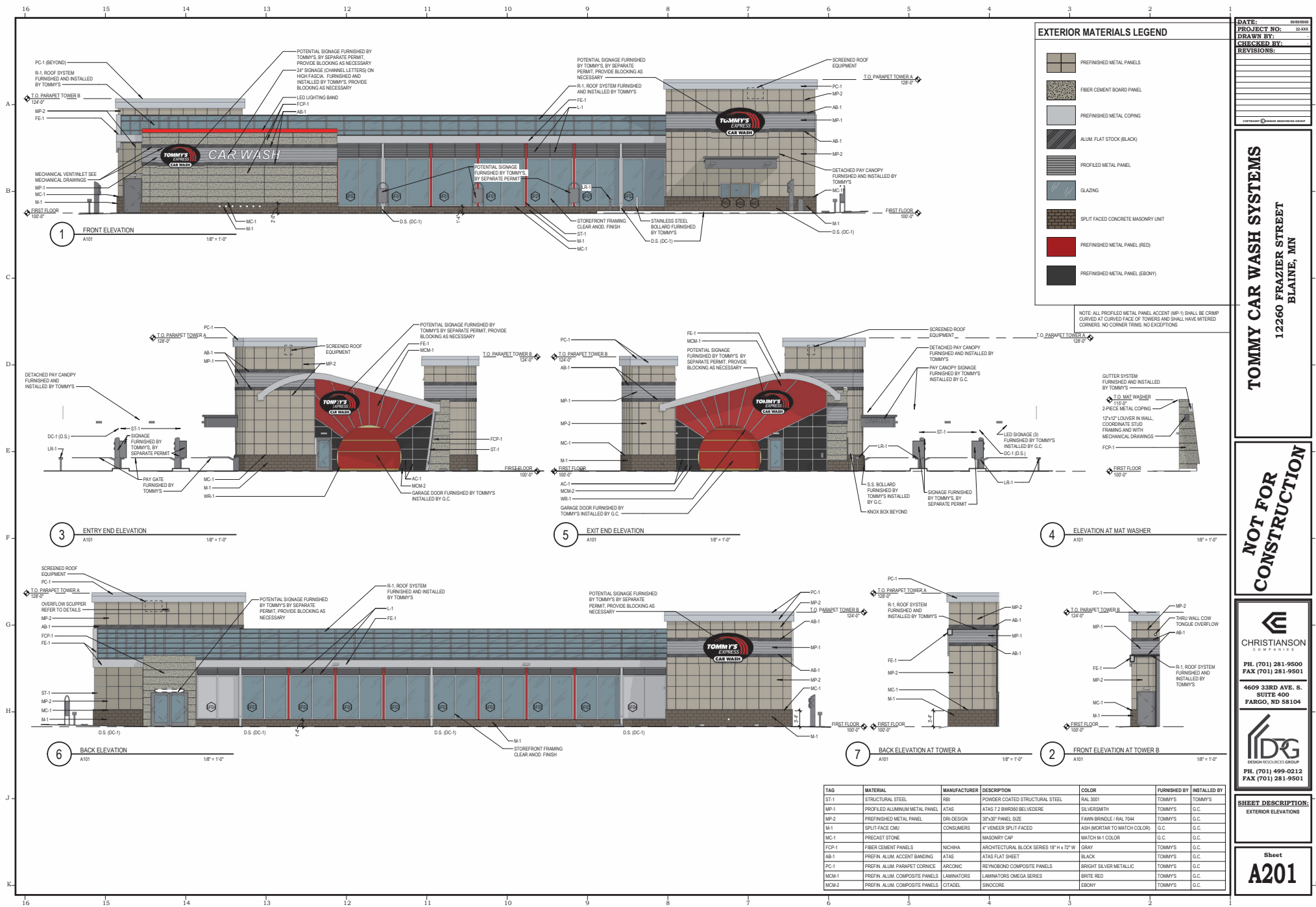
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104



DESIGN RESOURCES GROUP
PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION	SITE & SIGNAGE PLAN

Sheet
A090



EXTERIOR MATERIALS LEGEND

- PREFINISHED METAL PANELS
- FIBER CEMENT BOARD PANEL
- PREFINISHED METAL COPING
- ALUM FLAT STOCK (BLACK)
- PROFILED METAL PANEL
- GLAZING
- SPLIT FACED CONCRETE MASONRY UNIT
- PREFINISHED METAL PANEL (RED)
- PREFINISHED METAL PANEL (EBONY)

NOTE: ALL PROFILED METAL PANEL ACCENT (MP-1) SHALL BE CRAMP CURVED AT CURVED FACE OF TOWERS AND SHALL HAVE MITERED CORNERS, NO CORNER TRIMS, NO EXCEPTIONS

DATE:	08/08/2018
PROJECT NO:	25-000
DRAWN BY:	
CHECKED BY:	
REVISIONS:	

TOMMY CAR WASH SYSTEMS
12260 FRAZIER STREET
BLAINE, MN

NOT FOR CONSTRUCTION

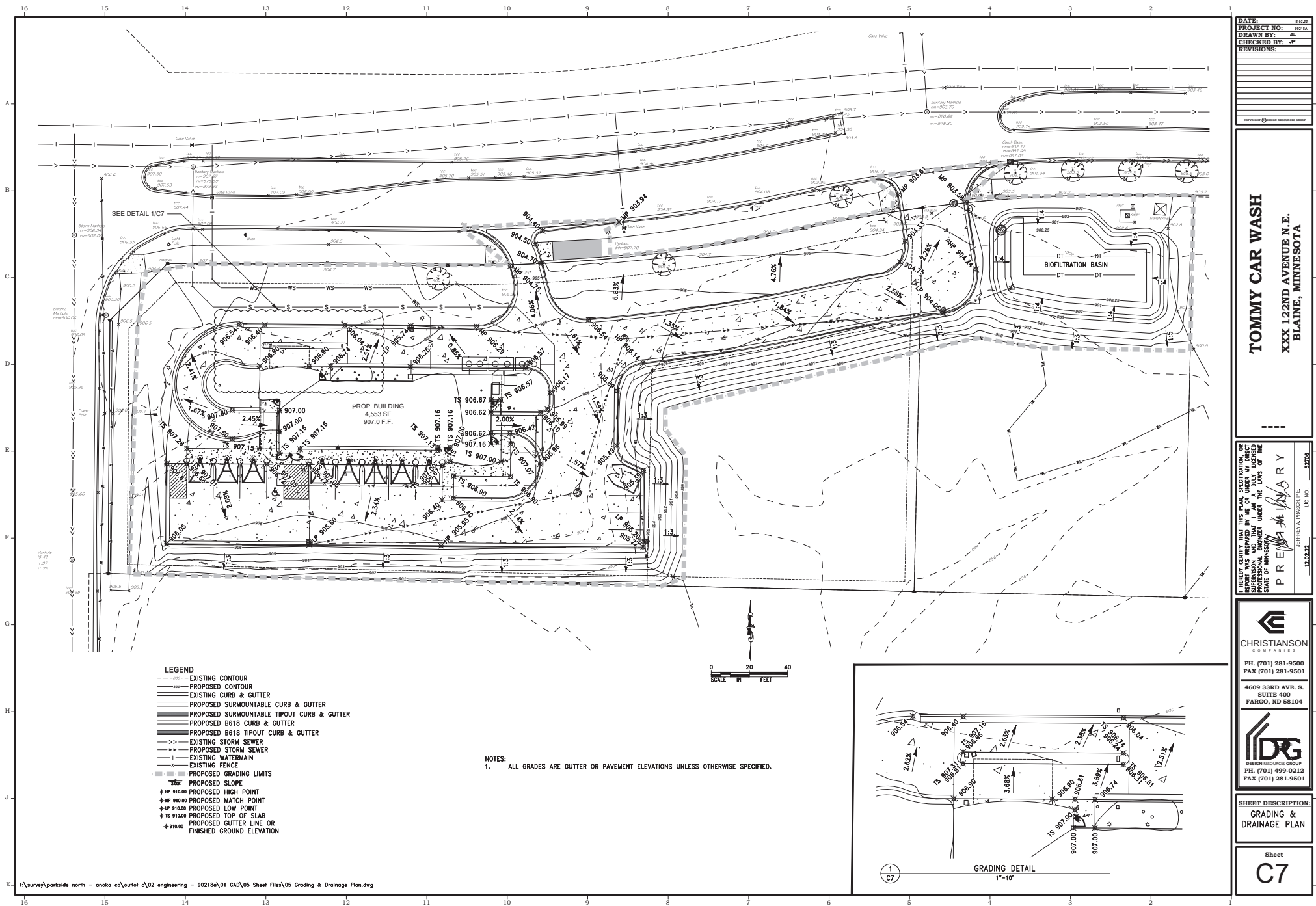
CHRISTIANSON COMPANIES
PH. (701) 281-9500
FAX (701) 281-9501
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

IDG DESIGN RESOURCES GROUP
PH. (701) 499-0212
FAX (701) 281-9501

SHEET ELEVATIONS

Sheet
A201

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RSJ	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWROND BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
MP-2	PREFINISHED METAL PANEL	DRI DESIGN	36"x96" PANEL SIZE	FAWN BRINDLE / RAL 7004	TOMMY'S	G.C.
M-1	SPLIT FACE CMU	CONSUMERS	4" VENEER SPLIT FACED	ASH (MORTAR TO MATCH COLOR)	G.C.	G.C.
MC-1	PRECAST STONE		MASONRY CAP	MATCH M-1 COLOR	G.C.	G.C.
FCP-1	FIBER CEMENT PANELS	NICHIA	ARCHITECTURAL BLOCK SERIES 18" H x 72" W	GRAY	TOMMY'S	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOLDS COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	REYNOLDS COMPOSITE PANELS	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.



DATE: 12.02.22
 PROJECT NO: 202204
 DRAWN BY: AL
 CHECKED BY:
 REVISIONS:

TOMMY CAR WASH
 XXX 122ND AVENUE N.E.
 BLAINE, MINNESOTA

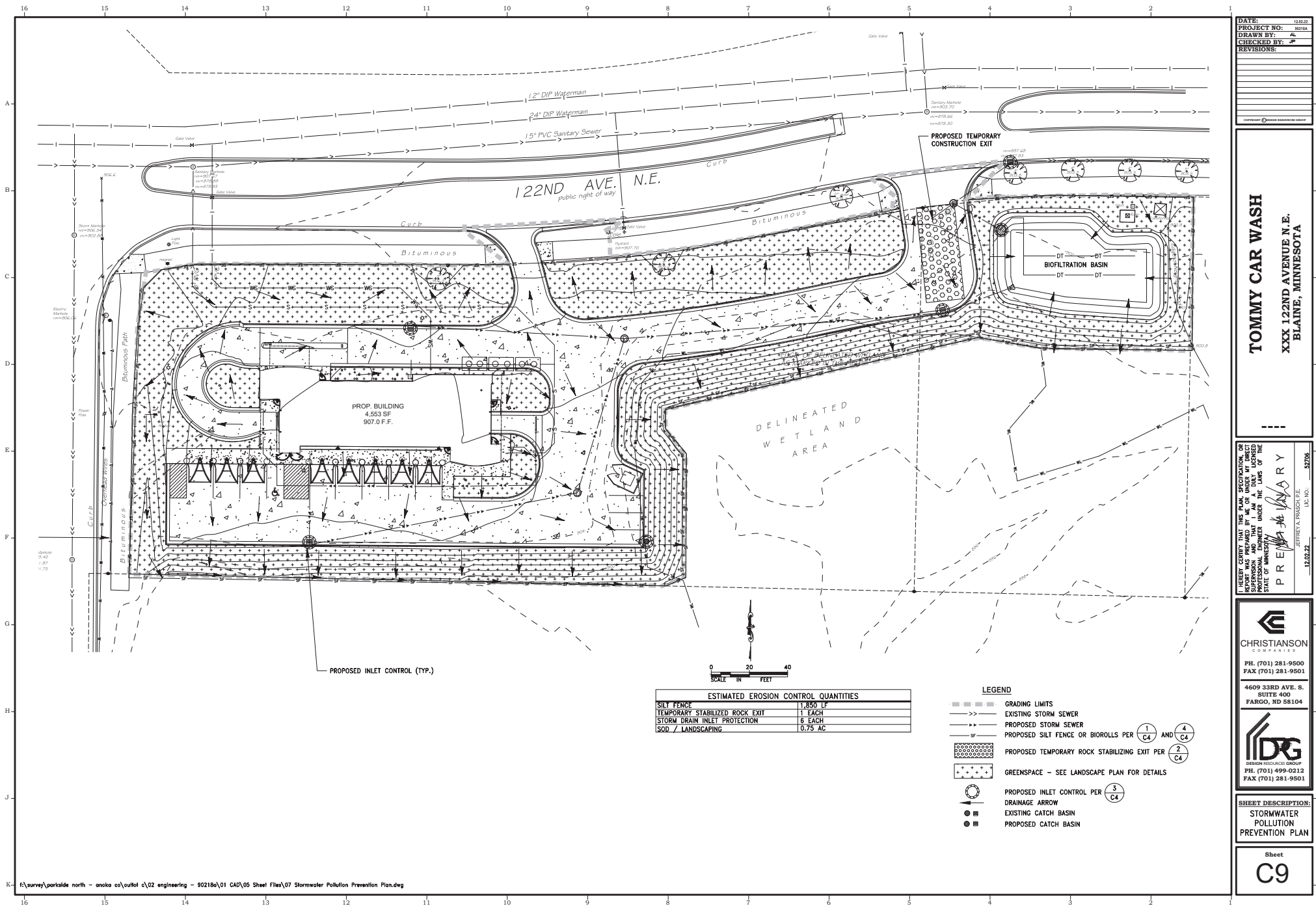
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS FOR THIS PROJECT WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PREPARED BY:
 JEFFREY A. PRASCH, P.E.
 LIC. NO. 52706
 12.02.22

CHRISTIANSON
 COMPANIES
 PH. (701) 281-9500
 FAX (701) 281-9501
 4609 33RD AVE. S.
 SUITE 400
 FARGO, ND 58104

DRG
 DESIGN RESOURCE GROUP
 PH. (701) 499-0212
 FAX (701) 281-9501

SHEET DESCRIPTION:
 GRADING & DRAINAGE PLAN

Sheet
C7



CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, October 10, 2022

6:00PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:15PM.

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 Manager/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Alison Bong; City Engineer Dan Schluender; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; and City Clerk Catherine Sorensen.

3.1 Tunnel Carwash Discussion for Property at the Southeast Corner of 122nd Avenue and Lexington Avenue.

City Planner Sellman stated Tommy's Express Wash is interested in the 1.67-acre lot at southeast corner of 122nd Ave NE and Lexington Avenue. The site is currently zoned Planned Business District (PBD) and has a land use designation of Planned Commercial. Staff reviewed the intent of the Planned Business District and explained standalone carwashes are not currently permitted in the PBD zoning district. Gas stations with carwashes are a CUP in the PBD district. Kwik Trip is across 122nd Ave from the site and they have a carwash. Tommy's Carwash is requesting consideration of a rezoning or code amendment to allow their carwash in this location. Staff suggests exploring the B-2 zoning district that allows for carwashes rather than amending the PBD district to allow this use.

Kyle Fryer, Tommy's Express Wash representative, thanked the Council for considering his request. He provided a brief history on Tommy's Express Wash noting the company was 50

years old. He noted 130 sites were now open for this franchise, including sites in Mounds View and White Bear Lake. He described the reclaim water system that would be in place noting these systems allow the car wash to use 60% less water than other car washes.

Shawn Abelson, Tommy's Express Wash, noted he was a resident of Blaine and would be an owner of the proposed car wash. He explained there would be two other local families that would serve as owners as well. He stated he takes great pride in running the Mounds View Tommy's Express with his family and hopes to bring this same amenity to Blaine. He commented on how Tommy would be a good steward and sponsor for the community.

Mayor Sanders stated in getting to know the ownership group, he appreciated the fact that the individuals were local. He supported the City working to find a solution to bring Tommy's to the City of Blaine.

Councilmember Hovland asked if the smaller lot on the east side had wetlands, and if so, was this lot large enough to build on. Mr. Thorvig reported this lot was .68 acres in size and was mostly wetland. He indicated it would remain an undeveloped buffer between this lot and the adjacent neighborhood.

Councilmember Robertson stated she finds great value when members of the community want to invest in Blaine. She thanked Tommy Express for supporting local law enforcement and schools. She indicated she was having a challenge with supporting this use at this intersection because traffic was already so heavy. She understood that a traffic signal would not be installed at this intersection until 2024. She reported the neighbors were also concerned with the sound of the dryers. She asked that the applicant speak to how noise concerns are addressed and if there were any other sites being considered for this car wash.

Mr. Fryer stated alternative sites were still being pursued, but he had to have a willing seller and right sized location. He indicated he would continue to pursue additional opportunities further to the west. He reported this site made a lot of sense for a lot of reasons, especially given the population and traffic counts in the area. He said he did not believe there would be a great deal more traffic in the area. He noted there would be a small gap between when the building was constructed, and a traffic signal would be installed. He explained he had several car washes that were installed adjacent to residential homes and noted there would be a very minimal impact given the fact this site would have a 300-foot buffer.

Councilmember Hovland requested further information regarding the vacuums that would be installed as he anticipated noise concerns from vacuums and recommended, they be oriented away from the residential neighborhood to assist with mitigating the noise.

Councilmember Newland commented on an email he received from a resident that opposed the proposed car wash. He indicated he also heard concerns about locating a car wash on this

site across the street from Kwik Trip, given the fact they already had a car wash. He encouraged the developer to consider the concerns raised by the neighbors because many did not support the proposed car wash on this site. He suggested the developer continue to pursue other sites for this use.

Councilmember Hovland recommended additional landscaping, or a buffer be considered on the east side of the property. Mr. Fryer stated he could support this.

Mayor Sanders supported this recommendation and noted it would show the neighbors that the developer was hearing their concerns.

Mr. Thorvig reminded the Council that Mr. Car Wash received approval six months ago at 122nd Avenue and Ulysses Street and noted this car wash would be located adjacent to a residential neighborhood.

Mayor Sanders asked if Tommy's would be flexible with the hours of operation in the evening hours. Mr. Fryer stated the standard franchise hours were 7:00AM to 9:00PM but these hours could be adjusted to fit the community and neighborhood. He explained the majority of the washes occur between 10:30AM and 5:30PM.

Councilmember Paul questioned why Kwik Trip was allowed to have a car wash when this was not allowed in PBD zoning. Ms. Sellman explained Kwik Trip was allowed to have a car wash because they have a gas station.

Councilmember Newland thanked the applicant for being willing to be flexible on the hours and with landscaping on the site. He asked if this site would be very similar to the Mounds View location. Mr. Fryer explained the Blaine site had more space which would provide more flexibility for parking and vacuum lanes. He reiterated that he would be willing to meet with the neighbors to further discuss the plans.

Councilmember Jeppson commented she was not opposed to the proposed car wash. She suggested the vacuum bays to be pushed further away from the adjacent residential homes. She explained traffic at this intersection was a concern and challenged the engineering team to consider how traffic would flow in and out of this site. She suggested a right-in only be provided off 122nd Avenue.

Councilmember Newland asked what would be located behind the free-standing vacuums on the east side of the building. Mr. Fryer stated there would be landscaping and fencing along this property line.

Councilmember Newland questioned if the color scheme was set. Mr. Fryer stated the proposed colors were the franchise standard but noted accommodations have been made in other communities.

Councilmember Newland requested further information regarding the proposed signage. Mr. Fryer stated there would be a monument sign along with a sign on the building.

Mayor Sanders thanked the applicant for being willing to work through the concerns that have been raised. He believed this use fit in well with the area and was comfortable with this project moving forward.

Councilmember Massoglia agreed this was a good fit and recommended there be a right-in only off 122nd Avenue. He commented there wouldn't be anything developed to the south of this site. He noted he has spoken to residents who were very excited about the car wash.

Mr. Thorvig discussed the site search for the car wash. He explained the developer has reviewed many potential sites in the community. He reported staff told them no on a quite a few other sites, which led to this site being considered.

Council consensus was to support the rezoning of this property to B-2 to support the tunnel carwash moving forward on this site.

Patricia Robinson

From: Sheila Sellman
Sent: Tuesday, December 20, 2022 8:30 AM
To: Arthur Cyrankowski; Patricia Robinson
Subject: RE: Christianson Companies Car Wash Zoning Change

Good Morning, once a complete application is accepted for the rezoning there will be a public hearing scheduled with the Planning Commission. The Planning Commission will hear testimony from the public and will make a recommendation on the matter to the City Council. The City Council will review the item and make the final determination. If you are within the 700 foot notification area you will receive a public hearing notice and a sign will be posted on the site.

You can contact me directly with any questions.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Arthur Cyrankowski <arthurcyra@gmail.com>
Sent: Monday, December 19, 2022 5:33 PM
To: Patricia Robinson <probinson@blainemn.gov>
Cc: Sheila Sellman <ssellman@blainemn.gov>
Subject: Christianson Companies Car Wash Zoning Change

Hello,

I recently received a letter notifying me that Christianson Companies is planning to rezone the southeast quadrant of Lexington Ave NE and 122nd Ave NE to build a Tommy's Express Car Wash. Currently it is zoned Planned Business District according to them.

While I wouldn't mind a retail location or residential development built there, we are concerned about placing a loud car wash right next to an extremely quiet residential neighborhood. Residents here don't need another car wash since we already have one on the northeast quadrant of Lexington Ave NE and 122nd Ave NE operated by Kwik Trip. A short drive south on Lexington Ave also has additional car washes operated by Fleet Farm, Holiday, and a different Kwik Trip location by 35W.

I was wondering if there will be a zoning board meeting where we could vote to block projects which will cause noise pollution and lower property values for those living close by such as myself?

Thank you,
Arthur Cyrankowski

Patricia Robinson

From: Cathy Sorensen
Sent: Wednesday, December 14, 2022 8:20 AM
To: CityCouncil; Erik Thorvig; Sheila Sellman; Patricia Robinson
Subject: FW: Proposed 122nd and Lexington

From: Sterner, Angie <angie.sterner@paradigmcorp.com>
Sent: Tuesday, December 13, 2022 10:54 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: Proposed 122nd and Lexington

Dear Council Members

Received the letter in the mail with the proposed building of a car wash at the corner of Lexington and 122nd. I live in the neighborhood and have concerns

1. There is already a carwash at the Kwiktrip Having another carwash does not seem like a reasonable business in the area.
2. This is already a busy intersection both north and southbound lanes. Car wash is a very short term quick turn around, as is the same with Kwik Trip. Additional increased volume would cause more traffic congestion and accidents. There is already difficulty with people getting on and off Lexington. There are near misses almost daily. Additionally, traffic on Lexington is driving 65+ often.
3. This is also a family area with many kids. These are kids playing on sidewalks, walking dogs, runners, walkers, bikers, new drivers and foot traffic.

Please reconsider this development. I understand business are important for tax reasons and development, but Blaine is a great area for families. This is not promoting family or good tax revenue.

Thanks

Angie Sterner BA, OTR/L, CDMS, QRC #998
Paradigm Rehabilitation MN, LLC

Office (218) 336-5231
Mobile (612) 723-2504
Fax (715) 346-9907
angie.sterner@paradigmcorp.com
www.paradigmcorp.com

Patricia Robinson

From: Sheila Sellman
Sent: Monday, March 6, 2023 11:31 AM
To: Patricia Robinson
Subject: FW: March 14th Planning Committee Meeting

Pat please add to the public comments for Tommy's carwash

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Monday, March 6, 2023 10:37 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: Re: March 14th Planning Committee Meeting

Thanks Sheila. Please see my letter below.

To the Planning Committee,

In lieu of my ability to appear in person at the February 14th, 2023 Planning Committee meeting, please accept this email as my official show of support for the approval of the Tommy's Express off of Lexington & South of 125th. I strongly believe that adding Tommy's Express to our city will benefit Blaine in multiple ways and for many years to come. A few of my thoughts bullet pointed below. Please let me know if you have any questions or would like me to speak in any more detail on either of the points below.

- A business that is built significantly better within its own industry resulting in a wash that is better for both our environment as well as our local consumer. Most car washes in Blaine are out of date, do a poor job in detailing your car and likely are not as friendly to our environment in terms of chemicals used, the amount of water used per wash, to water/chemicals recaptured and water recycled.
Having a state of the art, higher end wash that is more environmentally friendly and offers top of the line detailing is a win-win for both the consumer and the environment. At an even more micro level, the pace that this business can run cars through the wash is exceptional which will cut down on the emissions being released by multiple vehicles not having to wait in line for longer periods of time. The same can be said for the location off of Lexington. With the current distance to other inferior washes, having a Tommy's Express in this location will lower the drive times for those currently traveling farther to get their car washed at other locations, again helping lower emissions both now and in the future as the city expands along with our neighboring cities to the north as Lexington will be a main artery for decades to come.
- A family owned business. I've had the pleasure of knowing one of the families who is part owner of Tommy's Express for the past several years and I must say that the values they represent both personally and professionally are nothing less than exceptional. This couple/family is Shawn & Mandy Ingvaldsen. The

Ingvaldsen's are also a family that gives back to the communities they live, serve and do commerce in. Allowing them to continue to grow in our community is going to create ripples of positivity in Blaine that will extend beyond Tommy's Express.

- Blaine investing in the people who actually live in Blaine. Seeing the city grow and expand isn't always the easiest thing to do from a residents standpoint. That said, I tend to find a feeling of both pride and excitement knowing that the growth of our city is partially being done by actual residents of Blaine vs some outside person who will take their income out of our city! Much like how we route for our local sports teams when they go to state, we should also look to support those inside our city looking to grow within our city. To my knowledge, the Ingvaldsen's have lived in Blaine for almost 3 decades and have been outstanding citizens within the community. To have one of our own residents wanting to further their roots in Blaine is a factor that should take precedence in my opinion and I surely hope that they are given this opportunity to do so.

Best Regards,
DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

On Fri, Mar 3, 2023 at 9:02 AM Sheila Sellman <ssellman@blainemn.gov> wrote:

Hi Dan, you can send me an email and I will include it in the packet that is part of the official record.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Friday, March 3, 2023 8:51 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: March 14th Planning Committee Meeting

Good Morning Sheila,

I hope your week has treated you well. I'm writing to you in advance of the March 14th planning committee meeting. Due to a work scheduling conflict on my end, I will not be able to attend in person but would like to submit something for official record for the applicant of the Tommy Express Wash on Lexington and 122nd. Is there a form online or that I can fill out in person to have my support on record?

Best Regards,

DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

Patricia Robinson

From: Deb Raschke <debraschke@gmail.com>
Sent: Tuesday, March 7, 2023 1:10 PM
To: Patricia Robinson
Subject: Case 22-0082- Tommy's Car Wash

Hello,

I am unable to make the meeting on March 14, but wanted to share my concerns.

I am not for this proposed business.

For one, there is Kwik Trip right across the road that has a car wash and it a second one which is self service is not needed in the area.

Second, the increase in traffic is already a problem on Lexington and the side streets, which this will add to.

This area needs some commerce, but the right type of commerce for families, like a restaurant, indoor play park for kids, etc. not duplicating what is currently available across the street.

I want the council to actually attract businesses to the area that make sense for what the area is- single family homes, with a few town houses sprinkled in. With the number of families, there are many better options for businesses than a self service car wash.

Thanks
Deb Raschke
11697 St Andrews Cir
Blaine

Sent from my iPhone

Patricia Robinson

From: Patrick O'Neil <pat.oneil@truckwriters.com>
Sent: Tuesday, March 7, 2023 12:38 PM
To: Patricia Robinson
Subject: Tommy's Express Car Wash Proposal

Hello Pat,

My name is Patrick O'Neil. I grew up in Blaine off of Territorial Road (1988-1993 and later on off Cloud Drive 1993-99) I also own a business that's been in Blaine for 25+ years. I lived in Chicago for a couple years before moving back and starting a family in 2016.

My family and I currently live at 12008 Lever Street NE, Blaine, MN which is the neighborhood behind the Lexington Athletic Complex. We love the neighborhood and were excited to have the convenience store (Kwik Trip), church and daycare in the community. With that being said, I would hope the planning commission would deny the request to rezone the area along Lexington to allow for this car wash. There is a car wash in the Kwik Trip that is entirely sufficient for the area especially given the close nature of many more. This provides zero value to the community. This is eventually going to be a main thoroughfare for the many residential community's being built to our north and the development of this area should offer the resources to the communities as originally planned. Almost anything would provide more value to our community and Blaine at large than a car wash across from a car wash.

I hope this was the correct avenue to communicate with you. I pay attention to the city council from afar and would attend the hearing in person but will be out of town.

Thank you for your consideration and please feel free to call or email me any time if there is something else I can be doing.

Cell 612-867-7568



Patrick O'Neil, CIC

Vice President

Truck Writers, Inc.

P:(763) 231-0025

www.truckwriters.com

Patricia Robinson

From: Susie Anderson <susieanderson63@gmail.com>
Sent: Tuesday, March 7, 2023 3:49 PM
To: Patricia Robinson
Subject: Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082

I am writing concerning the proposed development in my neighborhood. We already have a good car wash at the Kwiktrip which would be located across from this proposed car wash. I do not see how another car wash adds value to our community.

Thank you

Susan Anderson

Patricia Robinson

From: m.mcgough1847@gmail.com
Sent: Tuesday, March 7, 2023 10:18 PM
To: Patricia Robinson
Subject: Case: 22-0082

Planning Department,

I live in the Gardenwood neighborhood and I don't see why this type of establishment meets the needs of Blaine residents in this area. The Kwik Trip that is basically a stones throw already has two car washes available. The only thing this would do is cause more traffic trying to cross over at 122nd Ave NE and pose a safety concern with oncoming traffic. This is a family neighborhood with kids on their bikes and residents walking around on the sidewalks and crossing the streets. The last thing we need is a car wash when we have two available right next door.

Concerned Resident,

Michael McGough

Sent from my iPhone

Patricia Robinson

From: Erin Nigbor <erin.nigbor@gmail.com>
Sent: Wednesday, March 8, 2023 1:56 PM
To: Patricia Robinson
Subject: Comments re: Case: 22-0082

My family and I reside at 11926 Lever St NE which is in the neighborhood of the proposed car wash in the above referenced case. The Kwik Trip directly across the street from the proposed car wash already offers two car wash bays, at a lower price than the company trying to build a car wash. We need restaurants, retail, anything but a car wash. Disappointing use for land in a highly populous area that is only growing, and in need of FAR more businesses than a car wash.

Erin Nigbor

Sent from my iPhone

Patricia Robinson

From: Tom Holland <tom.holland.j8p3@statefarm.com>
Sent: Wednesday, March 8, 2023 3:42 PM
To: Patricia Robinson
Subject: Tommy's Express Blaine

To the Blaine Planning Committee,

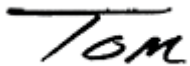
I am reaching out regarding the Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082 on March 14th, 2023.

As I will not be able to attend the meeting in person, as a long-time Blaine resident, I want to voice my support for the approval of the Tommy's Express off of Lexington & South of 125th as I believe doing so will benefit the city of Blaine and its residents in many ways including but not limited to the following:

1. With the latest technology and a unique state-of-the-art facility, unlike other national brands, A Tommy's Express wash would provide residents with a high-end wash experience that we do not currently have.
2. With it being an express wash, it will be significantly faster and more thorough than a typical gas station car wash. I personally am excited that I could be in/out of the location in a matter of a few short minutes. I am also not concerned about traffic being at issue at the site given Tommy's can process north of 200+ cars / hour.
3. Tommy's Express is an environmentally friendly wash with a state-of-the-art water reclaim system which not only uses up to 60% less fresh water than washing at home, it also keeps 100% of used water out of the storm system.
4. Tommy's Express in Blaine would be a locally owned and operated business, this cannot be said for other national car wash chains trying to enter the Blaine market. I personally know the prospective owners and am confident they will have a significant positive impact in the community as their heart is to partner with local schools, sports teams, etc. just like they have done at their current location in Mounds View.
In short, I believe as a city we should support community focused, local business owners who can provide an in-demand, value-added business to our community.

With that, again, I ask that you strongly consider supporting a Tommy's Express at Lexington and 125th.

Thank you,



Tom Holland
Agent

Patricia Robinson

From: Klick, Ryan <ryan.klick@krausanderson.com>
Sent: Wednesday, March 8, 2023 6:19 PM
To: Patricia Robinson
Subject: Re: case 22-082

To whom it may concern,

I am a resident of woodland village adjacent to the proposed development. I would urge the committee to consider that there is a gas station and car wash (Kwik trip) directly adjacent to the proposed lot. This lot would be ideal for many uses that could attract residents , promote business, and provide an amenity to Blaine residents. Please do not allow the rezoning. We do not need another car wash.

Thank you
Ryan and Jodi Klick

Patricia Robinson

From: Niki <niki.beck@comcast.net>
Sent: Tuesday, March 14, 2023 12:05 PM
To: Patricia Robinson
Subject: 22-0082 / against

Thank you! I know you hear a lot from the community. I am against the application for Tommy's car wash on 122nd Ave.

Hoping for a commerce that will better serve our community. This is across from an already existing car wash. Seems like a poor environmental decision - more runoff into our wetlands.

Maybe another restaurant or place for community to gather of some sort.

Regards,
Nicole Beck

Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

Case: 22-0082

Applicant: Tommy's Express Car Wash

Location: 4252 122nd Avenue NE (see map)

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, March 29, 2023 12:06 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Lori Saroya; Chris Massoglia
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsvie is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another

car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Mike Rose <rose.mike@me.com>
Sent: Wednesday, March 29, 2023 1:41 PM
To: Patricia Robinson
Subject: Planning Case File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council deny the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Michael Rose

Patricia Robinson

From: Ryan Malik <RyanM@ntminc.com>
Sent: Wednesday, March 29, 2023 3:37 PM
To: Patricia Robinson
Subject: Future Tommy Express Car Wash

To whom it may concern:

My name is Ryan Malik and I live at 12836 Flanders St NE, a Blaine resident. I'm in favor and/or endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. You couldn't ask for better business ownership for our city! Please take my endorsement into consideration.

Sincerely,

Ryan Malik

Tool Grinding Manager

ryanm@ntminc.com

Mobile (763) 302-9756

Office (763)780-1420 ext. 210

www.ntminc.com



Patricia Robinson

From: Ponto, Michael L <michael.l.ponto@ampf.com>
Sent: Wednesday, March 29, 2023 3:51 PM
To: Patricia Robinson
Cc: Paula Ponto
Subject: Yes to development at Lexington and 122nd

Good afternoon,

My name is Michael Ponto and my wife, Paula, and I live at 2060 117th Lane NE in Blaine. We are very much in favor of a Tommy's Express Wash at Lexington and 122nd.

We have lived in Blaine for 20 years. We have enjoyed the growth and the amenities (nice work on the pickleball courts and the ball fields!) during these years. We have been disappointed in the loss of businesses off Lexington in the retail center and would like to see its recovery. We believe that high quality, varied businesses like Tommy's Express Wash along Lexington would bring additional growth and investment to that side of Blaine. It certainly would give us another reason to frequent businesses along that road.

We ask that you approve their requests promptly so we can enjoy further growth in Blaine. Thank you.

Michael and Paula Ponto

***** "This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you."

Patricia Robinson

From: Tim Sieber <sieber.tim10@gmail.com>
Sent: Wednesday, March 29, 2023 6:55 PM
To: Patricia Robinson
Subject: Fwd: Car wash

----- Forwarded message -----

From: **Tim Sieber** <sieber.tim10@gmail.com>
Date: Wed, Mar 29, 2023 at 6:52 PM
Subject: Car wash
To: Jess Robertson <jrobertson@blainemn.gov>, <ssellman@blaine.mn.gov>

I am opposed to the Tommy's car wash that wants to go in at the end of Lexington by the Parkside North development. It's going to be too loud too much traffic their design is ugly. If you were going to do stuff like that, you should've put it where the old Shell gas station was you need to start lumping all the businesses together. No one wants to live by a business. Also stop bringing in apartment complexes it's bringing in bad people I'm sick of it. If the car wash goes there I am immediately moving.

Patricia Robinson

From: kevin wimpling <kevinwimpling@yahoo.com>
Sent: Wednesday, March 29, 2023 7:26 PM
To: Patricia Robinson
Subject: Tommy's Express Wash

To whom it may concern:

My name is Kevin Wimpling and I live at 11953 Jamestown St. NE, a Blaine resident. I endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. It would be a welcome addition to the community.

Sincerely,
Kevin M. Wimpling

Patricia Robinson

From: Collins, Joe <JoeCollins@edinarealty.com>
Sent: Thursday, March 30, 2023 10:15 AM
To: Patricia Robinson
Subject: Support for Tommy's Express Car Wash in Blaine

Attention Planning Commission Members and Blaine City Council,

I'm Joe Collins and I live at 2959 122nd Ct NE Blaine, MN 55449. I used to be on the Planning Commission for the City of Blaine, so I know these voices of the community are important to the process. I am writing today to express my full support for opening the new Tommy's Express Car Wash at the proposed location in Blaine. I think it would be a great addition to our community, especially since all local carwashes seem to have extensive lines every time a wash is needed. I know the owners of Tommy's, and have trust and faith in them to run a successful business that helps our community and it's members. I wish them luck as they go through this process and with success at the new location.

Joe Collins

Joe Collins I Realtor®, GRI®
2023 Edina Realty Platinum Circle



joe@edinarealty.com

cell/text 612-414-6983

[Connect with Joe on Facebook](#)

[Joe's Website](#)

[Leave a Google Review!!](#)

ALERT! Edina Realty will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Edina Realty, **do not respond** to the email and **immediately contact your agent via phone.**

Patricia Robinson

From: Bovee, Charlotte M <cmbovee@unwsp.edu>
Sent: Thursday, March 30, 2023 2:08 PM
To: Patricia Robinson
Subject: Proposition Tommy's Express Was

Good afternoon,

My name is Charlotte Bovee, my husband, Brian and I are Blaine residents. We live at 11903 Jamestown St., NE. We are in favor of and totally endorse the proposition of Tommy's Express Wash on the corner of Lexington and 122nd.

Sincerely,
Charlotte and Brian Bovee

Charlotte Bovee

Office & Intern Program Coordinator

651-631-5000 | 3003 Snelling Ave N, St. Paul, MN 55113
cmbovee@unwsp.edu | myktis.com



Patricia Robinson

From: Jeff <jeffclark88@gmail.com>
Sent: Thursday, March 30, 2023 5:25 PM
To: Patricia Robinson

To whom it may concern:

My name is Jeff Clark and I am a Blaine resident. I fully support the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. Blaine has limited car wash choices and our family is looking forward to having a Tommy's within the city.

Jeff Clark
139 121st Ave NE
Blaine, MN 5545
Gmail Account

Patricia Robinson

From: Benn Horrisberger <bobo_1237@hotmail.com>
Sent: Friday, March 31, 2023 9:32 AM
To: Patricia Robinson
Subject: Tommy's Express Car Wash

My name is Benn Horrisberger, I am a Blaine resident and live at 4446 118th Avenue NE.

I'm in favor of / endorse the proposition of a Tommy's Express Wash in my neighborhood on the corner of Lexington and 122nd.

Sincerely,
Benn Horrisberger

Patricia Robinson

From: Stephanie Brandt <stephbrandt31@gmail.com>
Sent: Friday, March 31, 2023 9:16 AM
To: Patricia Robinson
Subject: Tommy's Express Wash

Hi, my name is Stephanie Brandt, I am a Blaine resident and live at 2969 128th Ln NE. I'm in favor of a Tommy's Express Wash on the corner of Lexington and 122nd.

Thanks for your consideration!

Sincerely,

Stephanie Brandt

Patricia Robinson

From: Holly Horrisberger <hollyhorrisberger@hotmail.com>
Sent: Friday, March 31, 2023 10:04 AM
To: Patricia Robinson
Subject: Blaine Resident Request

To whom it may concern:

My name is Holly Horrisberger and I live at 4446 118th Ave NE, Blaine MN 55449, a Blaine resident. I'm in favor and/or endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd.

Sincerely,
Holly Horrisberger

Thank you and Enjoy Today!

Sent from my iPhone

Patricia Robinson

From: Joey Orrey <jorrey22@yahoo.com>
Sent: Friday, March 31, 2023 12:37 PM
To: Patricia Robinson
Subject: Support of Tommy's Express Wash

Good Afternoon Pat - My name is Joey Orrey, I am a Blaine resident and live in the Lakes neighborhood on Naples Cir. I'm in favor and endorse the proposition of a Tommy's Express car wash on the corner of Lexington and 122nd. I know the ownership group and business well and they would be a welcomed addition to Blaine area.

Sincerely -

Joey Orrey

Patricia Robinson

From: kelly champagne <champagne0711@gmail.com>
Sent: Monday, April 3, 2023 7:08 PM
To: Patricia Robinson; Sheila Sellman; Jess Robertson
Subject: Proposed Tommy's Car Wash

Blaine City Planners

I write today to address the *proposed* addition of a Tommy's Express Car Wash at 122nd & Lexington Avenue, in Blaine. It's my understanding that it's to be discussed at your April 3rd, City Council Meeting. Or am I wrong, and it's already been approved? In reviewing the *current* Tommy Express websites I find the following:

<https://bringmethenews.com/minnesota-business/tommys-express-to-open-fifth-twin-cities-car-wash-location>

The other Tommy's Express locations in the Twin Cities are in Blaine, Mounds View, New Hope, while another in White Bear Lake is "coming soon.

<https://tommys-express.com/locations/>

Blaine 122nd And Lexington

Blaine, MN 55449

Coming soon

A car wash, in direct proximity to the Lexington Athletic Complex, with an unknown number of cars passing through daily, just doesn't seem worth the possible health risk exposure those athletes and kids should have to entertain.

The traffic on Lexington has increased 40% in the 6 years I've been here. The new traffic light at Woodland Parkway has made it much easier accessing Lexington Avenue, but with the addition of Tommy's Express at the corner of 122nd and Lexington and the increased traffic, turning east at that location is going to be increasingly difficult. When I brought this up at one of Tommy's 'get to know us meetings' their response was to just add another street light.

We really don't need a *5th car wash* within a 3.00 mile stretch along Lexington. Two Kwik Trips, a Holiday Station Store and Fleet Farm Car Wash are enough.

Respectfully,

Kelly Champagne

Patricia Robinson

From: Kathie Kelly <kathie.kelly@msn.com>
Sent: Tuesday, April 4, 2023 10:25 AM
To: Patricia Robinson
Subject: Proposed Tommy 's Express CarWash

I would like my comments on the proposed carwash, contain below, to be put on record for the Blaine City Council about this proposal. I understand that you are the person we should be addressing this to so that it gets on the record. I have sent this same email to the mayor and all the city council members but I also want it on the record.

I am a resident of Blaine and reside at [4285 124th Ave. NE](#). While this is NOT within the 350' of the proposed CarWash that received notifications about this proposal, we learned that it will be receiving its first hearing at the Blaine City Council meeting on Monday, April 3, 2023, and it's second on April 17th.

I am concerned about this proposed rezoning of the area to accommodate this particular business, even though I don't live right next door to it. But I'm two blocks away and certainly affected by the traffic that will be brought to the area as a result of this large business proposal.

With the recent application for expansion of Renovation Church, located on Lexington Avenue/Fraizer Street just north of the Kwik Trip, along with all of the new townhomes that have been built in the same area over the last two years, we already are experiencing and anticipating more of an influx of traffic and congestion at that intersection and do not feel the need for a carwash there nor the additional neighborhood noise and traffic congestion it would bring.

That intersection is already minimally controlled, despite our having been told previously that a stoplight was going to be installed there in 2022 or early 2023. We have not seen that to date. We certainly could use a stoplight prior to approving anything like this.

Further, with current Kwik Trip #1014 having two existing car washes I find it amazing that Blaine leadership might think there was need for more at the very same intersection.

In addition Kwik Trip has another location (#1136) TWO MILES south on 109th, two blocks west of Lexington ... On the very same road Tommy's CarWash is proposing to locate. It would sit between the two Kwik Trips along that very same road, 2.4 miles apart. I doubt there is a need for multiple car washes in a 2-mile straight line distance.

Basically, the location is unsuitable from a need and a proposed location standpoint. The need alone certainly is not an obvious one.

As a resident of the area, I am totally opposed to the proposal, regardless of what modifications they might be considering (e.g., reconfiguring the layout and flipping the building). At the April 3rd City Council first reading, the developer already announced that they cannot flip the building. That refusal to budge was almost a given after the Planning commission meeting two weeks prior. The developer at that time said they could certainly study it, but he didn't give much hope that it could be done. In addition, I question if two weeks has been enough time to study what would be required and whether it would work.

In his only concrete example of why they couldn't flip the building, he cited the instance of two pickup trucks that might be going through the intersection at the same time and reported that they would crash head-on according to the study he conducted.

Contrary to his hypothetical example, currently, there are often two pickup trucks going through or turning at that intersection at the same time and they do not crash head-on as he predicted.

The Planning Commission approved this proposal on condition that the building be flipped, a recommendation, which, by the way, originally came from the City Council itself at their October workshop. And yet the developer comes back and says "we still want to build it, and no we're not going to flip it." That alone should result in a no vote by the City Council.

I strongly urge the City Council to vote NO to this proposal.

The residents of Blaine and surrounding areas are constantly begging for growth and improvements, as I know the Council also wants. We are sorely lacking in sit-down dining facilities and other retail establishments that we could patronize and support. I continue to urge the Council and the Planning Commission to actively seek these types of improvements and additions rather than car washes, nail salons, fast food establishments and pet hospitals! Sorry, just my opinion of course.

Thank you for your time. I intend to attend the meeting April 17 and look forward to hearing the residents' input considered.

Kathie Kelly
[4285 124th Ave NE](#)
Blaine MN 55449

Sent from my Verizon, Samsung Galaxy smartphone

Patricia Robinson

From: MICHAEL D LEON <MIKELEON21@msn.com>
Sent: Tuesday, April 4, 2023 1:35 PM
To: Patricia Robinson
Subject: Car Wash in Blaine

Hello

I would like you to know that me and my husband are TOTALLY OPPOSED to the Car Wash on the corner of 122nd and Lexington.

We drove by the one in Mounds View and they are very LOUD, plus that one is not in a residential neighborhood.

Please do NOT let this pass.

Thanks
Sandy and Mike Leon

Get [Outlook for iOS](#)

Patricia Robinson

From: Wayne Kendall <waynekendall@hotmail.com>
Sent: Tuesday, April 4, 2023 2:01 PM
To: Patricia Robinson
Subject: car wash permit at Lexington and 122nd

I am against this location for this car wash. It is too near to this residential area. There are too few entrances from Lexington and 125th and entering and leaving to and from Lexington is already very dangerous. This is not the place for a car wash.

Wayne Kendall
12356 Ghia St NE
Blaine MN 55449

Patricia Robinson

From: Wayne Kendall <waynekendall@hotmail.com>
Sent: Tuesday, April 4, 2023 2:29 PM
To: Patricia Robinson
Subject: Proposed Carwash at Lexington and 120th

All Council Members should drive through this Neiborhood to see the problems this car wash will present. I do not know how they can allow it after they see this.

Wayne Kendall
12356 Ghia St NE
Blaine MN 55449

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, April 12, 2023 6:41 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Chris Massoglia
Subject: Re: Tommy's Express Car Wash , PC File 22-0082

Hello,

I previously submitted an email regarding Planning Case File 22-0082, Tommy's Express Car Wash, prior to the last City Council meeting. I am resubmitting it for your consideration along with another comment.

At the last Council meeting the developer for Tommy's Car Wash admitted that they would not be able to comply with the requested Condition Number 8: "A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit."

In my opinion if they cannot comply with a condition submitted both by staff and the Planning Commission, this development should no longer be considered.

For this reason, along with the other reasons I've previously submitted, I respectfully request that this proposal for a car wash at this location be denied by the City Council, and that the Council exercise patience while waiting for a business that fits into the current zoning district.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine, MN 55449

Jolene Trauba
Jolenetrauba@msn.com

From: Jolene Trauba
Sent: Wednesday, March 29, 2023 12:05:59 PM
To: Probinson@blainemn.gov <Probinson@blainemn.gov>; jrobertson@blainemn.gov <jrobertson@blainemn.gov>; tsanders@blainemn.gov <tsanders@blainemn.gov>; tnewland@blainemn.gov <tnewland@blainemn.gov>; lsaroya@blainemn.gov <lsaroya@blainemn.gov>; lsaroya@blainemn.gov <lsaroya@blainemn.gov>; cmassoglia@blainemn.gov <cmassoglia@blainemn.gov>
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba

12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Steve Warner <steve.m.warner@outlook.com>
Sent: Sunday, April 16, 2023 5:21 PM
To: Patricia Robinson; Sheila Sellman
Subject: Oppose to Tommy's Car Wash on Lexington and 122nd Avenue

My wife and I would like to express my opposition to the rezoning for the proposed Tommy's Express Car Wash near the corner of Lexington and 122nd Street. We first moved to Blaine in 1978 and lived just to the west of Lexington and 125th for a number of years. Now we live in St. Andrews Village, which is the southern part of the large Woodland Parkway area.

This proposal is not what was originally intended for the use of the land. By rezoning, there doesn't seem to be any coordinated development plan. It seems the city just wants to fit businesses into available land regardless of where that land is situation. You look at the location and it literally backs up against residential housing. I'm sure the people who bought those houses didn't know this was going to happen and they will most certainly face decreased house valuations. It's just not fair.

In this situation, we are talking about one of only two major entrances into a growing residential community. There are hundreds of kids in this neighborhood, and we have to consider their safety. The kids in our St. Andrews Village ride their bikes down to the Kwik Trip. A high-volume car wash will bring increased traffic for both Woodland Parkway and the 122nd street entrances from people outside the neighborhood.

I think it is interesting, too, when reading comments already posted, that only one person in favor of the car wash comes from the actual neighborhood. Please respect the wishes of those in the immediate area who overwhelmingly oppose this rezoning. Turn down the request at the Council meeting on April 17.

Finally, they are already advertising they'll be in business at this location. <https://tommys-express.com/locations/mn438/> If they are that arrogant not to wait for a Council approval, how can we trust anything they say about making the changes asked for by the planning committee?



[mn438](https://tommys-express.com/locations/mn438/)

Get pricing, hours, and contact information for 122nd And Lexington in Blaine. Visit us for an exceptional car wash experience.

tommys-express.com

Steve and Anita Warner
4508 St. Andrews Ct. NE
Blaine, MN 55449
Phone: 651.261.0215

Patricia Robinson

From: Stefanie Anderson <stef.m.anderson@gmail.com>
Sent: Monday, April 17, 2023 12:22 PM
To: Patricia Robinson
Subject: don't agree with the Location of new proposed car wash

Hi Pat,

I am not able to attend the city council meeting tonight but I wanted to let you know that as a resident of the area, I don't agree with the location of the proposed Tommy's express car wash on Lexington Ave. I also do not agree with any change to the zoning of that area.

Thanks,

Stefanie Anderson



31.50 – PLANNED BUSINESS DISTRICT (PBD)

30.51 - Intent.

It is the intent of the Planned Business District to accomplish the following:

- (a) To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
- (b) To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
- (c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
- (d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
- (e) To encourage more attractive and enduring business neighborhoods.
- (f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
- (g) To accommodate uses requiring access to major highways.
- (h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.

(Ord. No. 20-2447, 7-20-2020)

30.52 - Land uses.

Uses Allowed By Conditional Use Permit (CUP). Land Uses may include industrial, office, commercial, and multi-floor residential developments as specifically indicated below. All land uses not specified below are prohibited. All land uses shall be reviewed and approved pursuant to the Conditional Use Permit procedures in Section 27.04 of this Ordinance.

The proposed land uses, their mix, lot sizes, and location must be compatible and complementary both internally and with adjacent land uses. The proposed land uses must not create any internal and/or external traffic congestion or traffic flow problems.

- (a) General retail,
 - (a) Retail except when specifically listed elsewhere in the ordinance.
 - (b) Personal services, including massage, hair salons, and similar businesses.
 - (c) Dry cleaning and laundry.
 - (d) Repair services, excluding repair of vehicles and small engines.
 - (e) Business and professional offices, excluding medical offices.
 - (f) Non-classroom personalized instructional services.
 - (g) Portrait or art studio.
 - (h) Medical cannabis dispensary.

- (b) Restaurants, with or without live entertainment or outdoor dining,
- (c) Brew Pubs.
- (d) Medical offices.
- (e) Bank.
- (f) Hotel.
- (g) Trade and convention center.
- (h) Fitness center.
- (i) Gasoline station, with or without passenger vehicle auto lube/oil change service or automated car wash.
- (j) Manufacturing.
- (k) Multifamily residential.
- (l) Research and development laboratories.
- (m) Churches.
- (n) Commercial childcare.
- (o) Theaters.
- (p) Indoor amusement and recreation.
- (q) Corporate office/distribution/warehouse (requires a combination of office space or manufacturing space consisting of not less than twenty-five percent (25%) of gross building area either attached to or as part of a larger office manufacturing campus, operated by the same facility). (Ord. No. 03-1994, added 9-18-2003)
- (r) Post-secondary education.
- (s) Taproom or brewery with brewer taproom.
- (t) Motorcycle sales and maintenance.
- (u) Zero lot line splits with shared access and/or shared parking.
- (v) Ground mounted solar as an accessory use.
- (w) Liquor Stores

(Ord. No. 20-2447, 7-20-2020; Ord. No. 22-2514, amended 12-19-22)

30.53 - Development procedure.

- a) Prior to applying for a conditional use permit for development within the PBD zone, the developer shall meet with the Zoning Administrator, or their designee, to review the applicable ordinances, regulations and plans that will affect the area to be developed.
- b) The developer shall present a concept plan or site plan to the zoning administrator. The zoning administrator shall review the concept design and recommend changes as needed to comply with performance standards and the standards of 27.04.
- c) Upon staff approval of the concept design a formal application may be made for a conditional use permit. The conditional use permit shall be considered as outlined under section 27.04 of this ordinance.
- d) Prior to approval of building permits, the zoning administrator shall find that all standards listed in the conditional use permit have been satisfied in the site plan and building permit applications.
- e) The conditional use permit shall outline all allowed uses within the development, including square footages allotted to each use. A conditional use permit amendment shall be required for any deviation.

(Ord. No. 20-2447, 7-20-2020)

31.54 - Standards.

(a) *Building Setbacks (minimum).*

- (1) Front Yard—Fifty (50) feet, or one-half (½) the total building height whichever is greater.
- (2) Side Yard—Fifteen (15) feet, or one-half (½) the total building height, whichever is greater.
- (3) Rear Yard—Twenty (20) feet, or one-half (½) the total building height, whichever is greater.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(b) *Parking Lot Setbacks (minimum).*

- (1) Front Yard—Thirty (30) feet. (Ord No. 02-1955, amended 9-5-2002)
- (2) Side Yard—Fifteen(15) feet. (Ord. No. 04-2005, amended 1-22-2004)
- (3) Rear Yard—Twenty (20) feet.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(c) *Building Sizes (minimum).*

- (1) Industrial—Twelve thousand (12,000) square feet.
- (2) Freestanding Commercial—Five thousand (5,000) square feet with the exception of freestanding restaurants which shall have a minimum building size of four thousand (4,000) square feet. (Ord. No. 01-1896, Amended 3-15-2001; Ord. No. 02-1955, amended 9-5-2002)

(d) *Building Height.* There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.

(e) *Building Exteriors.*

- (1) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (aa) Brick.
 - (bb) Natural or cultured stone.
 - (cc) Glass.
 - (dd) Stucco or EIFS.
 - (ee) Cementitious siding.
 - (ff) Architectural metal.
 - (gg) Integrally colored rock faced block.
- (2) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
- (3) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (4) All buildings to incorporate four sided design.
- (5) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principle building to a minimum height of 5 feet.

Under no circumstances shall sheet aluminum, corrugated aluminum, asbestos, iron, plain or painted plain concrete block be deemed acceptable as major exterior wall materials on buildings within the City.

- (f) *Landscaping.* In addition to the provisions of Section 33.07 of the Ordinance, the following requirements shall be met:
- (1) Underground irrigation shall be required.
 - (2) Traffic safety islands and/or general parking islands, were deemed appropriate by the Zoning Administrator, shall be landscaped and irrigated. At least five percent (5%) of the surface area of land within a parking area shall be landscaped.
 - (3) On any given site there shall be at least three (3) different shrub species.
- (g) *Open Space.* The minimum area of permeable surface shall be thirty percent (30%) of the total project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.
- (h) *Loading Spaces/Overhead Doors.* Loading spaces/overhead doors shall be located primarily in designated rear yards and secondarily in designated side yards. Overhead doors will be permitted in front yards under unusual circumstances, as approved by the Zoning Administrator.
- (1) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.
 - (2) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.
 - (3) Overhead doors limited to not more than one door per six-thousand (6,000) square feet of floor area.
 - (4) Outside storage of trucks or semi-trailers is limited to not more than the number of dock or overhead doors. (Ord. No. 03-1994, added 9-18-2003)
- (i) *Refuse Enclosures.* Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principle structure. Such facilities shall have solid gates. (Ord. No. 22-2494, amended 1-19-22)
- (j) *Lighting.* A lighting plan shall be submitted depicting type and design, layout of fixtures, and the illumination pattern. The design shall preclude any off-site glare.
- (k) *Outside Display.* Outside display in PBD retail sites is allowed provided the following standards are met:
- (1) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings over 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.

- (2) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (3) Outside display shall not exceed a height of sixty (60) inches.
- (4) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (5) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (6) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (7) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (8) Products shall be able to be sold from the display.

(Ord. No. 20-2447, 7-20-2020; Ord. No. 22-2514, amended 12-19-22)



Zoning Ordinance

10801 Town Square Drive NE, Blaine MN 55449

Planning Department

phone: 763-785-6180 | BlaineMN.gov

Blaine

30.10 - COMMUNITY COMMERCIAL (B-2)

30.11 - Intent.

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

(Ord. No. 20-2447, 7-20-2020)

30.12 - Permitted uses.

- (a) General retail, except when specifically listed elsewhere in the ordinance
- (b) Banks.
- (c) Restaurants.
- (d) Brew Pubs.
- (e) Personal services, including massage, hair salons, and similar businesses.
- (f) Dry cleaning and laundry.
- (g) Repair services, excluding repair of vehicles and small engines.
- (h) Business and professional offices, including medical offices.
- (i) Personalized instructional services and fitness centers, total floor area limited to 4,000 square feet without a conditional use permit.
- (j) Portrait or art studio.
- (k) Medical cannabis dispensary.
- (l) Taproom

(Ord. No. 20-2447, 7-20-2020, Ord. No. 22-2514, amended 12-19-22)

30.13 - Accessory uses.

Signs as regulated in Section 34.07(c).

(Ord. No. 20-2447, 7-20-2020)

30.14 - Conditional uses.

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Fitness center not meeting the requirements of 30.12 (i).
- (d) Gasoline station.
- (e) Minor auto repair.
- (f) Car wash.
- (g) Construction and contractor's offices.
- (h) Day care centers—Commercial. (Ord. No. 89-1140, amended 5-18-1989)
- (i) Educational uses not meeting the requirements of 30.12 (i). (j)

- (j) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to thirty-three (33) feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Ord. No. 95-1575, amended 9-21-1995)
- (k) Meeting/assembly halls.
- (l) Motels/hotels.
- (m) Open sales lot.
- (n) Private clubs.
- (o) Restaurants with live entertainment or outdoor dining. (Ord. No. 95-1573, amended 9-21-1995)
- (p) Theaters.
- (q) Vocation, technical, and trade schools.
- (r) Zero lot line splits with shared parking and/or access.
- (s) Off-Sale Liquor Stores. (Ord 86-928, amended 2-20-1986)
- (t) Two (2) or more buildings on same lot. (Ord. No. 88-1087, amended 6-16-1988)
- (u) Churches. (Ord. No. 91-1266, amended 10-3-1991)
- (v) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)
- (w) Domestic animal indoor kennel and training facilities. (Ord. No. 93-1479, amended 11-18-1993)
- (x) Major automobile repair for passenger vehicles. (Ord. No. 94-1534, amended 9-1-1994)
- (y) Funeral Homes. (Ord. No. 03-1983, added 6-26-2003; Ord. No. 03-1990, Amended 8-21-2003)
- (z) Vehicle Rental Agency with up to 15 vehicles on site. (Ord. No. 05-2063, added 10-20-2005; Ord No. 18-2407, amended 6-21-2018)
- (aa) Pawn shop. (Ord. No. 09-2179, added 2-19-2009)
- (bb) Indoor vehicle sales associated with and on the same property as major automobile repair.

(Ord. No. 14-2295, added 10-16-2014; Ord. No. 20-2447, 7-20-2020, Ord. No. 22-2514, amended 12-19-22)

30.15 - Standards.

- (a) Reserved.
- (b) Front yard setback—Fifty (50) feet. (Ord. No. 93-1491, amended 12-16-1993)
- (c) Side yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; corner lot fifty (50) feet; when adjacent to residential districts—One hundred (100) feet. (Ord. No. 93-1491, amended 12-16-1993)
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986)
- (d) Rear yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; when adjacent to residential districts—One hundred (100) feet.
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986, Ord. No. 22-2514, amended 12-19-22)
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Maximum building height shall not exceed three (3) stories, or fifty (50) feet in height, whichever is less.

(g) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Ord 85-898, amended 8-15-1985)

(1) Front yard/corner side yard 30 feet.

(2) Side yard 10 feet.

(3) Rear yard 10 feet.(Ord. No. 95-1553, amended 4-20-1995)

When a B-2 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.

(h) Off-street loading—Refer to Section 33.15.

(i) Major Automobile Repair Standards. (Ord. No. 94-1534, amended 9-1-1994)

(1) No outside storage of vehicle that have exterior damage or are dismantled.

(2) No air quality or noise impact to adjacent properties shall be permitted.

(3) Additional screening as determined by the Zoning Administrator.

(4) A seventy-five-foot landscaped buffer between a major automobile repair facility and all residential zoning districts. (Ord. No. 94-1539, amended 11-17-1994; Ord. No. 20-2447, 7-20-2020)

30.16 - Landscaping.

(a) All open areas of any lot not used for parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers.

(b) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.

(c) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.

(d) All lots in this district shall provide a landscaped yard. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire boundaries of the site. This yard shall have a minimum width of not less than ten (10) feet.

(e) For additional landscaping requirements, refer to Section 33.07.

(f) Underground irrigation shall be required for all yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Ord. No. 88-1075, amended 3-17-1988; Ord. No. 89-1177, added 1-4-1990; Ord. No. 20-2447, 7-20-2020)

30.17 - Screening.

On a lot adjacent to a lot in a residential district, there shall be an opaque screen made up of trees and/or berms and a six foot high solid fence made of maintenance free materials.

(Ord. No. 20-2447, 7-20-2020)

30.18 - Storage.

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates. (Ord. No. 22-2494, amended 1-19-22)

(b) No outdoor storage of any materials is permitted except as provided for in Section 30.19. (Ord. No. 02-1948, amended 6-20-2002)

- (c) Employee service vehicles with a maximum of 10,000 gvw, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with at least one overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code. (Ord. No. 91-1267, amended 10-3-1991)

(Ord. No. 22-2494, amended 1-19-22; Ord. No. 20-2447, 7-20-2020)

30.19 - Outside display.

Outside display in B-2 retail sites is allowed provided the following standards are met:

- (a) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings larger than 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.
- (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (c) Outside display shall not exceed a height of sixty (60) inches.
- (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (h) Products shall be able to be sold from the display.

(Ord No. 02-1948, added 6-20-2002; Ord. No. 20-2447, 7-20-2020)

30.191 - Architectural control.

- (a) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (1) Brick.
 - (2) Natural or cultured stone.
 - (3) Glass.
 - (4) Stucco or EIFS.
 - (5) Cementitious siding.
 - (6) Architectural metal.
 - (7) Integrally colored rock faced block.
- (b) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or

superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.

- (c) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (d) All buildings to incorporate four sided design.
- (e) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principle building to a minimum height of 5 feet.

(Ord. No. 20-2447, 7-20-2020)

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members Gorzycki, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members Deonauth, Halpern and Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARING

Item 4.1 – Case File No. 22-0082 – Public Hearing – The applicant is requesting the following:

1. Rezoning from PBD (Planned Business District) to B-2 (Community Commercial).
 2. Conditional use permit for a standalone carwash in a B-2 zoning district.
- TOMMY'S EXPRESS CAR WASH, 4252 122ND AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0082 was opened at 7:07PM.

Arthur Cyrankowski, 12263 Ghia Ct NE, Unit A, explained he was against the car wash at the proposed location. He indicated this loud industrial use would impact the quiet enjoyment of his property. He asked that the commission reconsider this use as he feared the car wash would adversely impact the value of his property.

Nathan Warner, 4324 122nd Circle NE, reported the proposed car wash would be directly in his backyard. He noted he left Minneapolis to get away from the noise but now he would have a car wash in his backyard. He indicated the Kwik Trip was already loud enough. He encouraged the city to find another use for this property. He suggested a fast-food use or restaurant be considered for this property.

The public hearing was closed at 7:10PM.

Tanner Brant, Christianson Companies, introduced himself to the commission. He reviewed the site plan in further detail and commented on the features within the car wash. He reported 33% of the water would be reclaimed from each wash. He noted the location of the dumpsters and vacuums. He explained the car wash was 366 feet from the east property line, which meant the noise from the car wash would be no greater than ambient noise. He discussed how noise mitigation efforts could be pursued if the city were to receive complaints.

Shawn Engvalson, developer, explained he was a resident of Blaine. He noted he and his wife, along with two other residents of Blaine would be the owners and operators of the Tommy's Express Car Wash. He reported he has been working with landowners in Blaine for over a year and noted this property was only a few blocks from where he lived. He discussed how the proposed property fit his intended use perfectly and has been slated for development for quite some time. He indicated the noise at the property line would be no greater than the ambient noise from Lexington Avenue due to the 366 foot buffer between the car wash and the adjacent residential property. He discussed how Tommy's Car Wash was different than other car washes and stated his family was eager to bring this experience to Blaine residents.

Chair Goracke asked if the applicant would support hours of operation being from 7AM to 7PM.

Mr. Engvalson stated he could support this recommendation.

Chair Goracke questioned if the building could be flipped in order to assist with addressing noise concerns. Mr. Brant stated he would be open to looking into this further.

Chair Goracke inquired how many employees the Tommy's car wash would have.

Mr. Engvalson reported his Mounds location had 15 full time employees and six part time employees.

Commissioner Gorzycki requested further information regarding the noise mitigation measures that could be pursued.

Mr. Grant stated mufflers could be placed on the vacuums to assist with reducing noise.

Chair Goracke questioned if this was the right location for a car wash given the close proximity to Kwik Trip.

Mr. Engvalson commented on the differences between his tunnel car wash compared to a gas station car wash. He indicated he would be offering a very high quality car wash in 90 seconds versus eight to nine minutes at Kwik Trip.

Commissioner Olson asked who governs noise issues by the city.

City Planner Sellman reported the city had a noise ordinance that could be enforced, along with the conditions for approval. She noted the city's code enforcement department was complaint based.

Chair Goracke thanked staff for including the notes from the city council workshop meeting where the council discussed this matter.

Commissioner Olson discussed how flipping the building may create traffic flow issues. She questioned if this project would proceed if this were the case.

City Planner Sellman explained if flipping the building were a condition for approval and the traffic flow issues could not be addressed, the request would not move forward. However, the plans could be revised and be brought back to the commission for further consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082A the rezoning from PBD (Planned Business District) to B-2 (Community Commercial) in Case File No. 22-0082, the following rationale shall be made:

Case 22-0082A:

1. The proposed district is consistent with the Comprehensive Plan.
2. How the proposed district differs from the existing district.
3. How the proposed district meets the goals and policies of the City.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082B a conditional use permit for a standalone carwash in a B-2 (Community Commercial) zoning district with the following conditions:

Case 22-0082B:

1. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. The exit car wash door to be shut immediately after the vehicle has exited the wash.
5. Hours of operation shall be limited to 7AM to 7PM.
6. The car wash shall meet the noise limits set by the Minnesota Pollution Control Agency (MPCA).
7. Revised landscape plan shall be submitted and approved prior to issuance of a building permit.
8. A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit.

Motion seconded by Commissioner Swanson. The motion passed 4-0.



City of Blaine

Staff Report

File Number: RES 23-71

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.3

Resolution Granting Final Plat Approval for One Lot to be Known as Rise Addition at 4252 122nd Avenue NE. Christianson Companies (PC23-0024)

Executive Summary

The applicant is requesting final plat approval to create one lot previously platted as Outlot C, Parkside North.

Background

Planning Commission Public Hearing	11/12/14
City Council (Preliminary Plat)	12/18/14
City Council (Final Plat)	04/17/23
Action Deadline	05/12/23

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

The final plat is consistent with the approved preliminary plat, Resolution No. 14-239.

History

The subject site is Outlot C of Parkside North that was platted in 2015.

Evaluation of Request

The subject site is platted as an outlot. In order to develop, a final plat is required. The proposed final plat is for one 1.6 acre lot.

The applicant proposes to construct a 4,553 square foot tunnel car wash. The access is off 122nd Avenue with stacking along 122nd Avenue property line, and the entrance to the car

wash is on the west side along Lexington Avenue. An additional access will be used to the east through Outlot A, Parkside North 8th Addition. This outlot will be used for ponding and will act as an additional buffer to the residential uses to the east.

Park Dedication

Park dedication is due upon the final plat. The 2023 fee is \$8,704 per acre.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The developer will be responsible for Trunk Sanitary Sewer area charge due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295.00 per upland acre and will be applied to the acreage platted, This phase is proposing to develop 1.2 acres of upland for a total sewer area charge of \$8,754.00.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-ft in width (but 25-ft is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD) review, approval and permits required prior to City plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 122nd Ave NE. No connection to Lexington Ave NE will be permitted. Sidewalk will be required to be modified as necessary for the proposed access drives. No additional street design or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work. Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat
3. Public Comments



City of Blaine

Signature Copy

Resolution: RES 23-71

Resolution Granting Final Plat Approval for One Lot to be Known as Rise Addition at 4252 122nd Avenue NE. Christianson Companies (PC23-0024)

WHEREAS, an application has been filed by MLH Holdings LLC (PWS Holdings 23, LLC) as Case File No. 23-0024 for a final plat known as Rise Addition; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot C, PARKSIDE NORTH

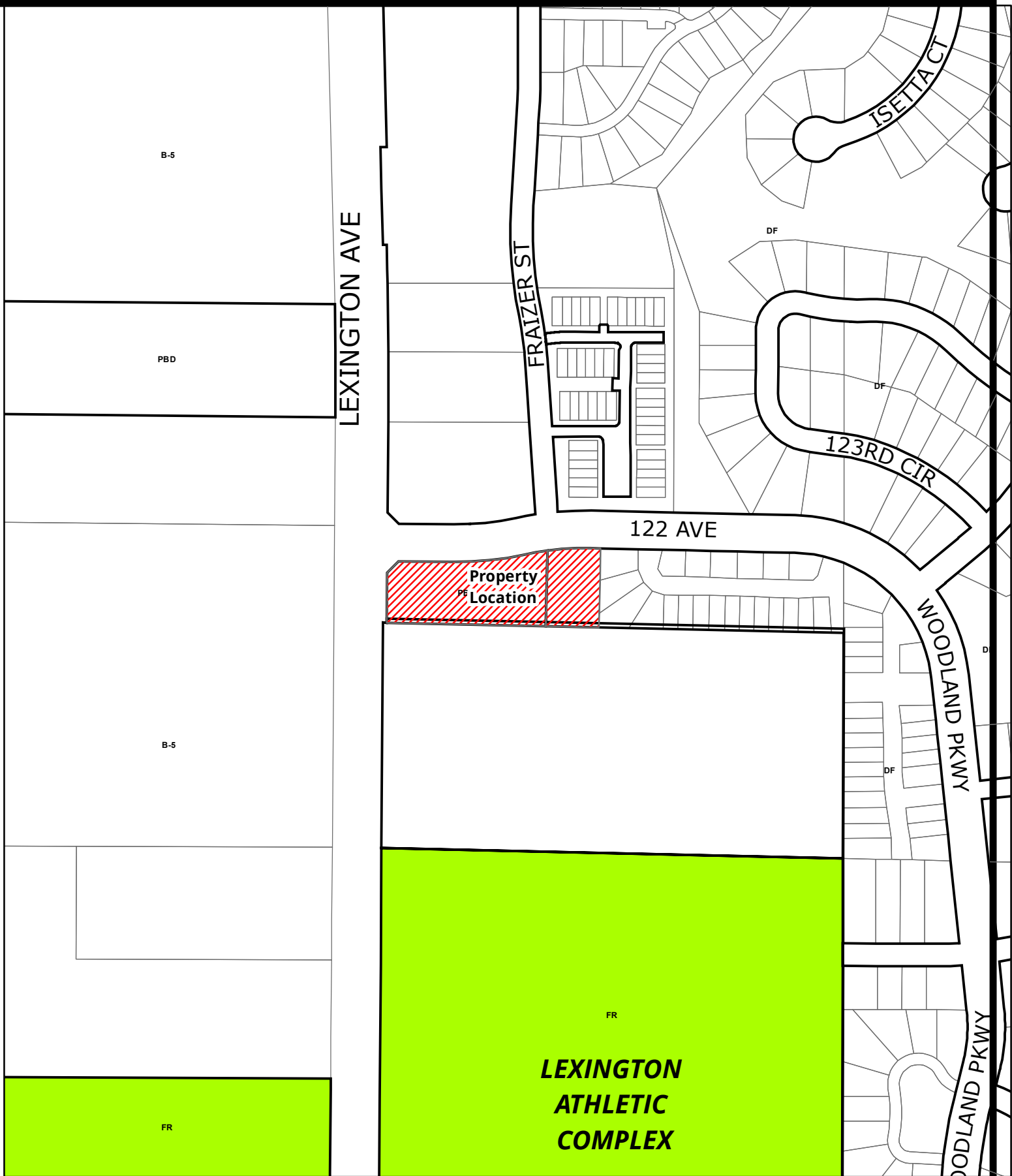
WHEREAS, the Blaine City Council granted preliminary plat approval on December 18, 2014, subject to the conditions as contained in Blaine City Council Resolution No. 14-239; and

WHEREAS, the final plat is in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Rise Addition per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions. **NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Rise Addition.

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication must be paid prior to releasing the plat mylars for recording. If recorded in 2023, the amount due is \$8,704.
3. The developer will be responsible for Trunk Sanitary Sewer area charge due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 1.2 acres of upland for a total sewer area charge of \$8,754.00.

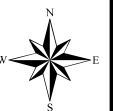
PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



BlaineMN.gov

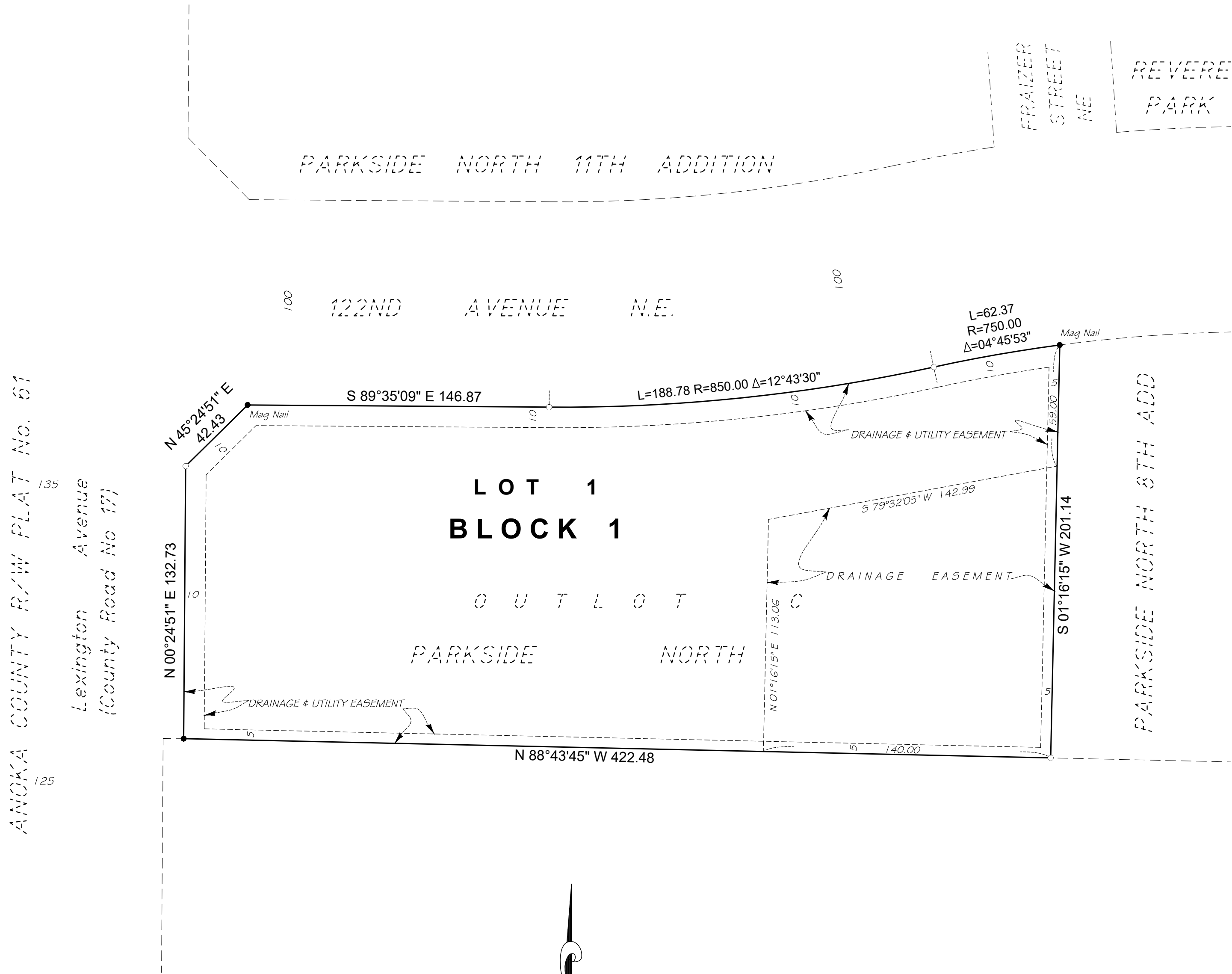
Case File No. 23-0024
Rise Addition

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

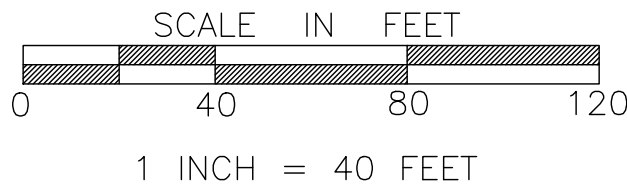


RISE ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 12, T. 31, R. 23



- DENOTES 1/2 INCH BY 1 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.



FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT C, PARKSIDE NORTH IS ASSUMED TO BEAR NORTH 88°43'45" WEST.

KNOW ALL PERSONS BY THESE PRESENTS: That PWS Holdings, LLC, a North Dakota limited liability company, owner of the following described property:
Outlot C, PARKSIDE NORTH, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RISE ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.
In witness whereof said PWS Holdings, LLC, a North Dakota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

By _____

STATE OF MINNESOTA
COUNTY OF _____

The instrument was acknowledged before me this ____ day of _____, 20 ____ by _____, its _____ of PWS Holdings, LLC, a North Dakota limited liability company.

(signature) (printed name)
Notary Public, _____ County, Minnesota, My Commission Expires _____

I Gregory R. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this ____ day of _____, 20 ____.

Gregory R. Prasch, Licensed Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 20 ____ by Gregory R. Prasch.

Signature of Notary _____ (Notary's Printed Name) _____
Notary Public _____, County, Minnesota. My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of RISE ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20 ____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By _____, Mayor By _____, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20 ____.

By _____,
Charles F. Gitzel,
Anoka County Surveyor

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 ____.

Property Tax Administrator By _____, Deputy

COUNTY RECORDER / REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of RISE ADDITION was filed in the office of the County Recorder / Registrar of Titles for public record on this ____ day of _____, 20 ____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder / Registrar of Titles By _____, Deputy

Patricia Robinson

From: Sheila Sellman
Sent: Tuesday, December 20, 2022 8:30 AM
To: Arthur Cyrankowski; Patricia Robinson
Subject: RE: Christianson Companies Car Wash Zoning Change

Good Morning, once a complete application is accepted for the rezoning there will be a public hearing scheduled with the Planning Commission. The Planning Commission will hear testimony from the public and will make a recommendation on the matter to the City Council. The City Council will review the item and make the final determination. If you are within the 700 foot notification area you will receive a public hearing notice and a sign will be posted on the site.

You can contact me directly with any questions.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Arthur Cyrankowski <arthurcyra@gmail.com>
Sent: Monday, December 19, 2022 5:33 PM
To: Patricia Robinson <probinson@blainemn.gov>
Cc: Sheila Sellman <ssellman@blainemn.gov>
Subject: Christianson Companies Car Wash Zoning Change

Hello,

I recently received a letter notifying me that Christianson Companies is planning to rezone the southeast quadrant of Lexington Ave NE and 122nd Ave NE to build a Tommy's Express Car Wash. Currently it is zoned Planned Business District according to them.

While I wouldn't mind a retail location or residential development built there, we are concerned about placing a loud car wash right next to an extremely quiet residential neighborhood. Residents here don't need another car wash since we already have one on the northeast quadrant of Lexington Ave NE and 122nd Ave NE operated by Kwik Trip. A short drive south on Lexington Ave also has additional car washes operated by Fleet Farm, Holiday, and a different Kwik Trip location by 35W.

I was wondering if there will be a zoning board meeting where we could vote to block projects which will cause noise pollution and lower property values for those living close by such as myself?

Thank you,
Arthur Cyrankowski

Patricia Robinson

From: Cathy Sorensen
Sent: Wednesday, December 14, 2022 8:20 AM
To: CityCouncil; Erik Thorvig; Sheila Sellman; Patricia Robinson
Subject: FW: Proposed 122nd and Lexington

From: Sterner, Angie <angie.sterner@paradigmcorp.com>
Sent: Tuesday, December 13, 2022 10:54 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: Proposed 122nd and Lexington

Dear Council Members

Received the letter in the mail with the proposed building of a car wash at the corner of Lexington and 122nd.
I live in the neighborhood and have concerns

1. There is already a carwash at the Kwiktrip Having another carwash does not seem like a reasonable business in the area.
2. This is already a busy intersection both north and southbound lanes. Car wash is a very short term quick turn around, as is the same with Kwik Trip. Additional increased volume would cause more traffic congestion and accidents. There is already difficulty with people getting on and off Lexington. There are near misses almost daily. Additionally, traffic on Lexington is driving 65+ often.
3. This is also a family area with many kids. These are kids playing on sidewalks, walking dogs, runners, walkers, bikers, new drivers and foot traffic.

Please reconsider this development. I understand business are important for tax reasons and development, but Blaine is a great area for families. This is not promoting family or good tax revenue.

Thanks

Angie Sterner BA, OTR/L, CDMS, QRC #998
Paradigm Rehabilitation MN, LLC

Office (218) 336-5231
Mobile (612) 723-2504
Fax (715) 346-9907
angie.sterner@paradigmcorp.com
www.paradigmcorp.com

Patricia Robinson

From: Sheila Sellman
Sent: Monday, March 6, 2023 11:31 AM
To: Patricia Robinson
Subject: FW: March 14th Planning Committee Meeting

Pat please add to the public comments for Tommy's carwash

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Monday, March 6, 2023 10:37 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: Re: March 14th Planning Committee Meeting

Thanks Sheila. Please see my letter below.

To the Planning Committee,

In lieu of my ability to appear in person at the February 14th, 2023 Planning Committee meeting, please accept this email as my official show of support for the approval of the Tommy's Express off of Lexington & South of 125th. I strongly believe that adding Tommy's Express to our city will benefit Blaine in multiple ways and for many years to come. A few of my thoughts bullet pointed below. Please let me know if you have any questions or would like me to speak in any more detail on either of the points below.

- A business that is built significantly better within its own industry resulting in a wash that is better for both our environment as well as our local consumer. Most car washes in Blaine are out of date, do a poor job in detailing your car and likely are not as friendly to our environment in terms of chemicals used, the amount of water used per wash, to water/chemicals recaptured and water recycled.
Having a state of the art, higher end wash that is more environmentally friendly and offers top of the line detailing is a win-win for both the consumer and the environment. At an even more micro level, the pace that this business can run cars through the wash is exceptional which will cut down on the emissions being released by multiple vehicles not having to wait in line for longer periods of time. The same can be said for the location off of Lexington. With the current distance to other inferior washes, having a Tommy's Express in this location will lower the drive times for those currently traveling farther to get their car washed at other locations, again helping lower emissions both now and in the future as the city expands along with our neighboring cities to the north as Lexington will be a main artery for decades to come.
- A family owned business. I've had the pleasure of knowing one of the families who is part owner of Tommy's Express for the past several years and I must say that the values they represent both personally and professionally are nothing less than exceptional. This couple/family is Shawn & Mandy Ingvaldsen. The

Ingvaldsen's are also a family that gives back to the communities they live, serve and do commerce in. Allowing them to continue to grow in our community is going to create ripples of positivity in Blaine that will extend beyond Tommy's Express.

- Blaine investing in the people who actually live in Blaine. Seeing the city grow and expand isn't always the easiest thing to do from a residents standpoint. That said, I tend to find a feeling of both pride and excitement knowing that the growth of our city is partially being done by actual residents of Blaine vs some outside person who will take their income out of our city! Much like how we route for our local sports teams when they go to state, we should also look to support those inside our city looking to grow within our city. To my knowledge, the Ingvaldsen's have lived in Blaine for almost 3 decades and have been outstanding citizens within the community. To have one of our own residents wanting to further their roots in Blaine is a factor that should take precedence in my opinion and I surely hope that they are given this opportunity to do so.

Best Regards,
DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

On Fri, Mar 3, 2023 at 9:02 AM Sheila Sellman <ssellman@blainemn.gov> wrote:

Hi Dan, you can send me an email and I will include it in the packet that is part of the official record.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

o: 763-785-6198 c: 612-422-3300

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Friday, March 3, 2023 8:51 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: March 14th Planning Committee Meeting

Good Morning Sheila,

I hope your week has treated you well. I'm writing to you in advance of the March 14th planning committee meeting. Due to a work scheduling conflict on my end, I will not be able to attend in person but would like to submit something for official record for the applicant of the Tommy Express Wash on Lexington and 122nd. Is there a form online or that I can fill out in person to have my support on record?

Best Regards,

DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

Patricia Robinson

From: Deb Raschke <debraschke@gmail.com>
Sent: Tuesday, March 7, 2023 1:10 PM
To: Patricia Robinson
Subject: Case 22-0082- Tommy's Car Wash

Hello,

I am unable to make the meeting on March 14, but wanted to share my concerns.

I am not for this proposed business.

For one, there is Kwik Trip right across the road that has a car wash and it a second one which is self service is not needed in the area.

Second, the increase in traffic is already a problem on Lexington and the side streets, which this will add to.

This area needs some commerce, but the right type of commerce for families, like a restaurant, indoor play park for kids, etc. not duplicating what is currently available across the street.

I want the council to actually attract businesses to the area that make sense for what the area is- single family homes, with a few town houses sprinkled in. With the number of families, there are many better options for businesses than a self service car wash.

Thanks
Deb Raschke
11697 St Andrews Cir
Blaine

Sent from my iPhone

Patricia Robinson

From: Patrick O'Neil <pat.oneil@truckwriters.com>
Sent: Tuesday, March 7, 2023 12:38 PM
To: Patricia Robinson
Subject: Tommy's Express Car Wash Proposal

Hello Pat,

My name is Patrick O'Neil. I grew up in Blaine off of Territorial Road (1988-1993 and later on off Cloud Drive 1993-99) I also own a business that's been in Blaine for 25+ years. I lived in Chicago for a couple years before moving back and starting a family in 2016.

My family and I currently live at 12008 Lever Street NE, Blaine, MN which is the neighborhood behind the Lexington Athletic Complex. We love the neighborhood and were excited to have the convenience store (Kwik Trip), church and daycare in the community. With that being said, I would hope the planning commission would deny the request to rezone the area along Lexington to allow for this car wash. There is a car wash in the Kwik Trip that is entirely sufficient for the area especially given the close nature of many more. This provides zero value to the community. This is eventually going to be a main thoroughfare for the many residential community's being built to our north and the development of this area should offer the resources to the communities as originally planned. Almost anything would provide more value to our community and Blaine at large than a car wash across from a car wash.

I hope this was the correct avenue to communicate with you. I pay attention to the city council from afar and would attend the hearing in person but will be out of town.

Thank you for your consideration and please feel free to call or email me any time if there is something else I can be doing.

Cell 612-867-7568



Patrick O'Neil, CIC

Vice President

Truck Writers, Inc.

P:(763) 231-0025

www.truckwriters.com

Patricia Robinson

From: Susie Anderson <susieanderson63@gmail.com>
Sent: Tuesday, March 7, 2023 3:49 PM
To: Patricia Robinson
Subject: Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082

I am writing concerning the proposed development in my neighborhood. We already have a good car wash at the Kwiktrip which would be located across from this proposed car wash. I do not see how another car wash adds value to our community.

Thank you

Susan Anderson

Patricia Robinson

From: m.mcgough1847@gmail.com
Sent: Tuesday, March 7, 2023 10:18 PM
To: Patricia Robinson
Subject: Case: 22-0082

Planning Department,

I live in the Gardenwood neighborhood and I don't see why this type of establishment meets the needs of Blaine residents in this area. The Kwik Trip that is basically a stones throw already has two car washes available. The only thing this would do is cause more traffic trying to cross over at 122nd Ave NE and pose a safety concern with oncoming traffic. This is a family neighborhood with kids on their bikes and residents walking around on the sidewalks and crossing the streets. The last thing we need is a car wash when we have two available right next door.

Concerned Resident,

Michael McGough

Sent from my iPhone

Patricia Robinson

From: Erin Nigbor <erin.nigbor@gmail.com>
Sent: Wednesday, March 8, 2023 1:56 PM
To: Patricia Robinson
Subject: Comments re: Case: 22-0082

My family and I reside at 11926 Lever St NE which is in the neighborhood of the proposed car wash in the above referenced case. The Kwik Trip directly across the street from the proposed car wash already offers two car wash bays, at a lower price than the company trying to build a car wash. We need restaurants, retail, anything but a car wash. Disappointing use for land in a highly populous area that is only growing, and in need of FAR more businesses than a car wash.

Erin Nigbor

Sent from my iPhone

Patricia Robinson

From: Tom Holland <tom.holland.j8p3@statefarm.com>
Sent: Wednesday, March 8, 2023 3:42 PM
To: Patricia Robinson
Subject: Tommy's Express Blaine

To the Blaine Planning Committee,

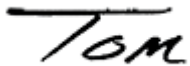
I am reaching out regarding the Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082 on March 14th, 2023.

As I will not be able to attend the meeting in person, as a long-time Blaine resident, I want to voice my support for the approval of the Tommy's Express off of Lexington & South of 125th as I believe doing so will benefit the city of Blaine and its residents in many ways including but not limited to the following:

1. With the latest technology and a unique state-of-the-art facility, unlike other national brands, A Tommy's Express wash would provide residents with a high-end wash experience that we do not currently have.
2. With it being an express wash, it will be significantly faster and more thorough than a typical gas station car wash. I personally am excited that I could be in/out of the location in a matter of a few short minutes. I am also not concerned about traffic being at issue at the site given Tommy's can process north of 200+ cars / hour.
3. Tommy's Express is an environmentally friendly wash with a state-of-the-art water reclaim system which not only uses up to 60% less fresh water than washing at home, it also keeps 100% of used water out of the storm system.
4. Tommy's Express in Blaine would be a locally owned and operated business, this cannot be said for other national car wash chains trying to enter the Blaine market. I personally know the prospective owners and am confident they will have a significant positive impact in the community as their heart is to partner with local schools, sports teams, etc. just like they have done at their current location in Mounds View.
In short, I believe as a city we should support community focused, local business owners who can provide an in-demand, value-added business to our community.

With that, again, I ask that you strongly consider supporting a Tommy's Express at Lexington and 125th.

Thank you,



Tom Holland
Agent

Patricia Robinson

From: Klick, Ryan <ryan.klick@krausanderson.com>
Sent: Wednesday, March 8, 2023 6:19 PM
To: Patricia Robinson
Subject: Re: case 22-082

To whom it may concern,

I am a resident of woodland village adjacent to the proposed development. I would urge the committee to consider that there is a gas station and car wash (Kwik trip) directly adjacent to the proposed lot. This lot would be ideal for many uses that could attract residents , promote business, and provide an amenity to Blaine residents. Please do not allow the rezoning. We do not need another car wash.

Thank you
Ryan and Jodi Klick

Patricia Robinson

From: Niki <niki.beck@comcast.net>
Sent: Tuesday, March 14, 2023 12:05 PM
To: Patricia Robinson
Subject: 22-0082 / against

Thank you! I know you hear a lot from the community. I am against the application for Tommy's car wash on 122nd Ave.

Hoping for a commerce that will better serve our community. This is across from an already existing car wash. Seems like a poor environmental decision - more runoff into our wetlands.

Maybe another restaurant or place for community to gather of some sort.

Regards,
Nicole Beck

Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

Case: 22-0082

Applicant: Tommy's Express Car Wash

Location: 4252 122nd Avenue NE (see map)

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, March 29, 2023 12:06 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Lori Saroya; Chris Massoglia
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsvie is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another

car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Mike Rose <rose.mike@me.com>
Sent: Wednesday, March 29, 2023 1:41 PM
To: Patricia Robinson
Subject: Planning Case File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council deny the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Michael Rose

Patricia Robinson

From: Ryan Malik <RyanM@ntminc.com>
Sent: Wednesday, March 29, 2023 3:37 PM
To: Patricia Robinson
Subject: Future Tommy Express Car Wash

To whom it may concern:

My name is Ryan Malik and I live at 12836 Flanders St NE, a Blaine resident. I'm in favor and/or endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. You couldn't ask for better business ownership for our city! Please take my endorsement into consideration.

Sincerely,

Ryan Malik

Tool Grinding Manager

ryanm@ntminc.com

Mobile (763) 302-9756

Office (763)780-1420 ext. 210

www.ntminc.com



Patricia Robinson

From: Ponto, Michael L <michael.l.ponto@ampf.com>
Sent: Wednesday, March 29, 2023 3:51 PM
To: Patricia Robinson
Cc: Paula Ponto
Subject: Yes to development at Lexington and 122nd

Good afternoon,

My name is Michael Ponto and my wife, Paula, and I live at 2060 117th Lane NE in Blaine. We are very much in favor of a Tommy's Express Wash at Lexington and 122nd.

We have lived in Blaine for 20 years. We have enjoyed the growth and the amenities (nice work on the pickleball courts and the ball fields!) during these years. We have been disappointed in the loss of businesses off Lexington in the retail center and would like to see its recovery. We believe that high quality, varied businesses like Tommy's Express Wash along Lexington would bring additional growth and investment to that side of Blaine. It certainly would give us another reason to frequent businesses along that road.

We ask that you approve their requests promptly so we can enjoy further growth in Blaine. Thank you.

Michael and Paula Ponto

***** "This message and any attachments are solely for the intended recipient and may contain confidential or privileged information. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us by reply e-mail and immediately and permanently delete this message and any attachments. Thank you."

Patricia Robinson

From: Tim Sieber <sieber.tim10@gmail.com>
Sent: Wednesday, March 29, 2023 6:55 PM
To: Patricia Robinson
Subject: Fwd: Car wash

----- Forwarded message -----

From: **Tim Sieber** <sieber.tim10@gmail.com>
Date: Wed, Mar 29, 2023 at 6:52 PM
Subject: Car wash
To: Jess Robertson <jrobertson@blainemn.gov>, <ssellman@blaine.mn.gov>

I am opposed to the Tommy's car wash that wants to go in at the end of Lexington by the Parkside North development. It's going to be too loud too much traffic their design is ugly. If you were going to do stuff like that, you should've put it where the old Shell gas station was you need to start lumping all the businesses together. No one wants to live by a business. Also stop bringing in apartment complexes it's bringing in bad people I'm sick of it. If the car wash goes there I am immediately moving.

Patricia Robinson

From: kevin wimpling <kevinwimpling@yahoo.com>
Sent: Wednesday, March 29, 2023 7:26 PM
To: Patricia Robinson
Subject: Tommy's Express Wash

To whom it may concern:

My name is Kevin Wimpling and I live at 11953 Jamestown St. NE, a Blaine resident. I endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. It would be a welcome addition to the community.

Sincerely,
Kevin M. Wimpling

Patricia Robinson

From: Collins, Joe <JoeCollins@edinarealty.com>
Sent: Thursday, March 30, 2023 10:15 AM
To: Patricia Robinson
Subject: Support for Tommy's Express Car Wash in Blaine

Attention Planning Commission Members and Blaine City Council,

I'm Joe Collins and I live at 2959 122nd Ct NE Blaine, MN 55449. I used to be on the Planning Commission for the City of Blaine, so I know these voices of the community are important to the process. I am writing today to express my full support for opening the new Tommy's Express Car Wash at the proposed location in Blaine. I think it would be a great addition to our community, especially since all local carwashes seem to have extensive lines every time a wash is needed. I know the owners of Tommy's, and have trust and faith in them to run a successful business that helps our community and it's members. I wish them luck as they go through this process and with success at the new location.

Joe Collins

Joe Collins I Realtor®, GRI®
2023 Edina Realty Platinum Circle



joe@edinarealty.com

cell/text 612-414-6983

[Connect with Joe on Facebook](#)

[Joe's Website](#)

[Leave a Google Review!!](#)

ALERT! Edina Realty will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Edina Realty, **do not respond** to the email and **immediately contact your agent via phone.**

Patricia Robinson

From: Bovee, Charlotte M <cmbovee@unwsp.edu>
Sent: Thursday, March 30, 2023 2:08 PM
To: Patricia Robinson
Subject: Proposition Tommy's Express Was

Good afternoon,

My name is Charlotte Bovee, my husband, Brian and I are Blaine residents. We live at 11903 Jamestown St., NE. We are in favor of and totally endorse the proposition of Tommy's Express Wash on the corner of Lexington and 122nd.

Sincerely,
Charlotte and Brian Bovee

Charlotte Bovee

Office & Intern Program Coordinator

651-631-5000 | 3003 Snelling Ave N, St. Paul, MN 55113

cmbovee@unwsp.edu | myktis.com



Patricia Robinson

From: Jeff <jeffclark88@gmail.com>
Sent: Thursday, March 30, 2023 5:25 PM
To: Patricia Robinson

To whom it may concern:

My name is Jeff Clark and I am a Blaine resident. I fully support the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd. Blaine has limited car wash choices and our family is looking forward to having a Tommy's within the city.

Jeff Clark
139 121st Ave NE
Blaine, MN 5545
Gmail Account

Patricia Robinson

From: Benn Horrisberger <bobo_1237@hotmail.com>
Sent: Friday, March 31, 2023 9:32 AM
To: Patricia Robinson
Subject: Tommy's Express Car Wash

My name is Benn Horrisberger, I am a Blaine resident and live at 4446 118th Avenue NE.

I'm in favor of / endorse the proposition of a Tommy's Express Wash in my neighborhood on the corner of Lexington and 122nd.

Sincerely,
Benn Horrisberger

Patricia Robinson

From: Stephanie Brandt <stephbrandt31@gmail.com>
Sent: Friday, March 31, 2023 9:16 AM
To: Patricia Robinson
Subject: Tommy's Express Wash

Hi, my name is Stephanie Brandt, I am a Blaine resident and live at 2969 128th Ln NE. I'm in favor of a Tommy's Express Wash on the corner of Lexington and 122nd.

Thanks for your consideration!

Sincerely,

Stephanie Brandt

Patricia Robinson

From: Holly Horrisberger <hollyhorrisberger@hotmail.com>
Sent: Friday, March 31, 2023 10:04 AM
To: Patricia Robinson
Subject: Blaine Resident Request

To whom it may concern:

My name is Holly Horrisberger and I live at 4446 118th Ave NE, Blaine MN 55449, a Blaine resident. I'm in favor and/or endorse the proposition of a Tommy's Express Wash on the corner of Lexington and 122nd.

Sincerely,
Holly Horrisberger

Thank you and Enjoy Today!

Sent from my iPhone

Patricia Robinson

From: Joey Orrey <jorrey22@yahoo.com>
Sent: Friday, March 31, 2023 12:37 PM
To: Patricia Robinson
Subject: Support of Tommy's Express Wash

Good Afternoon Pat - My name is Joey Orrey, I am a Blaine resident and live in the Lakes neighborhood on Naples Cir. I'm in favor and endorse the proposition of a Tommy's Express car wash on the corner of Lexington and 122nd. I know the ownership group and business well and they would be a welcomed addition to Blaine area.

Sincerely -

Joey Orrey

Patricia Robinson

From: kelly champagne <champagne0711@gmail.com>
Sent: Monday, April 3, 2023 7:08 PM
To: Patricia Robinson; Sheila Sellman; Jess Robertson
Subject: Proposed Tommy's Car Wash

Blaine City Planners

I write today to address the *proposed* addition of a Tommy's Express Car Wash at 122nd & Lexington Avenue, in Blaine. It's my understanding that it's to be discussed at your April 3rd, City Council Meeting. Or am I wrong, and it's already been approved? In reviewing the *current* Tommy Express websites I find the following:

<https://bringmethenews.com/minnesota-business/tommys-express-to-open-fifth-twin-cities-car-wash-location>

The other Tommy's Express locations in the Twin Cities are in Blaine, Mounds View, New Hope, while another in White Bear Lake is "coming soon.

<https://tommys-express.com/locations/>

Blaine 122nd And Lexington

Blaine, MN 55449

Coming soon

A car wash, in direct proximity to the Lexington Athletic Complex, with an unknown number of cars passing through daily, just doesn't seem worth the possible health risk exposure those athletes and kids should have to entertain.

The traffic on Lexington has increased 40% in the 6 years I've been here. The new traffic light at Woodland Parkway has made it much easier accessing Lexington Avenue, but with the addition of Tommy's Express at the corner of 122nd and Lexington and the increased traffic, turning east at that location is going to be increasingly difficult. When I brought this up at one of Tommy's 'get to know us meetings' their response was to just add another street light.

We really don't need a *5th car wash* within a 3.00 mile stretch along Lexington. Two Kwik Trips, a Holiday Station Store and Fleet Farm Car Wash are enough.

Respectfully,

Kelly Champagne

Patricia Robinson

From: Kathie Kelly <kathie.kelly@msn.com>
Sent: Tuesday, April 4, 2023 10:25 AM
To: Patricia Robinson
Subject: Proposed Tommy 's Express CarWash

I would like my comments on the proposed carwash, contain below, to be put on record for the Blaine City Council about this proposal. I understand that you are the person we should be addressing this to so that it gets on the record. I have sent this same email to the mayor and all the city council members but I also want it on the record.

I am a resident of Blaine and reside at [4285 124th Ave. NE](#). While this is NOT within the 350' of the proposed CarWash that received notifications about this proposal, we learned that it will be receiving its first hearing at the Blaine City Council meeting on Monday, April 3, 2023, and it's second on April 17th.

I am concerned about this proposed rezoning of the area to accommodate this particular business, even though I don't live right next door to it. But I'm two blocks away and certainly affected by the traffic that will be brought to the area as a result of this large business proposal.

With the recent application for expansion of Renovation Church, located on Lexington Avenue/Fraizer Street just north of the Kwik Trip, along with all of the new townhomes that have been built in the same area over the last two years, we already are experiencing and anticipating more of an influx of traffic and congestion at that intersection and do not feel the need for a carwash there nor the additional neighborhood noise and traffic congestion it would bring.

That intersection is already minimally controlled, despite our having been told previously that a stoplight was going to be installed there in 2022 or early 2023. We have not seen that to date. We certainly could use a stoplight prior to approving anything like this.

Further, with current Kwik Trip #1014 having two existing car washes I find it amazing that Blaine leadership might think there was need for more at the very same intersection.

In addition Kwik Trip has another location (#1136) TWO MILES south on 109th, two blocks west of Lexington ... On the very same road Tommy's CarWash is proposing to locate. It would sit between the two Kwik Trips along that very same road, 2.4 miles apart. I doubt there is a need for multiple car washes in a 2-mile straight line distance.

Basically, the location is unsuitable from a need and a proposed location standpoint. The need alone certainly is not an obvious one.

As a resident of the area, I am totally opposed to the proposal, regardless of what modifications they might be considering (e.g., reconfiguring the layout and flipping the building). At the April 3rd City Council first reading, the developer already announced that they cannot flip the building. That refusal to budge was almost a given after the Planning commission meeting two weeks prior. The developer at that time said they could certainly study it, but he didn't give much hope that it could be done. In addition, I question if two weeks has been enough time to study what would be required and whether it would work.

In his only concrete example of why they couldn't flip the building, he cited the instance of two pickup trucks that might be going through the intersection at the same time and reported that they would crash head-on according to the study he conducted.

Contrary to his hypothetical example, currently, there are often two pickup trucks going through or turning at that intersection at the same time and they do not crash head-on as he predicted.

The Planning Commission approved this proposal on condition that the building be flipped, a recommendation, which, by the way, originally came from the City Council itself at their October workshop. And yet the developer comes back and says "we still want to build it, and no we're not going to flip it." That alone should result in a no vote by the City Council.

I strongly urge the City Council to vote NO to this proposal.

The residents of Blaine and surrounding areas are constantly begging for growth and improvements, as I know the Council also wants. We are sorely lacking in sit-down dining facilities and other retail establishments that we could patronize and support. I continue to urge the Council and the Planning Commission to actively seek these types of improvements and additions rather than car washes, nail salons, fast food establishments and pet hospitals! Sorry, just my opinion of course.

Thank you for your time. I intend to attend the meeting April 17 and look forward to hearing the residents' input considered.

Kathie Kelly
[4285 124th Ave NE](#)
Blaine MN 55449

Sent from my Verizon, Samsung Galaxy smartphone

Patricia Robinson

From: MICHAEL D LEON <MIKELEON21@msn.com>
Sent: Tuesday, April 4, 2023 1:35 PM
To: Patricia Robinson
Subject: Car Wash in Blaine

Hello

I would like you to know that me and my husband are TOTALLY OPPOSED to the Car Wash on the corner of 122nd and Lexington.

We drove by the one in Mounds View and they are very LOUD, plus that one is not in a residential neighborhood.

Please do NOT let this pass.

Thanks
Sandy and Mike Leon

Get [Outlook for iOS](#)

Patricia Robinson

From: Wayne Kendall <waynekendall@hotmail.com>
Sent: Tuesday, April 4, 2023 2:01 PM
To: Patricia Robinson
Subject: car wash permit at Lexington and 122nd

I am against this location for this car wash. It is too near to this residential area. There are too few entrances from Lexington and 125th and entering and leaving to and from Lexington is already very dangerous. This is not the place for a car wash.

Wayne Kendall
12356 Ghia St NE
Blaine MN 55449

Patricia Robinson

From: Wayne Kendall <waynekendall@hotmail.com>
Sent: Tuesday, April 4, 2023 2:29 PM
To: Patricia Robinson
Subject: Proposed Carwash at Lexington and 120th

All Council Members should drive through this Neiborhood to see the problems this car wash will present. I do not know how they can allow it after they see this.

Wayne Kendall
12356 Ghia St NE
Blaine MN 55449

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, April 12, 2023 6:41 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Chris Massoglia
Subject: Re: Tommy's Express Car Wash , PC File 22-0082

Hello,

I previously submitted an email regarding Planning Case File 22-0082, Tommy's Express Car Wash, prior to the last City Council meeting. I am resubmitting it for your consideration along with another comment.

At the last Council meeting the developer for Tommy's Car Wash admitted that they would not be able to comply with the requested Condition Number 8: "A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit."

In my opinion if they cannot comply with a condition submitted both by staff and the Planning Commission, this development should no longer be considered.

For this reason, along with the other reasons I've previously submitted, I respectfully request that this proposal for a car wash at this location be denied by the City Council, and that the Council exercise patience while waiting for a business that fits into the current zoning district.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine, MN 55449

Jolene Trauba
Jolenetrauba@msn.com

From: Jolene Trauba
Sent: Wednesday, March 29, 2023 12:05:59 PM
To: Probinson@blainemn.gov <Probinson@blainemn.gov>; jrobertson@blainemn.gov <jrobertson@blainemn.gov>; tsanders@blainemn.gov <tsanders@blainemn.gov>; tnewland@blainemn.gov <tnewland@blainemn.gov>; lsaroya@blainemn.gov <lsaroya@blainemn.gov>; lsaroya@blainemn.gov <lsaroya@blainemn.gov>; cmassoglia@blainemn.gov <cmassoglia@blainemn.gov>
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba

12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Steve Warner <steve.m.warner@outlook.com>
Sent: Sunday, April 16, 2023 5:21 PM
To: Patricia Robinson; Sheila Sellman
Subject: Oppose to Tommy's Car Wash on Lexington and 122nd Avenue

My wife and I would like to express my opposition to the rezoning for the proposed Tommy's Express Car Wash near the corner of Lexington and 122nd Street. We first moved to Blaine in 1978 and lived just to the west of Lexington and 125th for a number of years. Now we live in St. Andrews Village, which is the southern part of the large Woodland Parkway area.

This proposal is not what was originally intended for the use of the land. By rezoning, there doesn't seem to be any coordinated development plan. It seems the city just wants to fit businesses into available land regardless of where that land is situation. You look at the location and it literally backs up against residential housing. I'm sure the people who bought those houses didn't know this was going to happen and they will most certainly face decreased house valuations. It's just not fair.

In this situation, we are talking about one of only two major entrances into a growing residential community. There are hundreds of kids in this neighborhood, and we have to consider their safety. The kids in our St. Andrews Village ride their bikes down to the Kwik Trip. A high-volume car wash will bring increased traffic for both Woodland Parkway and the 122nd street entrances from people outside the neighborhood.

I think it is interesting, too, when reading comments already posted, that only one person in favor of the car wash comes from the actual neighborhood. Please respect the wishes of those in the immediate area who overwhelmingly oppose this rezoning. Turn down the request at the Council meeting on April 17.

Finally, they are already advertising they'll be in business at this location. <https://tommys-express.com/locations/mn438/> If they are that arrogant not to wait for a Council approval, how can we trust anything they say about making the changes asked for by the planning committee?



[mn438](https://tommys-express.com/locations/mn438/)

Get pricing, hours, and contact information for 122nd And Lexington in Blaine. Visit us for an exceptional car wash experience.

tommys-express.com

Steve and Anita Warner
4508 St. Andrews Ct. NE
Blaine, MN 55449
Phone: 651.261.0215

Patricia Robinson

From: Stefanie Anderson <stef.m.anderson@gmail.com>
Sent: Monday, April 17, 2023 12:22 PM
To: Patricia Robinson
Subject: don't agree with the Location of new proposed car wash

Hi Pat,

I am not able to attend the city council meeting tonight but I wanted to let you know that as a resident of the area, I don't agree with the location of the proposed Tommy's express car wash on Lexington Ave. I also do not agree with any change to the zoning of that area.

Thanks,

Stefanie Anderson



City of Blaine

Staff Report

File Number: ORD 23-2524

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 10.4

Adopt An Interim Ordinance for a Moratorium for the Northtown Area. City of Blaine (Case File No. 23-0040/SAS)

Executive Summary

The interim ordinance is for a moratorium on development in order to study zoning and land uses as part of the Northtown redevelopment plan. The moratorium is for 6 months.

Background

Schedule of Actions

City Council (First Reading)	04/17/23
City Council (Second Reading)	05/01/23

Staff report prepared by Sheila Sellman, City Planner.

The Northtown Mall area has been identified as a redevelopment area in the 2030 and 2040 Comprehensive Plans, and within the Growth Management section of the City's Strategic Plan.

In August 2021, Damon Farber was hired to assist the City in creating a redevelopment and revitalization plan for the Northtown area. Two other firms assisted in engineering and market analysis of the plan. The plan identifies long term plans related to redevelopment, land use, multimodal infrastructure, parks/open space, and stormwater. The plan attempts to accomplish redevelopment over a 30+ year timeline through ten guiding principles. The plan introduces a mix of commercial, residential, and civic uses that will make the area a destination for shopping, employment, entertainment, recreating and living.

The plan is intended to be a long-term vision, however there are various aspects that can be

implemented in the short-term depending on market and private development interest. The plan is a framework for future development, and it is anticipated that the full build-out will look different from what is shown within the plan.

The City Council adopted the plan on July 6, 2022. A staff committee has been formed to identify implementation steps to accomplish these goals. As part of the implementation, zoning and land use changes may be necessary.

Purpose of the Development Moratorium

In order to implement the adopted plan, new or modified land use or zoning controls may be necessary. The purpose of the moratorium is to allow the City time to conduct a study, without the pressure of land development decisions, by establishing a moratorium on all development controls including re-zonings, conditional use permits, interim use permits, site plan, variances, subdivision, or platting. The moratorium does not prohibit tenant improvements or changes in permitted uses that don't require any building modifications.

Moratorium Term

The proposed moratorium would be for a term of 6 months (second reading is on May 1, therefore the term is until November), unless rescinded earlier by city council action. It could also be extended for an additional time period, should the City deem necessary, as provided by state statute.

Moratorium Area

The area impacted by the moratorium is outlined in Exhibit A.

Strategic Plan Relationship

The moratorium is consistent with Growth Management in the Strategic Plan. An initiative identified in the plan is to implement the Northtown Plan and this moratorium is part of that process.

Board/Commission Review

Interim ordinances are only reviewed by the City Council.

Financial Impact

Not applicable.

Public Outreach/Input

Interim ordinances are posted on the City's Proposed Ordinance Changes webpage.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the May 1, 2023 council meeting.

Attachment List

1. Exhibit A



City of Blaine

Signature Copy

Ordinance: ORD 23-2524

Adopt An Interim Ordinance for a Moratorium for the Northtown Area. City of Blaine (Case File No. 23-0040/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

CITY OF BLAINE INTERIM ORDINANCE FOR NORTHTOWN REDEVELOPMENT AREA

WHEREAS, the 2040 Comprehensive Plan for the City of Blaine ("City") identifies the Northtown Area as a Redevelopment Area (hereafter referred to Northtown Redevelopment Area");

WHEREAS, the Northtown Redevelopment Area is depicted on the map attached to this interim ordinance as Exhibit A;

WHEREAS, the Northtown Area is zoned Community Commercial and Regional Commercial;

WHEREAS, within its 2040 Comprehensive Plan, portions of the Northtown Area are guided Community Commercial and High Density Residential/Planned Commercial;

WHEREAS, the City anticipates future changes to the official controls for the Northtown Redevelopment Area;

WHEREAS, the City has identified the Northtown Redevelopment Area as an area of the City in which service, retail, office, residential and other commercial uses are desirable;

WHEREAS, On July 6 2022, the City adopted a redevelopment and revitalization plan for the Northtown Redevelopment Area;

WHEREAS, the City believes changes to the official controls for the properties in the Northtown Redevelopment Area will be required in implementing the plan for the area;

WHEREAS, pursuant to Minnesota Statutes Section 462.355, Subd. 4, the City has the authority to establish interim ordinances that regulate, restrict, or prohibit any use, development, or subdivision within the City or a portion thereof, for up to one year, while the City is conducting a study, has authorized a study to be conducted, or has scheduled a hearing to consider the adoption or amendment of the comprehensive plan or official controls;

WHEREAS, the City believes preserving the current development status of the Northtown Redevelopment Area is necessary to protect the planning process as apart of the City's current study of zoning and land use implementation as part of the plan;

WHEREAS, the health, safety, and welfare of the residents of Blaine will be enhanced by preserving the current development status of the Northtown Redevelopment Area until the study of land uses are complete;

NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:

1. The City is presently conducting a study on amendments to official controls and use designations in and the redevelopment of the Northtown Redevelopment Area, which is depicted on attached Exhibit A;
2. Pursuant to the authority granted by Minnesota Statutes Section 462.355, Subd. 4, the City hereby adopts an interim ordinance placing a temporary moratorium on the filing and consideration of applications for new construction, rezoning, conditional use permits, interim use permits, site plan, variances subdivision, and platting within the Northtown Redevelopment Area until November 1, 2023;
3. The City shall not grant approval of any application for new construction, rezoning, conditional use permits, interim use permits, site plan, variances, subdivision, or plat in the Northtown Redevelopment Area until November 1, 2023;
4. This moratorium shall not apply to previously approved development actions prior to April 17, 2023, building permits and/or site plan approval associated with said approvals, or building permits applied for existing buildings for interior tenant finishes, remodeling or general building improvements including but not limited to roofing, windows, etc. The moratorium shall also not apply to any building demolition.
5. This interim ordinance shall be in full force and effect from and after its adoption and publication as required by law.

Northtown Redevelopment Area



Legend

 Parcels



City of Blaine

Staff Report

File Number: ORD 23-2525

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 10.5

First Reading

Adopt Ordinance for an Amendment to the 105th Avenue Redevelopment District to Allow Drive-thru's on the South Side of 105th Avenue Limited to One Drive-thru Per Parcel, as a Conditional Use Permit. South Side Entertainment District (Case File No. 23-0032/SAS)

Executive Summary

Ordinance Amendment to the 105th Avenue Redevelopment district to allow drive-thru's on the southside of 105th Avenue, limited to one drive-thru per parcel, with a conditional use permit.

Background

Planning Commission Public Hearing	04/12/23
City Council (1st Reading)	04/17/23
City Council (2nd Reading)	05/01/23

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Zoning

The subject site is zoned 105th Avenue Redevelopment District.

Surrounding Zoning and Uses

The site is at the corner of 105th Avenue and Radisson Road. Kwik Trip is across 105th Avenue and is zoned PBD (Planned Business District). The parcels to the west and south are zoned Airport and consist of soccer fields or ball fields. Across Radisson Road is Victory Links Golf Course, also zoned Airport.

Existing Conditions

The site is open green space with some trees along Radisson Road.

History

The subject site is 36.33 acres and includes soccer fields, baseball fields, golf greens, and parking lots. The Metro Airport Commission (MAC) owns the site.

Code Amendment

The applicant is proposing a code amendment to Sections 30.905 Conditional Uses and Section 30.906 Prohibited Uses to add drive-thrus south of 105th Avenue as a conditional use.

The 105th Redevelopment Zoning District was created in 2022 specifically for this redevelopment area. The Council meticulously reviewed all possible uses for this redevelopment district and specifically prohibited drive-thrus. If the Council determines that a drive-thru is appropriate for a portion of this area, staff suggests specific language under Conditional Uses: Drive-thru south of 105th Avenue, limited to one drive-thru per parcel. This would allow a drive-thru on the south side of 105th Avenue and limit it to one drive-thru per lot, not per development, to keep the number of drive-thrus at a minimum.

Strategic Plan Relationship

Not applicable

Board/Commission Review

The Planning Commission held a public hearing on April 12, 2023. No one from the public was present. The Planning Commission unanimously recommends approval.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the May 1, 2023 Council meeting.

Attachment List

None



City of Blaine

Signature Copy

Ordinance: ORD 23-2525

First Reading

Adopt Ordinance for an Amendment to the 105th Avenue Redevelopment District to Allow Drive-thru's on the South Side of 105th Avenue Limited to One Drive-thru Per Parcel, as a Conditional Use Permit. South Side Entertainment District (Case File No. 23-0032/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike.)

Section 30.90 105th AVENUE REDEVELOPMENT DISTRICT (RD)

30.905 Conditional uses.

(m) Drive-thru located on south of 105th Avenue NE, limit to one per parcel.

30.906 Prohibited use.

- (a) Auto sales - indoor or outdoor sales.
- (b) Automobile repair.
- (c) Car washes.
- (d) Daycare.
- (e) Drive-thru facilities, except when located south of 105th Avenue NE

INTRODUCED and read in full this 17th day of April, 2023.

PASSED by the City Council of the City of Blaine the day of , 20 .



City of Blaine

Staff Report

File Number: R-62-2023

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Administration -

Agenda Item # 11.1

Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of \$2,903,301.70 for the 2023 Northwest Area Street Reconstructions, Improvement Project No. 23-06

Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the 2023 Northwest Area Street Reconstructions project on March 6, 2023 with Resolution 23-29.

The project will reconstruct the following streets:

- 127th Avenue from cul-de-sac to Polk Street
- 127th Lane from Monroe Street to Polk Street
- 128th Avenue from Taylor Street to Polk Street
- Taylor Street from 90th Lane to 91st Avenue
- 129th Lane from 175' west of Tyler Street to Polk Street
- Tyler Street from 127th Lane to 129th Lane
- Polk Street from 126th Avenue to cul-de-sac
- 131st Avenue (E) from Van Buren Street to Taylor Street
- 131st Avenue (W) from Jefferson Street to Van Buren Street

Background

Bids were received electronically at 10:00 AM, April 11 2023, for Project No. 23-06. A total of 6 bids were received ranging from \$2,903,301.70 to \$3,290,587.15. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$3,227,523.50
Douglas-Kerr Underground, LLC	\$2,903,301.70

Park Construction	\$3,024,576.26
T. A. Schifsky & Sons, Inc.	\$3,026,896.29

Bids have been checked and tabulated, and it has been determined that Douglas-Kerr Underground, LLC of Mora, Minnesota is the lowest bidder. The Engineering Department has worked with Douglas-Kerr Underground, LLC on previous contracts and recommends that the low bid be accepted, and a contract entered into with Douglas-Kerr Underground, LLC.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$3,193,630.00. The funding sources for this project are the Pavement Management Fund, Public Utility Funds, and Special Assessments and there are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, and Public Utility funds. There are sufficient funds to cover these costs. Upon issuance of the bonds, the council will approve annual debt service property tax levies to fund repayment of the bonds.

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Location Map



City of Blaine

Signature Copy

Resolution: R-62-2023

Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of \$2,903,301.70 for the 2023 Northwest Area Street Reconstructions, Improvement Project No. 23-06

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 23-06, said bids were received on April 11, 2023, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

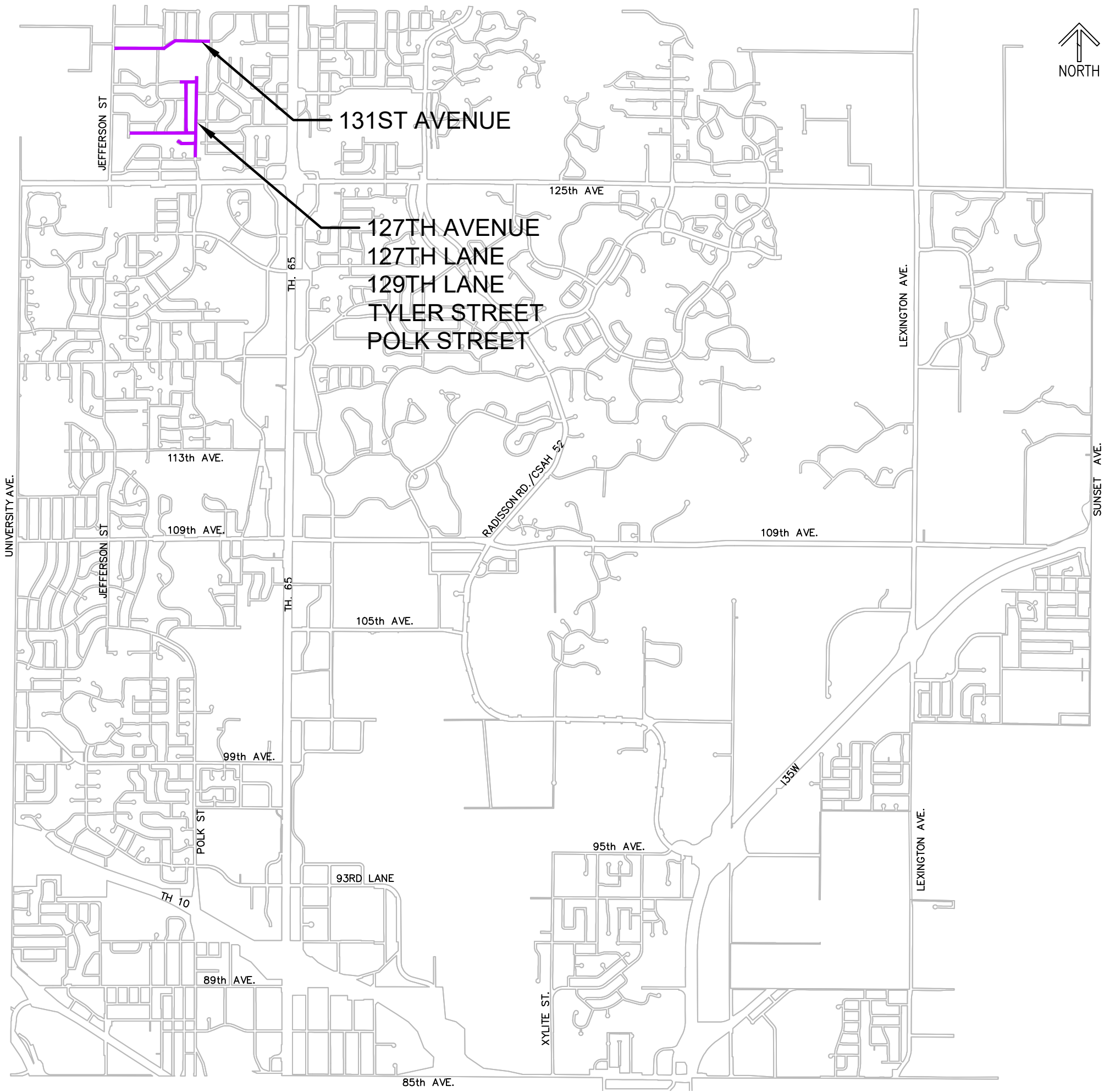
Douglas-Kerr Underground, LLC	\$2,903,301.70
Park Construction	\$3,024,576.26
T.A. Schifsky & Sons, Inc.	\$3,026,896.29

AND WHEREAS, Douglas-Kerr Underground, LLC of Mora, Minnesota is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Douglas-Kerr Underground, LLC for the designated improvements in the amount of \$2,903,301.70.
2. A 10% contingency is hereby approved to bring the total project budget to \$3,193,630.00 and the City Manager or her designee is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



2023 NORTHWEST AREA STREET RECONSTRUCTIONS

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine

Staff Report

File Number: R-63-2023

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Administration -

Agenda Item # 11.2

Resolution Accepting a Bid from Lino Lakes Landscaping, LLC in the Amount of \$911,750.00 for the 2023 Sod Replacement Project, Improvement Project No. 22-62

Executive Summary

The City Council ordered the preparation of plans and specifications and advertisement for bids for the 2023 Sod Replacement Program on July 6, 2022 with Motion 22-126. Bids were received on April 10, 2023 and Lino Lakes Landscaping, LLC was the low bidder with a bid of \$911,750.00. The project will replace dead boulevard sod within the City right-of-way in front of 375 properties that had property abutting a road reconstruction project on one of the 2019, 2020, or 2021 City of Blaine Pavement Management Program street reconstruction projects.

Background

During Blaine's Street Reconstruction projects, sod is installed as part of the restoration of disturbed boulevard areas within the City right-of-way. The sod must be maintained and warrantied by the contractor for 30 days from the date of installation. After the 30 day warranty, the sod is inspected by the City's project inspector and any sod that is not found to be viable and growing must be replaced by the contractor and maintained for another 30 days. After the warranty period ends and the sod is accepted by the City, maintenance and watering of the sod then becomes the responsibility of the abutting property owner. The sod that was installed as a part of the 2019 and 2020 City of Blaine Pavement Management Program (PMP) street reconstruction projects was successfully growing until the drought and high temperatures of the summer of 2021, when areas of sod failure appeared and resident complaints were received. The City Council expressed concern to staff and in the late fall of 2021. Subsequently, staff drove the 2019 and 2020 PMP projects and roughly estimated that around 23,000 square yards of sod had failed out of the 99,100 square yards of sod originally placed. In February of 2022, staff provided a presentation to City Council regarding the localized sod failures on the 2019 and 2020 PMP projects. On July 6 of 2022, the City Council

directed staff to prepare a sod replacement project for the PMP projects from 2019, 2020 and 2021, including plans and specifications, and ordered advertisement for bids with Motion 22-126.

in the fall of 2022, a mailing was sent to 1,530 property owners on the 2019 through 2021 PMP projects that allowed them to report dead sod on the boulevard and sign up for a sod replacement program via phone, email or the city website. The City's consultant engineers for each project then went out and surveyed and measured the extent of dead sod in the boulevard in front of the properties that signed up. There were 375 property owners that were determined to have some amount of dead sod in the boulevard in front of their property. Due to the drought continuing through the summer of 2022 and the addition of the 2021 PMP projects, the quantity of dead sod was measured at 32,350 square yards, which was significantly more than the original 2021 estimate.

The replacement project includes removal/excavation of dead sod, regrading, addition of up to four inches of new black dirt, and re-sodding. This project would include a standard 30-day warranty on the new sod.

Bids were received electronically at 10:00 AM, April 10, 2023, for Project No. 22-62. A total of 3 bids were received, ranging from \$911,750.00 to \$1,798,750.00. The three lowest bidders and Engineer's estimate are as follows:

Engineers Estimate	\$884,000.00
Lino Lakes Landscaping, LLC	\$911,750.00
Asphalt Surface Technologies Corp.	\$1,389,972.50
Urban Companies	\$1,798,750.00

Bids have been checked and tabulated, and it has been determined that Lino Lakes Landscaping, LLC of Lino Lakes, Minnesota is the lowest bidder. The Engineering Department has worked with Lino Lakes Landscaping, LLC on previous contracts and recommends that the low bid be accepted, and a contract entered into with Lino Lakes Landscaping, LLC. City Council is also asked to approve a 25% contingency to bring the total project budget to \$1,139,690.00.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street infrastructure.

Board/Commission Review

N/A

Financial Impact

When the program was initially proposed in 2022, the city's Pavement Management Fund was identified as the funding source for this program. At that time, the estimated range for the program was \$250,000-\$500,000. Sufficient funds are currently available to fund this program in 2023 up to its contingency of just over \$1.1 million. Sufficient funds are not available to fund significant additional costs beyond this amount in 2023 or extend this program beyond 2023.

Public Outreach/Input

Property owners on Pavement Management Program street projects from 2019, 2020 and 2021 were mailed a letter with instructions on how to sign up for sod replacement via email, website or phone on August 19, 2022 with a registration deadline of September 16, 2022.

Staff Recommendation

Attachment List

1. Plan Sheets
2. Sod Replacement Address List
3. Sod Project Letter



City of Blaine

Signature Copy

Resolution: R-63-2023

Resolution Accepting a Bid from Lino Lakes Landscaping, LLC in the Amount of \$911,750.00 for the 2023 Sod Replacement Project, Improvement Project No. 22-62

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 22-62, said bids were received on April 10, 2023, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

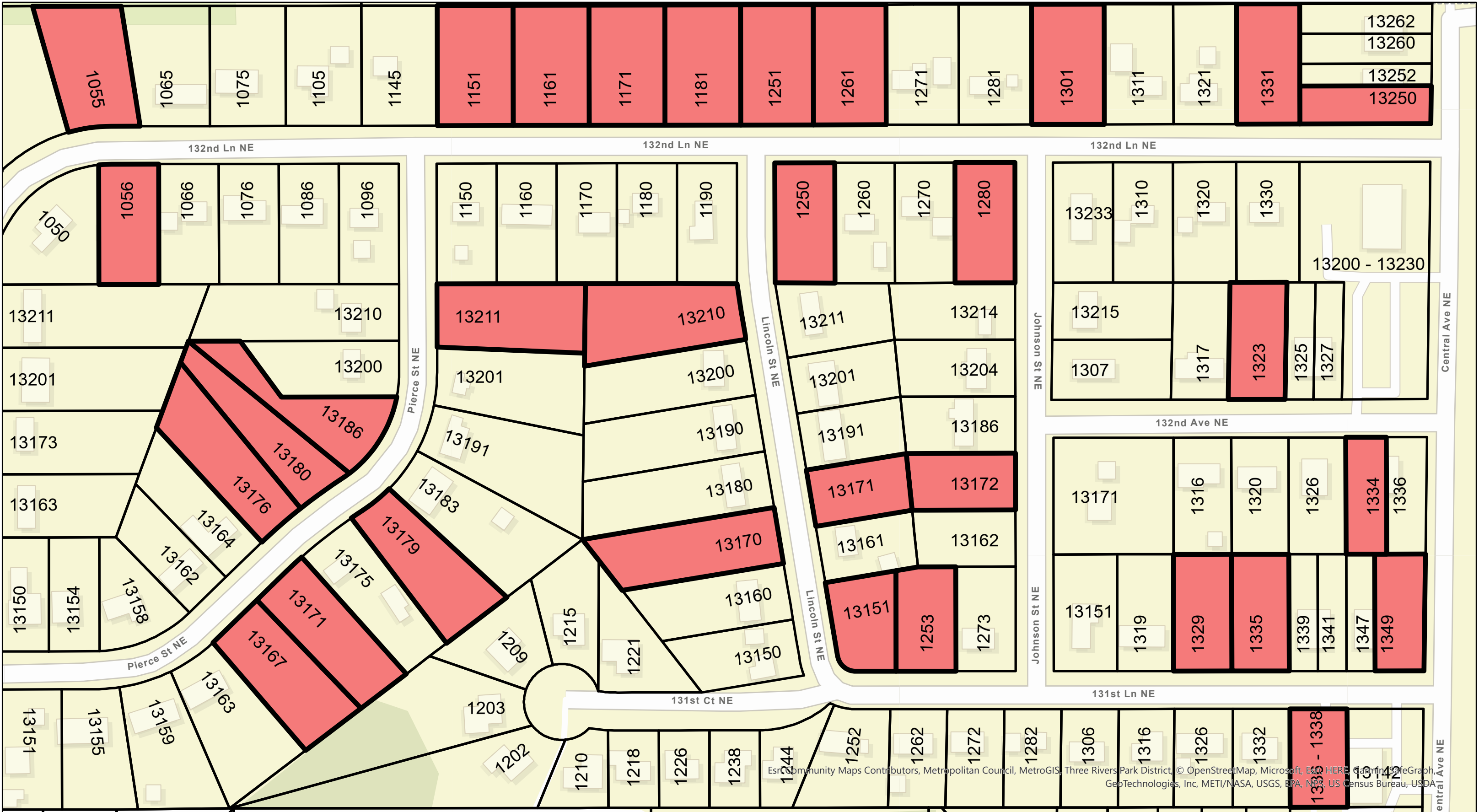
Lino Lakes Landscaping, LLC	\$911,750.00
Asphalt Surface Technologies Corp.	\$1,389,972.50
Urban Companies	\$1,798,750.00

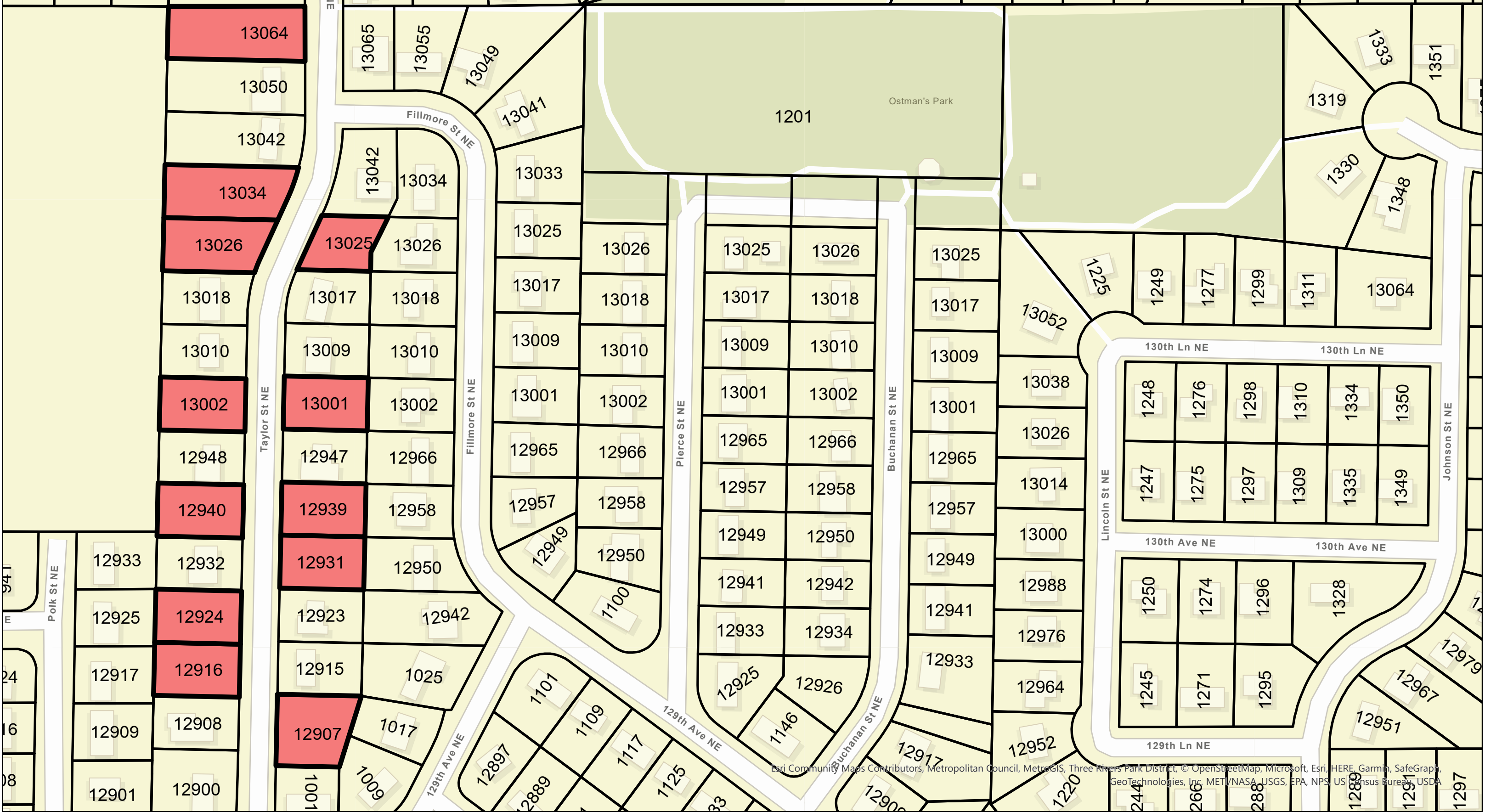
AND WHEREAS, Lino Lakes Landscaping, LLC of Lino Lakes, Minnesota is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Lino Lakes Landscaping, LLC for the designated improvements in the amount of \$911,750.00.
2. A 25% contingency is hereby approved to bring the total project budget to \$1,139,690.00 and the City Manager or their designee is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

PASSED by the City Council of the City of Blaine this 17th day of April, 2023.





Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. MET/NASA-USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend



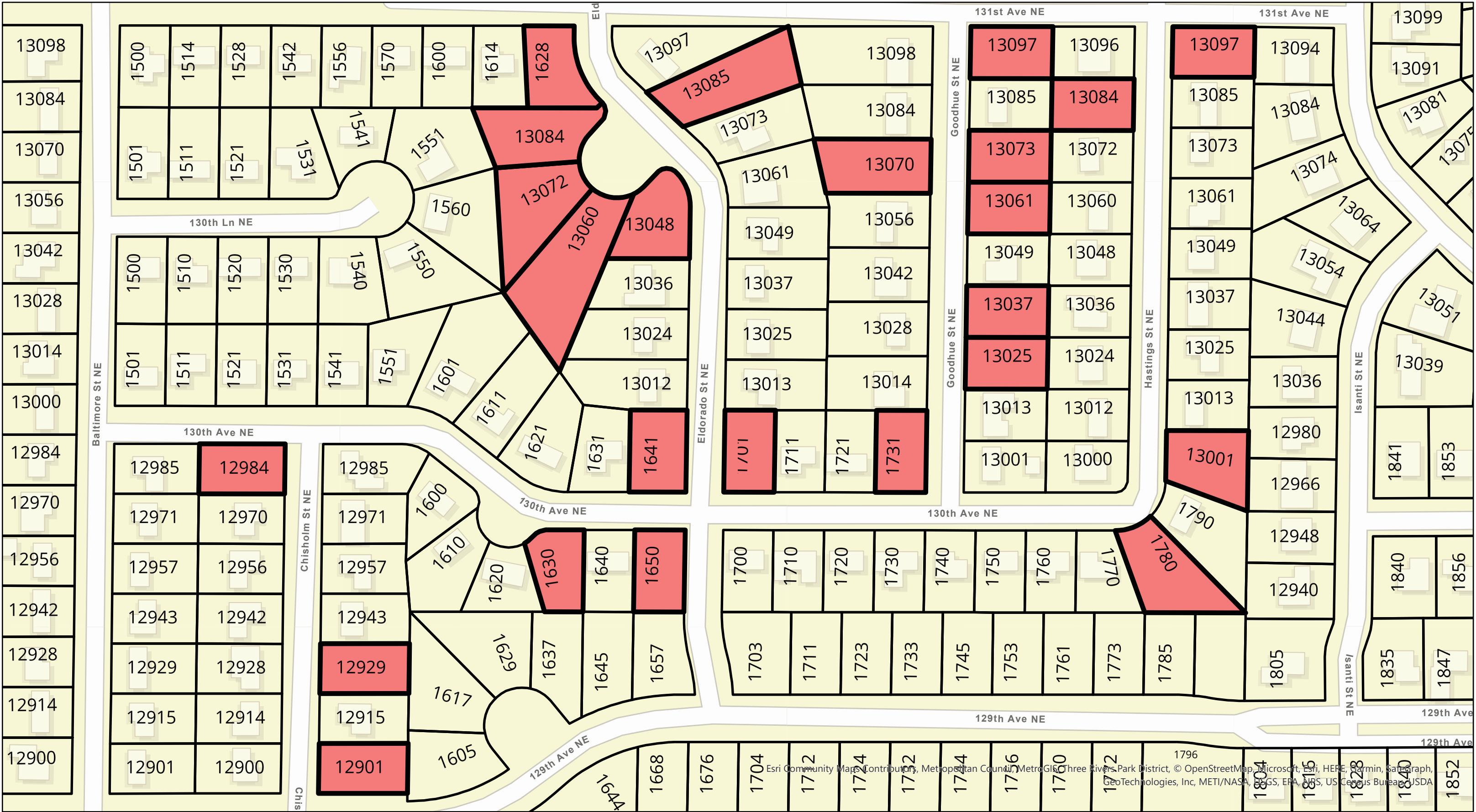
Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

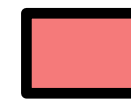
2





10801 Town Square Drive NE
Blaine MN 55449

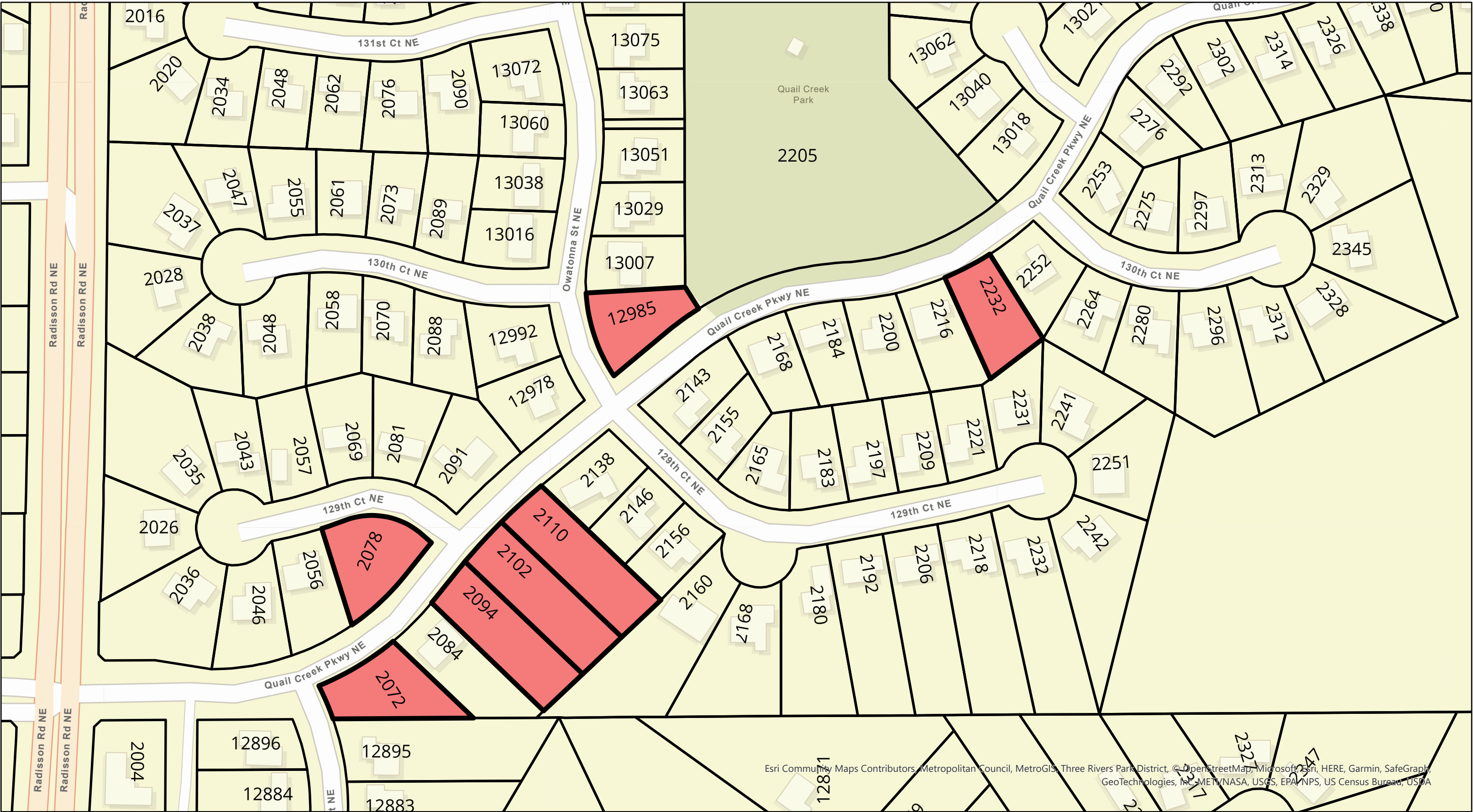
Legend

 Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

4



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend

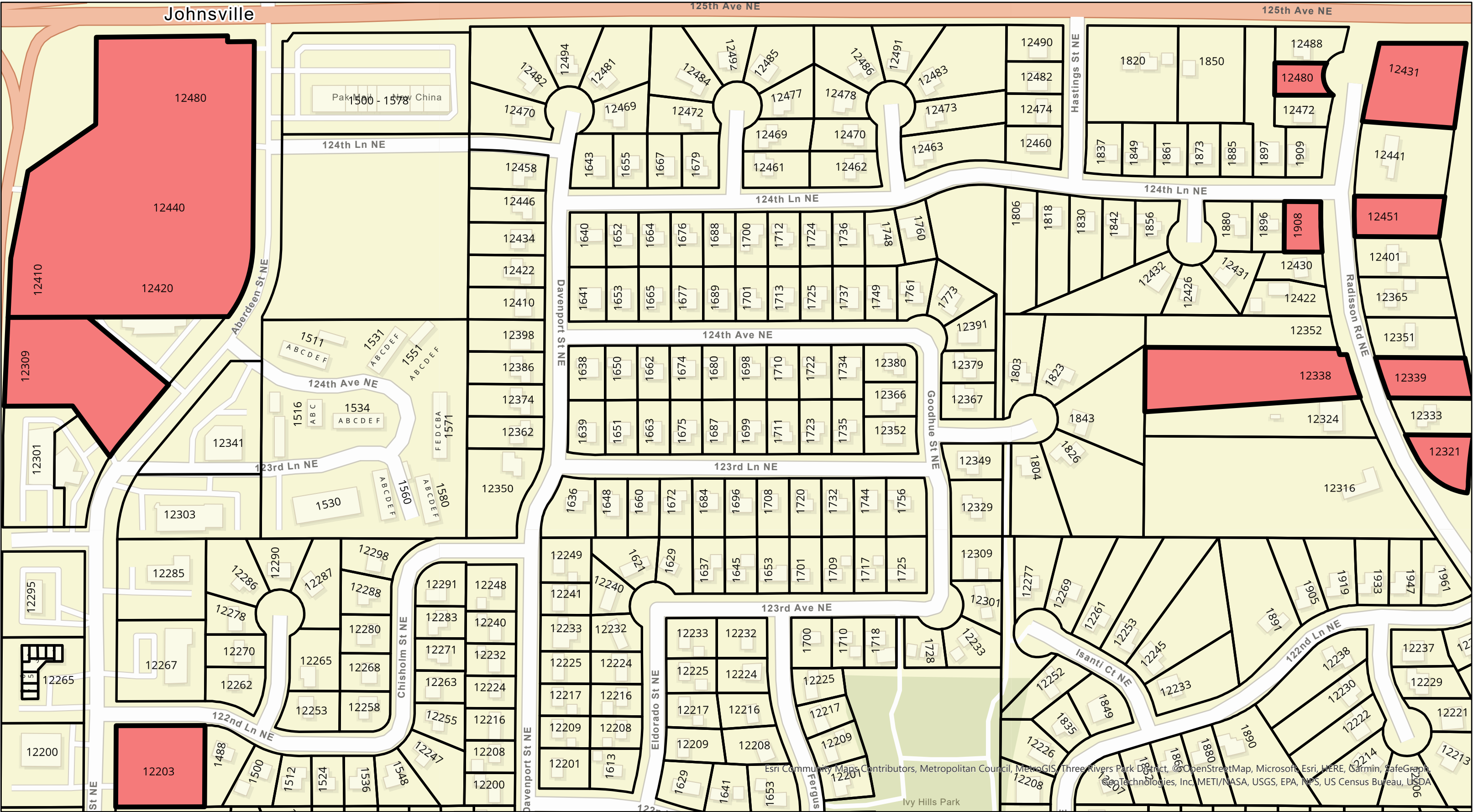


Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

5



10801 Town Square Drive NE
Blaine MN 55449

Legend

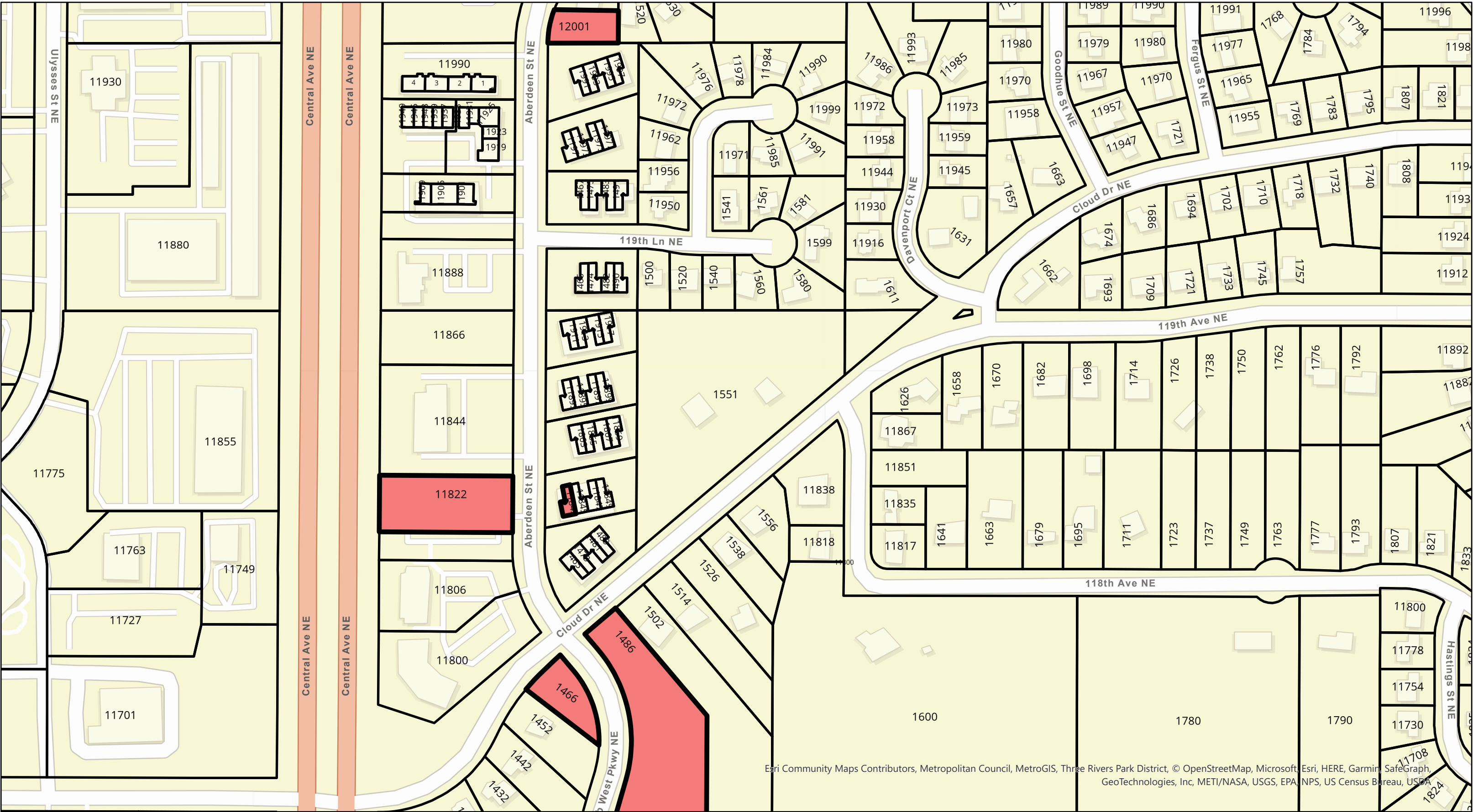


Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

6



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend

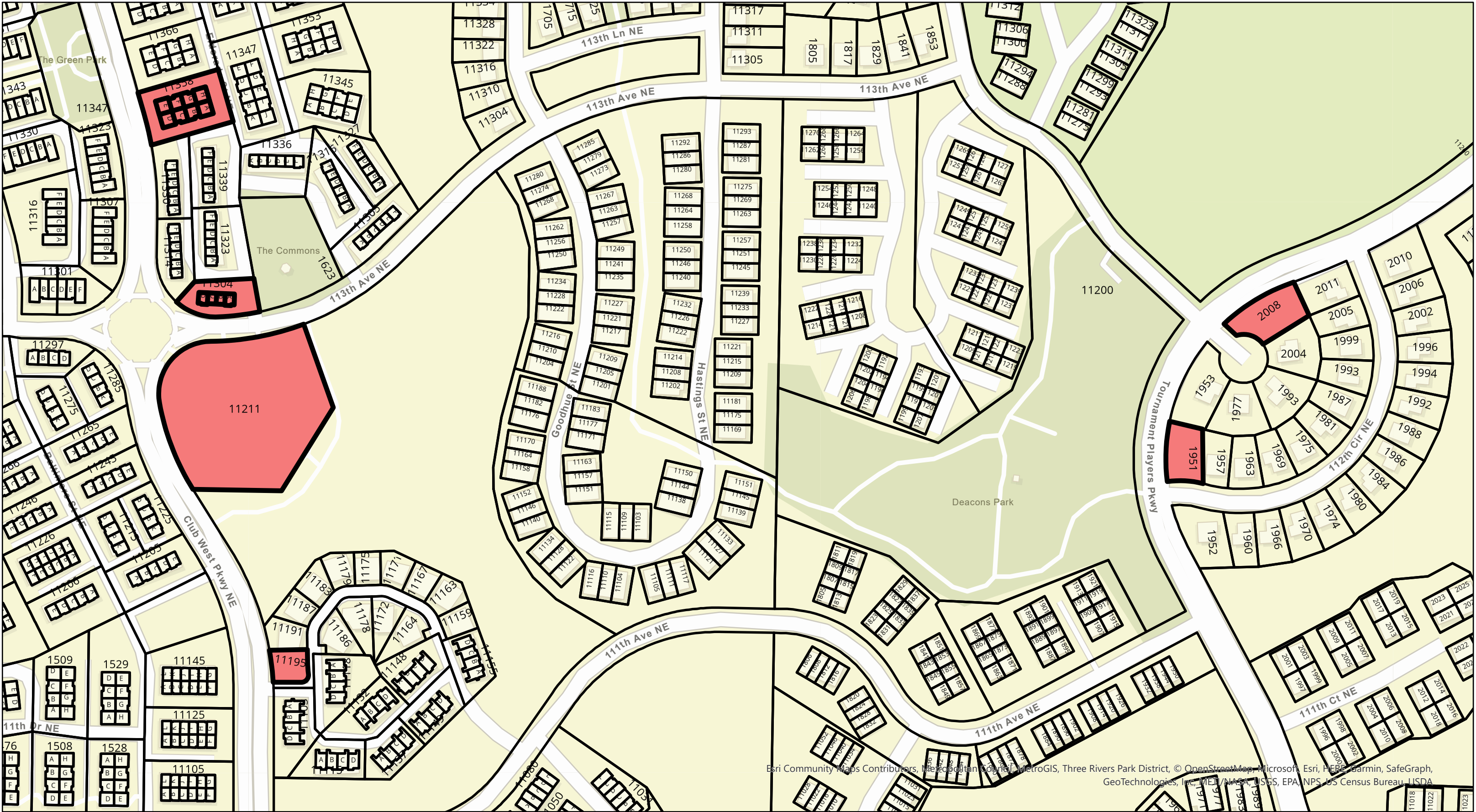


Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

7



Esri Community Maps Contributors, MetroScan County, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend

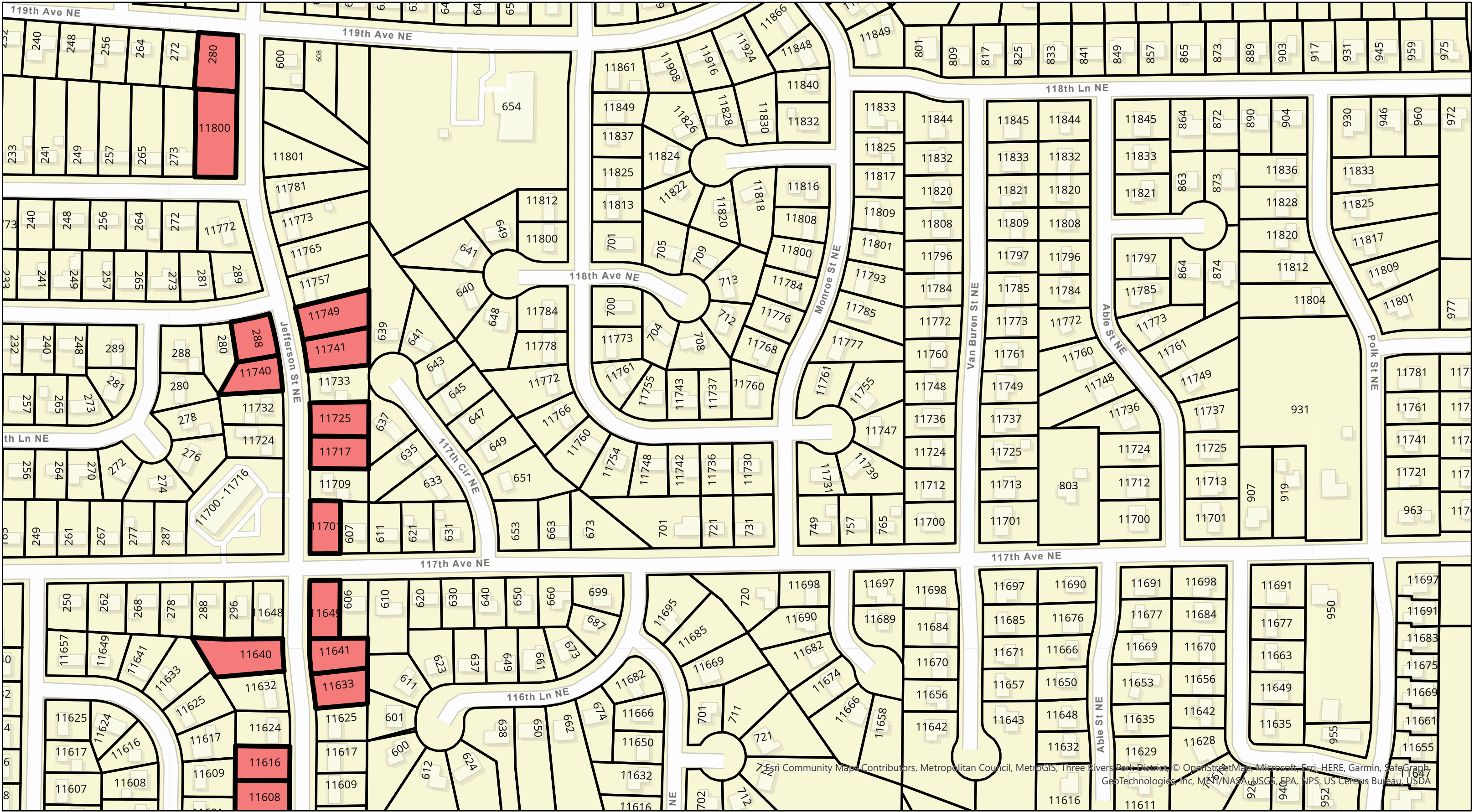


Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

8



10801 Town Square Drive NE
Blaine MN 55449

Legend

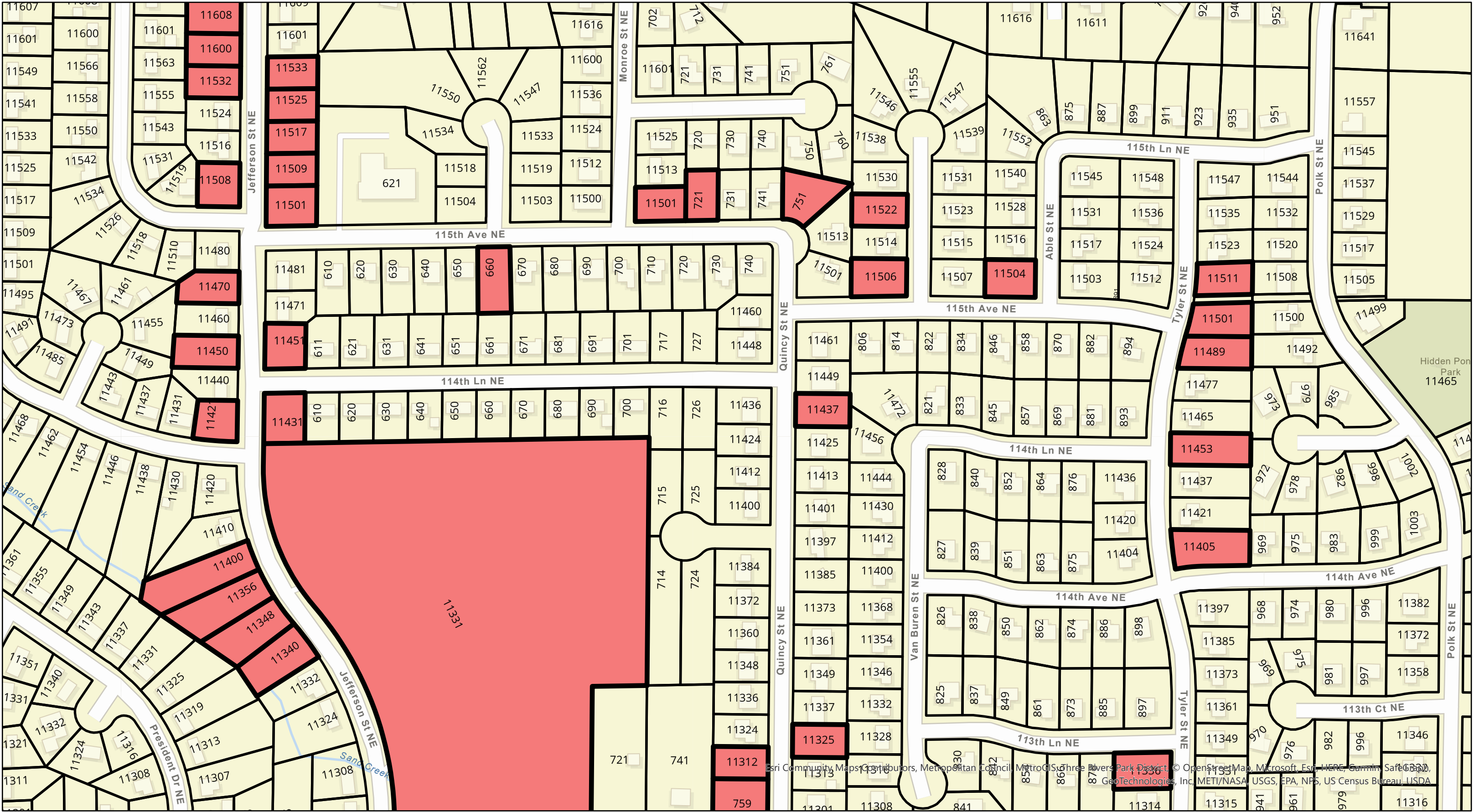


Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

9



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Safe (CB), GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend



Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

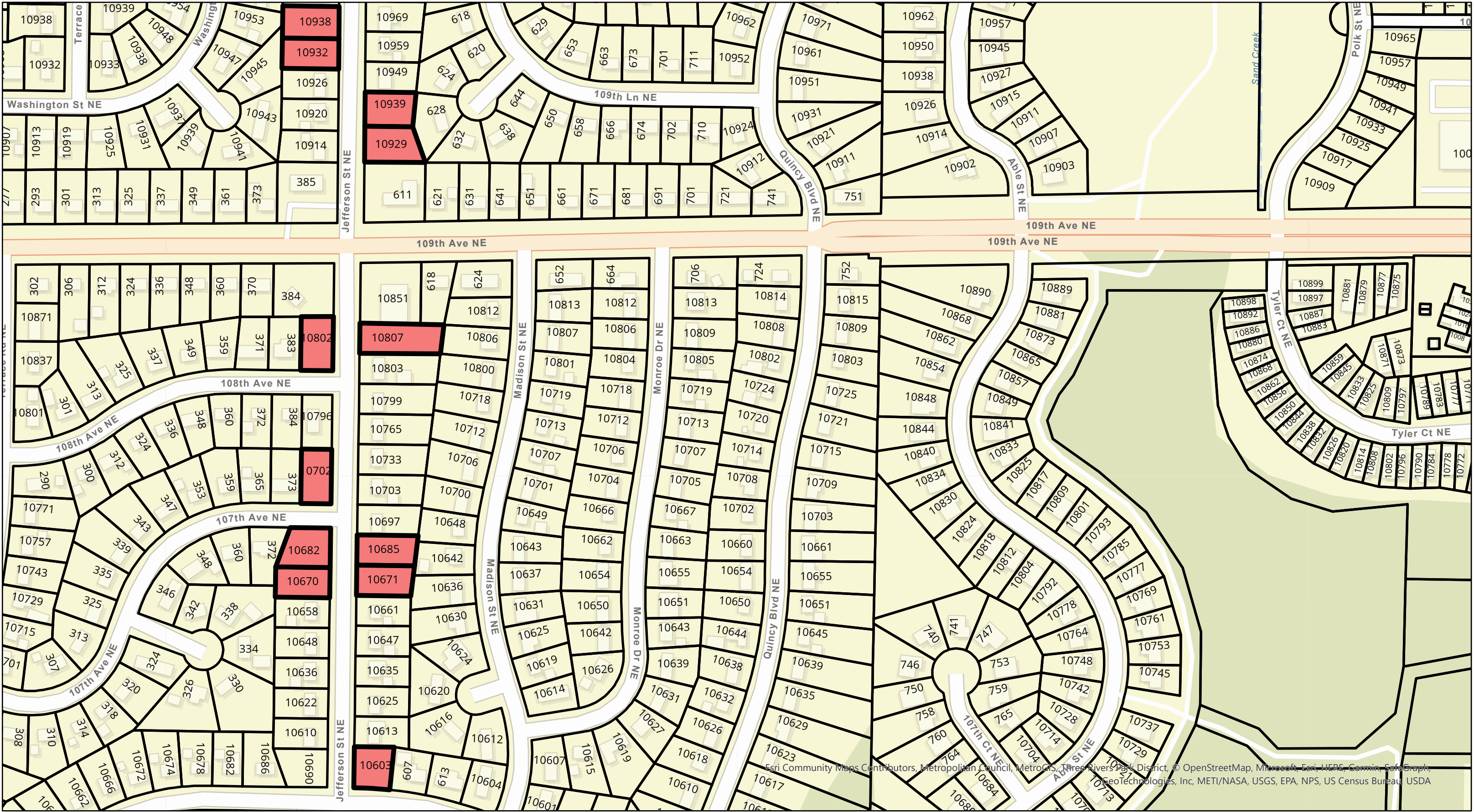
SHEET

10



2023 SOD REPLACEMENT PROGRAM
IMPROVEMENT PROJECT NO. 22-62

11



10801 Town Square Drive NE
Blaine MN 55449

Legend

Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

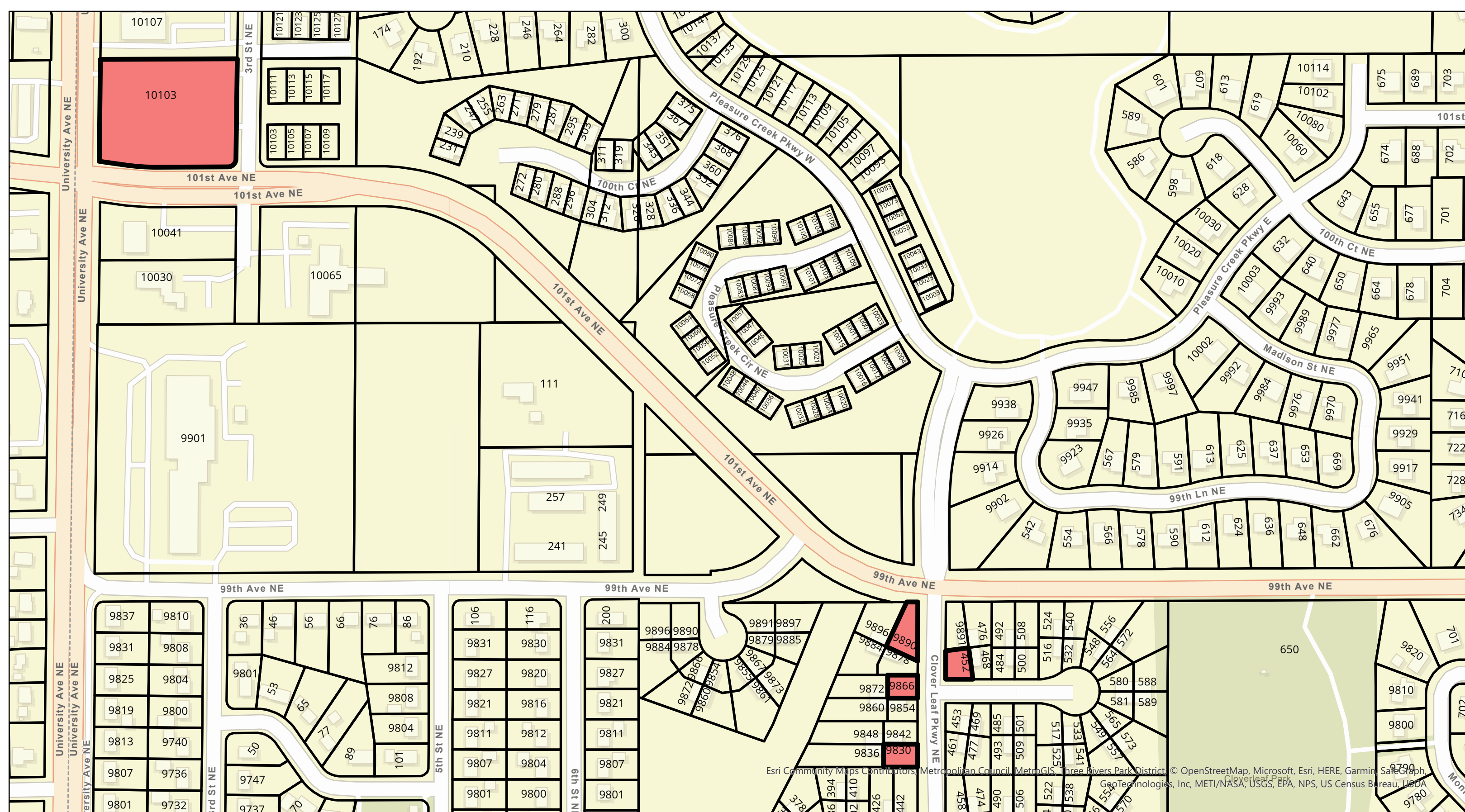
SHEET

12



2023 SOD REPLACEMENT PROGRAM
IMPROVEMENT PROJECT NO. 22-62

13



City of Blaine
10801 Town Square Drive NE
Blaine MN 55449

Legend



Sod Replacement Parcels

2023 SOD REPLACEMENT PROGRAM
IMPROVEMENT PROJECT NO. 22-62

SHEET

14

Page 342 of 390



10801 Town Square Drive NE
Blaine MN 55449

Legend



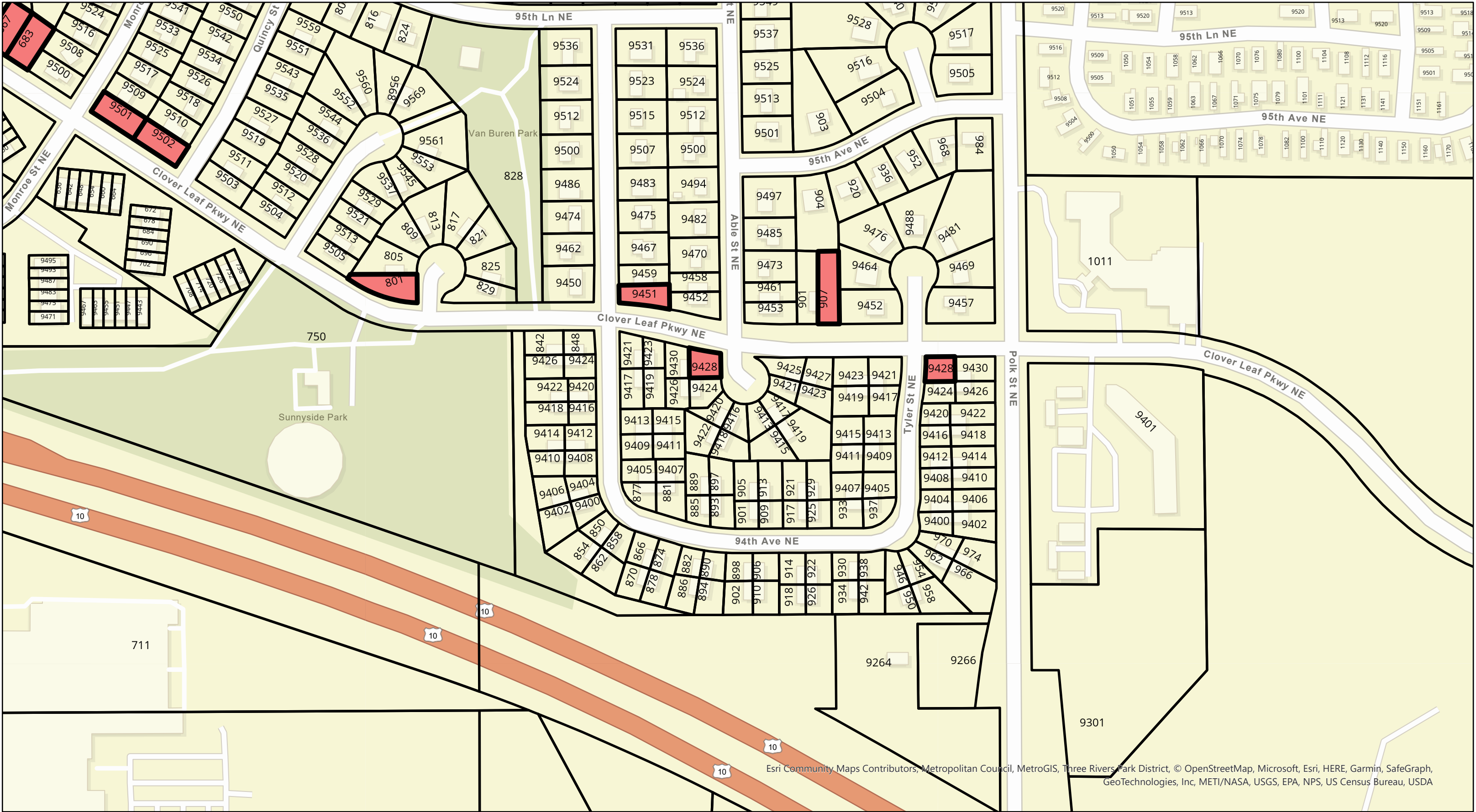
Sod Replacement Parcels

2023 SOD REPLACEMENT PROGRAM
IMPROVEMENT PROJECT NO. 22-62

SHEET

15

Page 343 of 390



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend

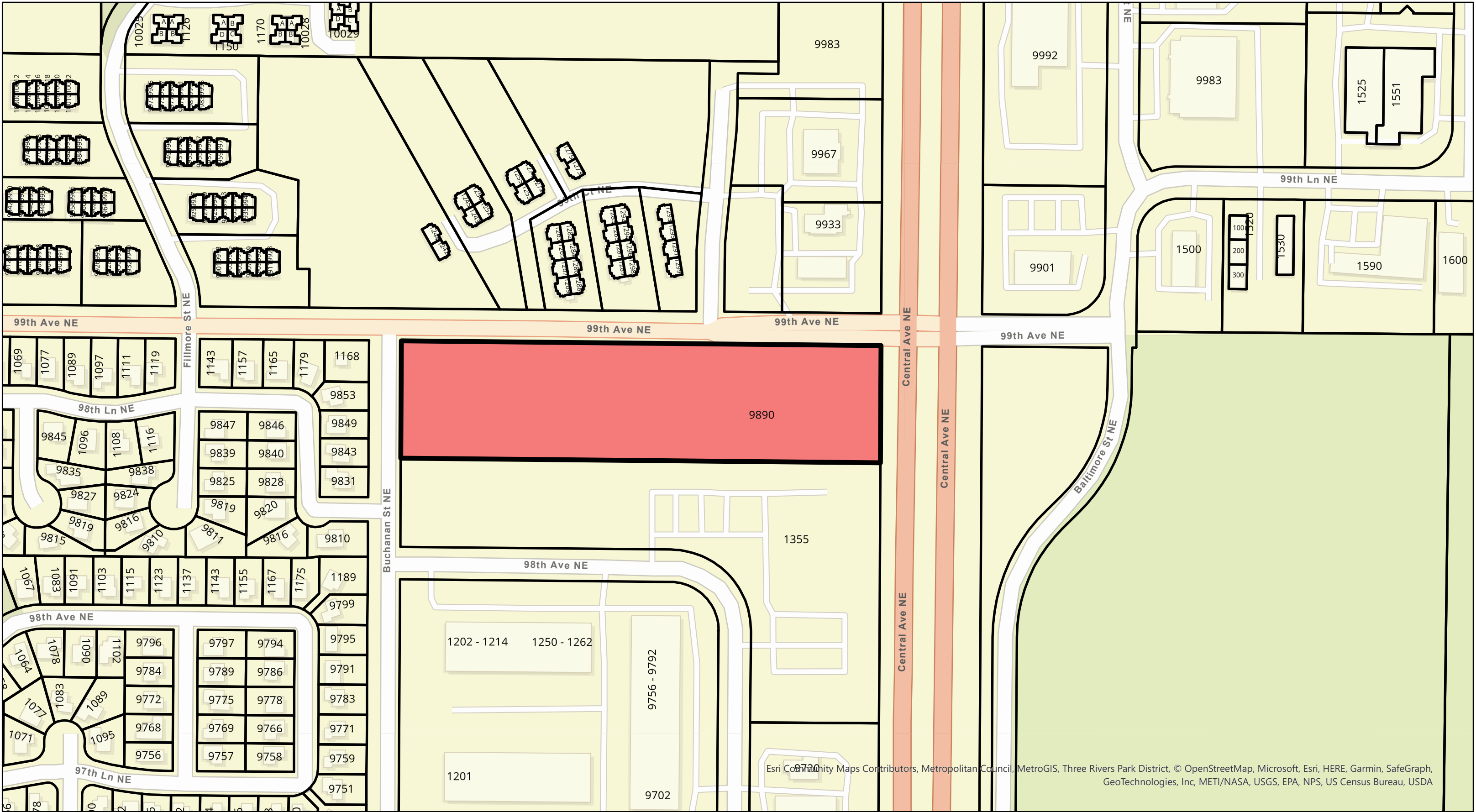


Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

16



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend



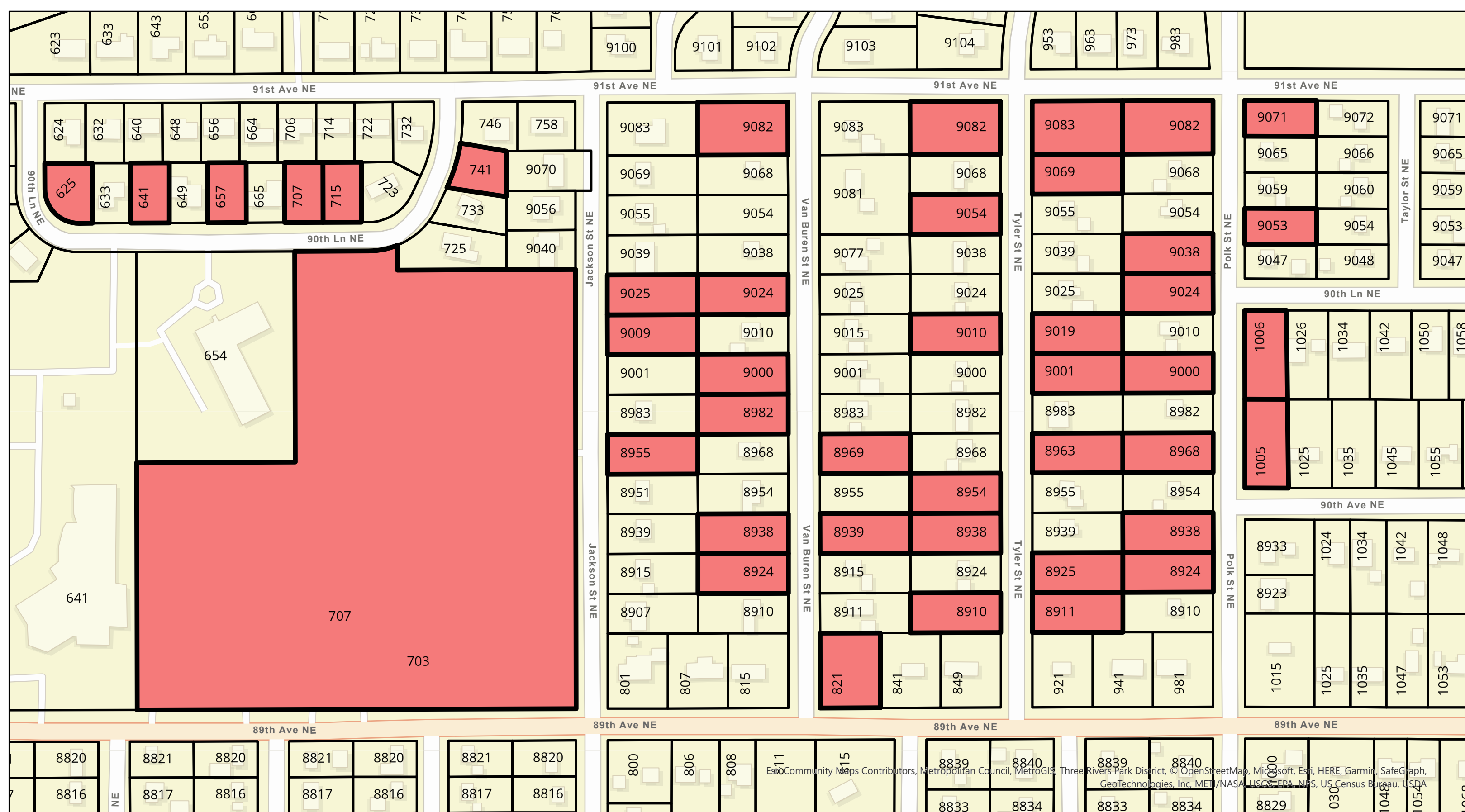
Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

17

Page 345 of 390



City of Blaine
10801 Town Square Drive NE
Blaine MN 55449

Legend



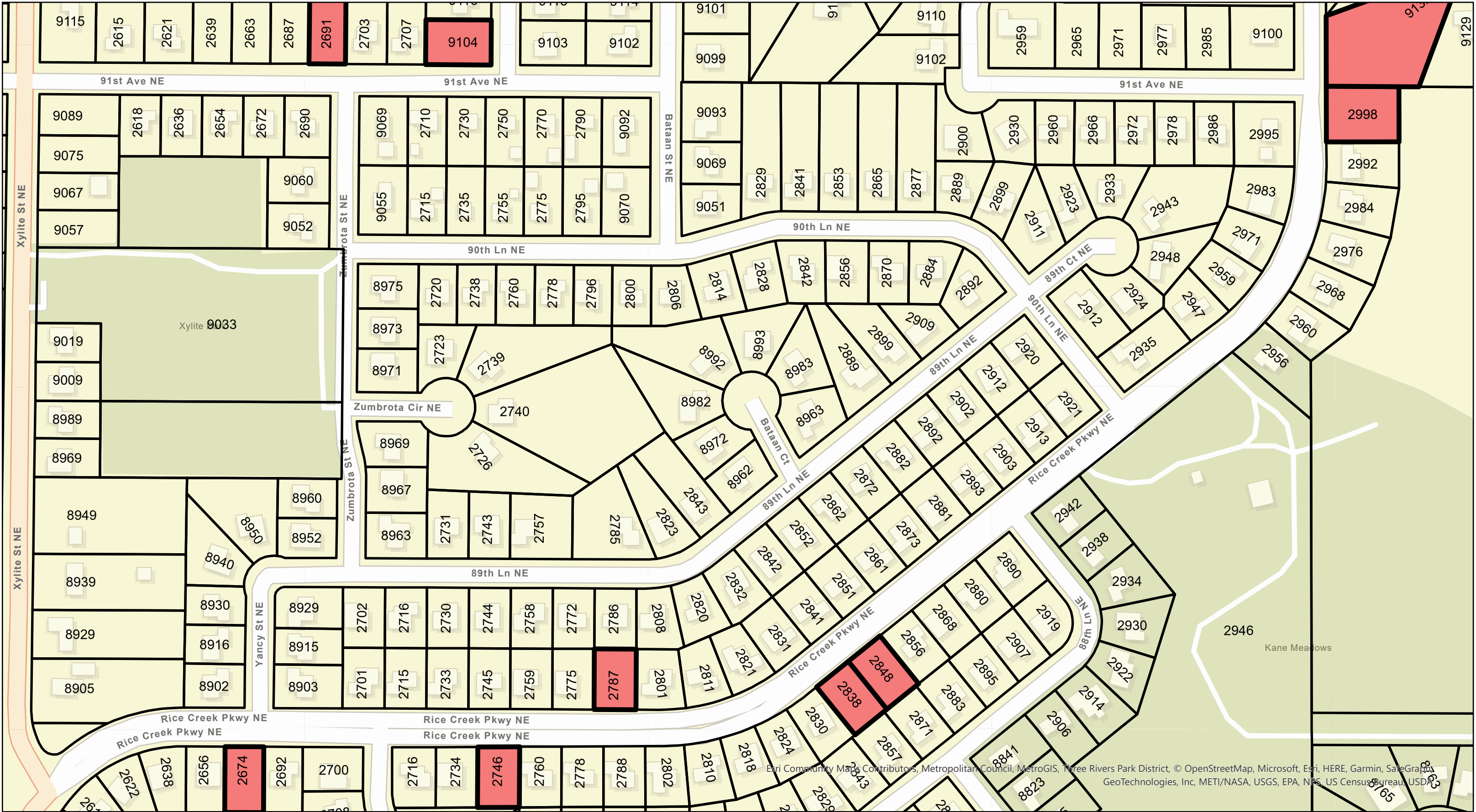
Sod Replacement Parcels

2023 SOD REPLACEMENT PROGRAM
IMPROVEMENT PROJECT NO. 22-62

SHEET

18

Page 346 of 390



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

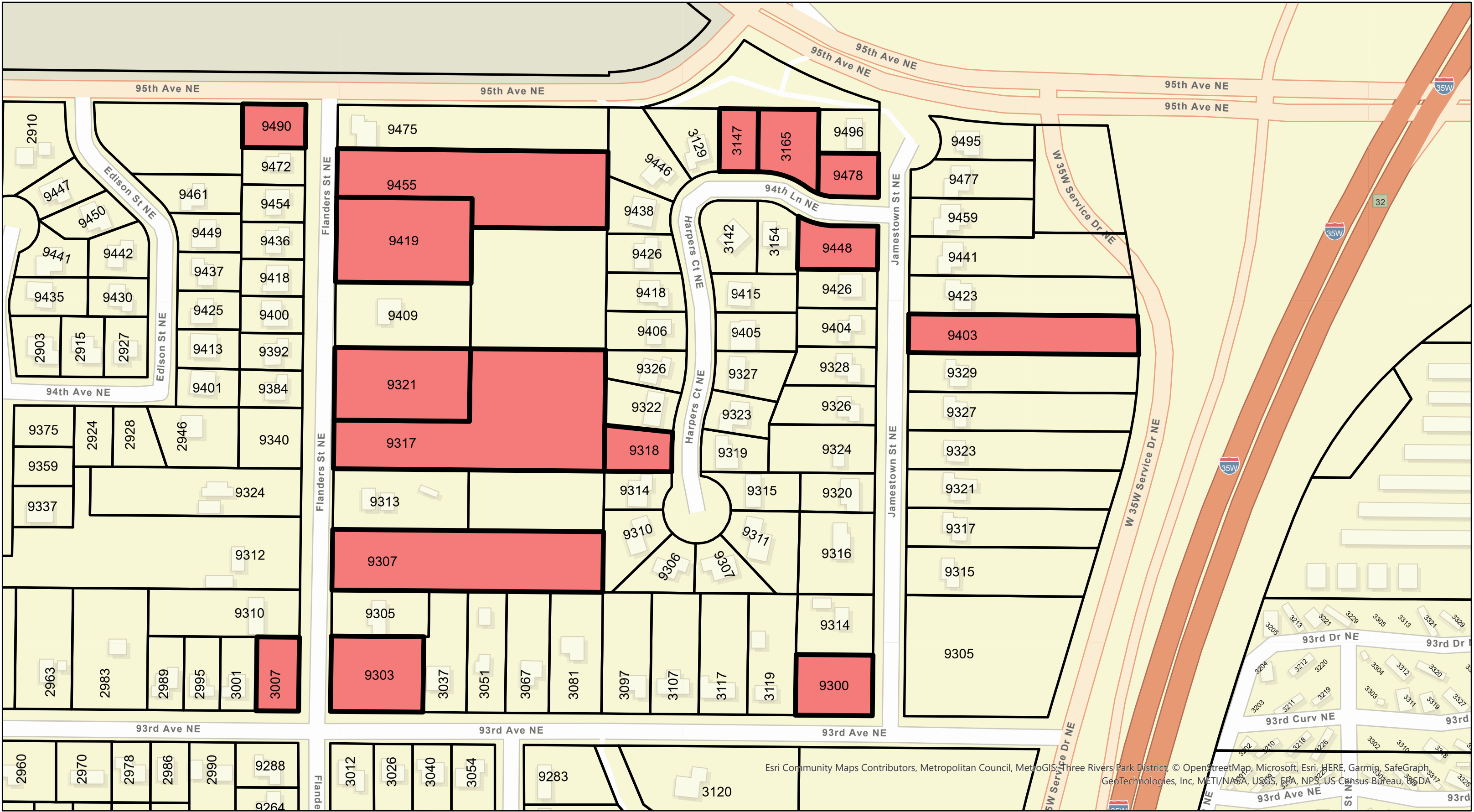
Legend

 Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

20



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

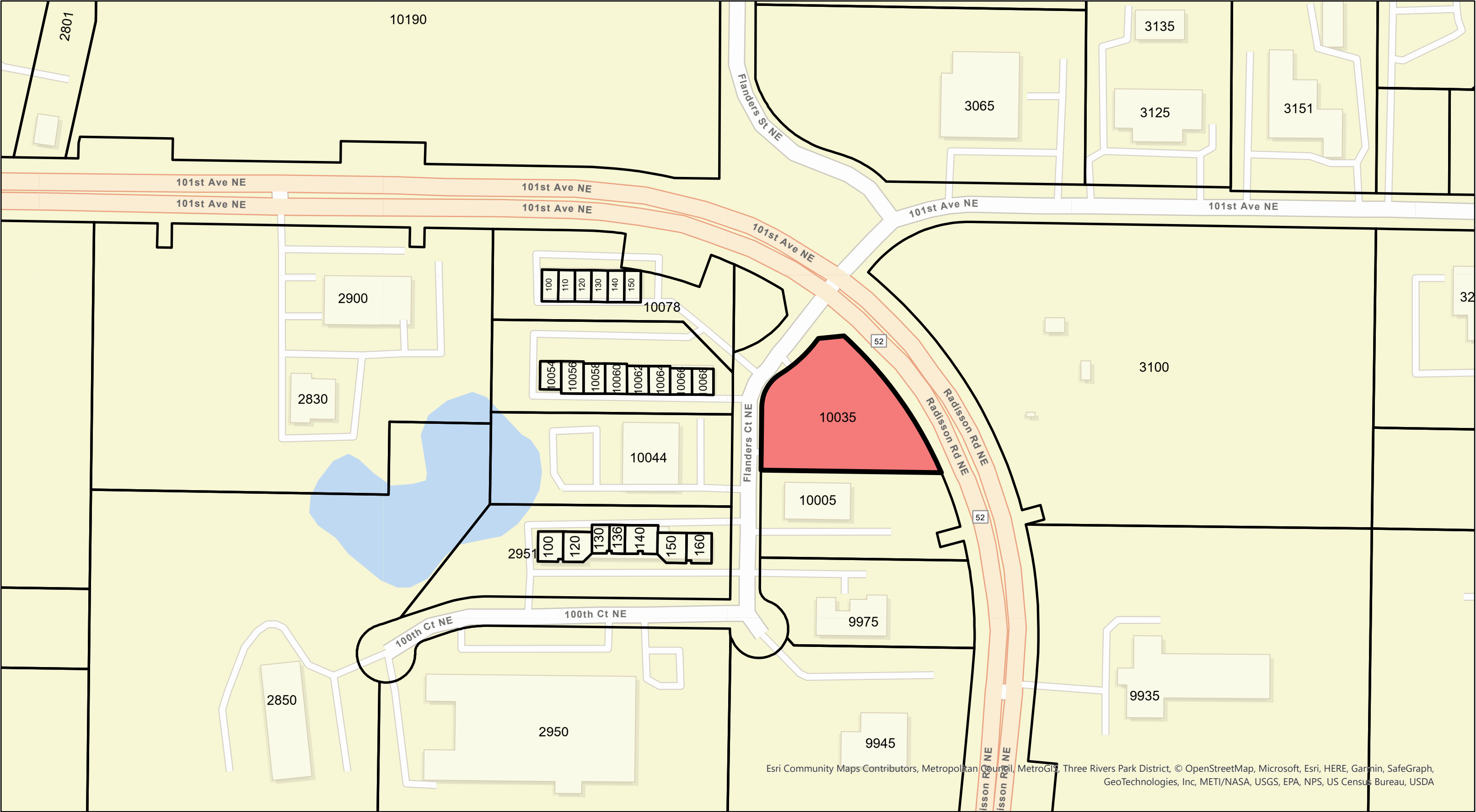
Legend

 Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM
IMPROVEMENT PROJECT NO. 22-62

SHEET

22



10801 Town Square Drive NE
Blaine MN 55449

Legend



Sod Replacement
Parcels

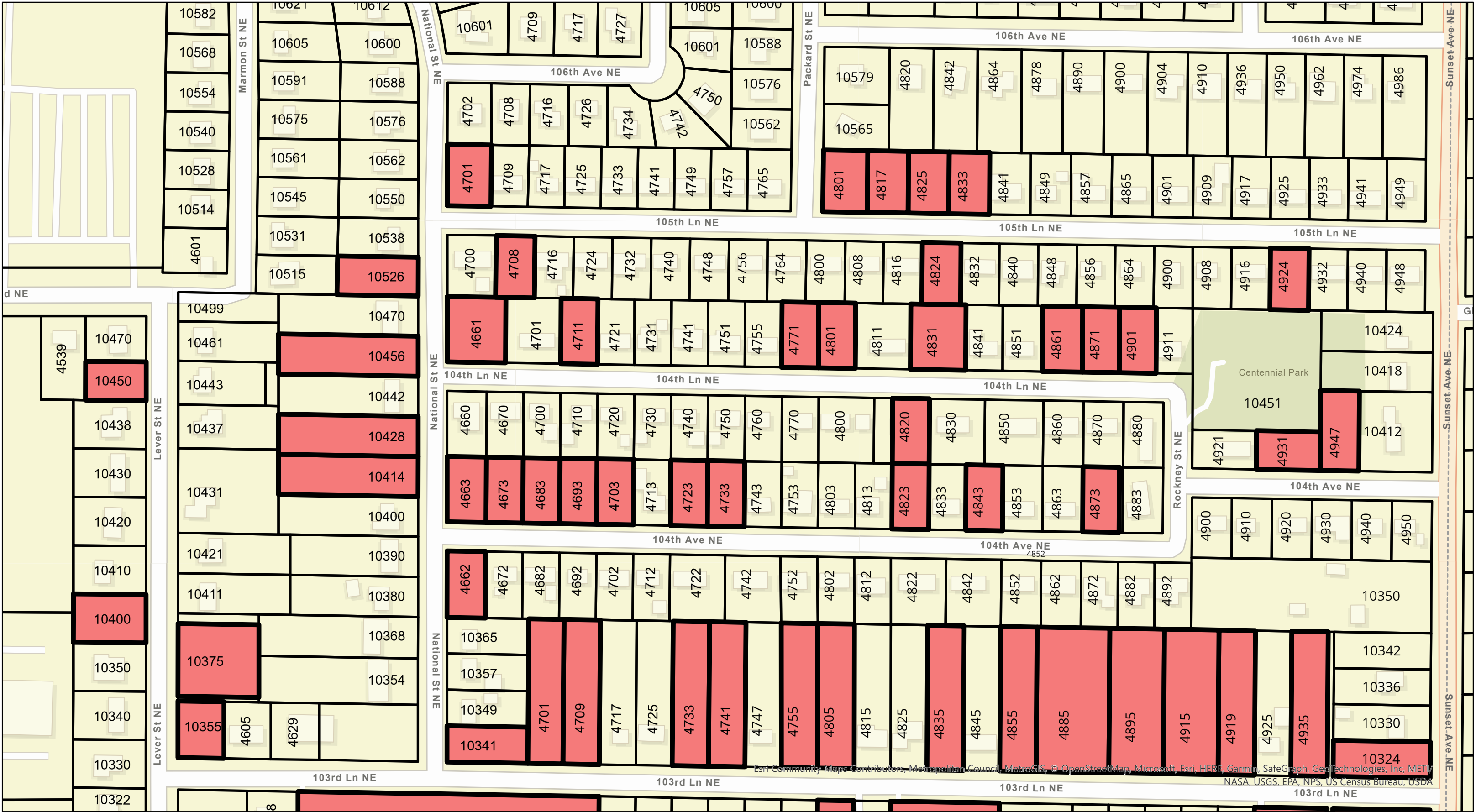
2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

23

Page 351 of 390

Esri Community Maps Contributors, Metropolitan Council, MetroGIS, Three Rivers Park District, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend

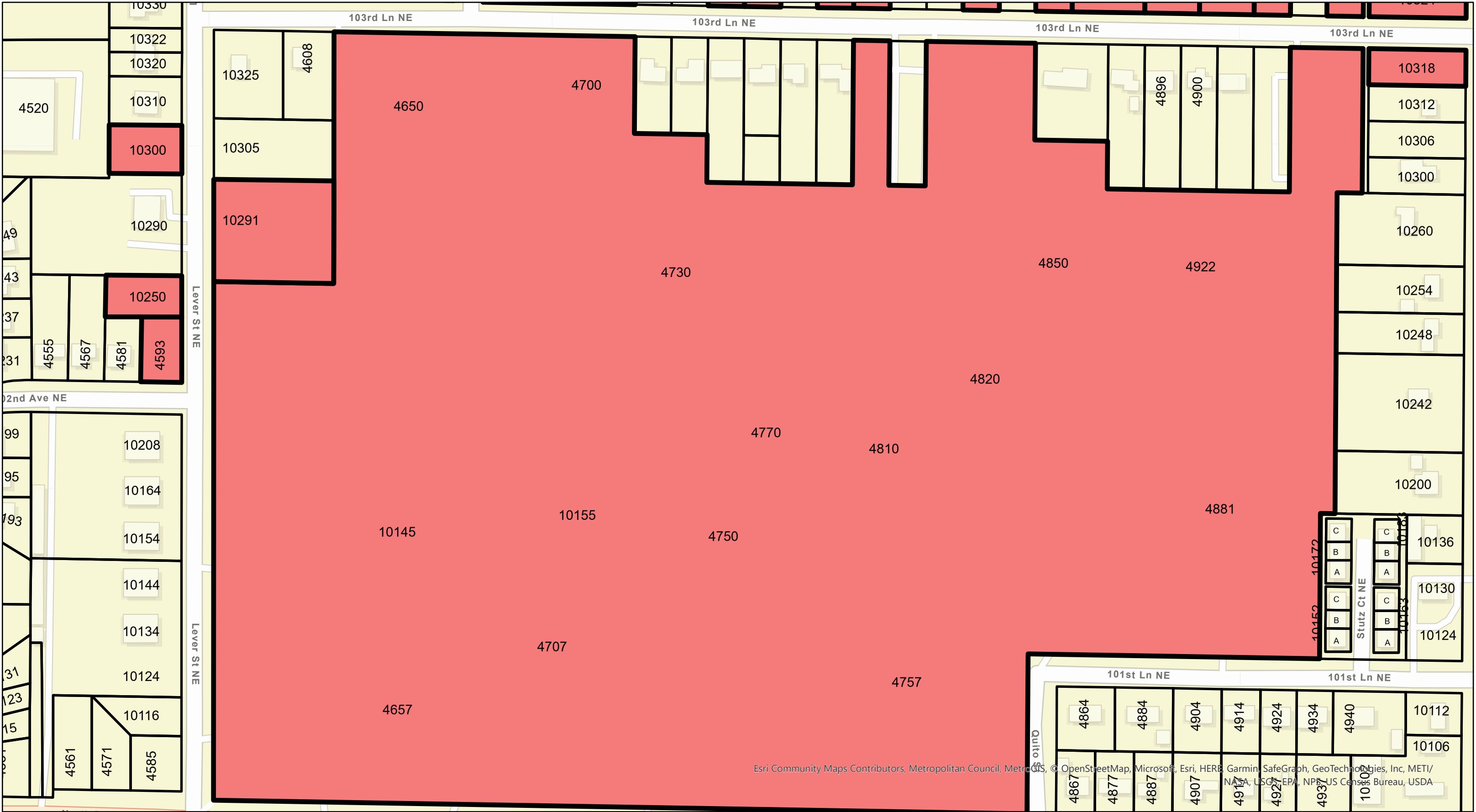
 Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

24

Page 352 of 390



Esri Community Maps Contributors, Metropolitan Council, MetroGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA



10801 Town Square Drive NE
Blaine MN 55449

Legend



Sod Replacement
Parcels

2023 SOD REPLACEMENT PROGRAM IMPROVEMENT PROJECT NO. 22-62

SHEET

25

Page 353 of 390

ESTIMATED QUANTITIES BY ADDRESS AND MAP SHEET NO.

2023 SOD REPLACEMENT PROGRAM

IMPROVEMENT PROJECT NO. 22-62

MAP SHEET NO.	STREET ADDRESS	APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
1	1349 131st Lane	2128	236.4	26.3	266x8 E
1	1336 131st Lane	750	83.3	9.3	14x15 E, 54x10 W
1	1338 131st Lane	3020	335.6	37.3	40x15 S, 203x10 middle, 26x15 W
1	1329 131st Lane	376	41.8	4.6	47x8 E
1	1335 131st Lane	960	106.7	11.9	20x15 W, 55x12 E
1	1253 131st Lane	692	76.9	8.5	18x10 W, 64x8 E
1	1334 132nd Avenue	456	50.7	5.6	38x12' W
1	1323 132nd Avenue	1200	133.3	14.8	15x15 W, 65x15 E
1	1251 132nd Lane	1238	137.6	15.3	17.5x15' W, 64x13' Middle, 11x13 E
1	1171 132nd Lane	937	104.1	11.6	28x10 E, 73x9 W
1	1280 132nd Lane	2650	294.4	32.7	70x9 S, 52x10 Middle, 150x10 N
1	1261 132nd Lane	525	58.3	6.5	79x5 W, 26x5 E
1	1161 132nd Lane	1089	121.0	13.4	33x9 E, 88x9 W
1	1151 132nd Lane	300	33.3	3.7	15x5 W, 10x5 E, 25x7 E
1	1181 132nd Lane	472	52.4	5.8	49x8 W, 8x10 E
1	1056 132nd Lane	1270	141.1	15.7	79x10 E, 48x10 W
1	1331 132nd Lane	870	96.7	10.7	67x10 W, 20x10 E
1	1055 132nd Lane	1270	141.1	15.7	50x10 W, 70x11 E
1	1250 132nd Lane	2980	331.1	36.8	230x10 N, 68x10 S
1	1301 132nd Lane	1030	114.4	12.7	23x10 W, 80x10 E
1	13172 Johnson Street	730	81.1	9.0	66x10' S of D/w, 7x10' N of d/w
1	13151 Lincoln Street	2260	251.1	27.9	71x10 N, 155x10 S
1	13210 Lincoln Street	852	94.7	10.5	16x12 S, 55x12 N
1	13170 Lincoln Street	504	56.0	6.2	3x8 S, 60x8 N
1	13171 Lincoln Street	972	108.0	12.0	67x12 N, 14x12 S
1	13179 Pierce Street	658	73.1	8.1	47x14 W
1	13176 Pierce Street	740	82.2	9.1	57x10 W, 17x10 E
1	13211 Pierce Street	855	95.0	10.6	18x15 N, 45x13 S
1	13186 Pierce Street	1111	123.4	13.7	71x11 W, 30x11 E
1	13167 Pierce Street	880	97.8	10.9	70x11 E, 10x11 W
1	13171 Pierce Street	1032	114.7	12.7	74x13 E, 7x10 W
1	13180 Pierce Street	847	94.1	10.5	54x11 W, 23x11 E
2	12924 Taylor Street	304	33.8	3.8	13x8'S of d/w, 20x10' N of d/w
2	12907 Taylor Street	907	100.8	11.2	10x16 N, 83x9 S
2	12940 Taylor Street	588	65.3	7.3	21x7 S, 49x9 N
2	13025 Taylor Street	400	44.4	4.9	40x10 N
2	13026 Taylor Street	270	30.0	3.3	27x10 N
2	13064 Taylor Street	598	66.4	7.4	46x8 S, 23x10 N
2	12931 Taylor Street	766	85.1	9.5	10x15 N, 56x11 S
2	13002 Taylor Street	949	105.4	11.7	60x13 S, 13x13 N
2	12939 Taylor Street	690	76.7	8.5	59x10 N, 10x10 S
2	13226 Taylor Street	1580	175.6	19.5	10x15 S, 130x11 N
2	13034 Taylor Street	402	44.7	5.0	57x6 S, 10x6 N
2	13001 Taylor Street	680	75.6	8.4	53x10 N, 15x10 S
2	12916 Taylor Street	592	65.8	7.3	48x10 S, 14x8 N
3	1529 132nd Avenue	71	7.9	0.9	3x7 5x10 needs replaced
3	1556 132nd Avenue	200	22.2	2.5	5x40 needs replaced
3	1615 132nd Avenue	312	34.7	3.9	26x8 8x13 needs replaced
3	1657 132nd Avenue	60	6.7	0.7	3x20 needs replacement
3	1671 132nd Avenue	21	2.3	0.3	7x3 needs replaced
3	1771 132nd Avenue	32	3.6	0.4	4x8 needs replaced
3	1771 132nd Lane	296	32.9	3.7	8x 37 needs replaced
3	1785 132nd Lane	56	6.2	0.7	14x4 needs replaced
3	1615 132nd Lane	63	7.0	0.8	12x4 3x5 needs replaced
3	1629 132nd Lane	350	38.9	4.3	10x20 15x10 needs replacement
3	1695 132nd Lane	78	8.7	1.0	6x10 6x3 needs replaced
3	1695 132nd Lane	18	2.0	0.2	6x3 needs replaced

MAP SHEET NO.	STREET ADDRESS	APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
3	1771 132nd Lane	150	16.7	1.9	15x10 needs replaced
3	1629 132nd Lane	12	1.3	0.1	3x4 needs replaced
3	1643 132nd Lane	270	30.0	3.3	15x16 3x10 needs replaced
3	13173 Davenport Street	66	7.3	0.8	4x9 3x10 needs replaced
3	13200 Davenport Street	184	20.4	2.3	4x42 4x4 needs replaced
3	13060 Eldorado Street	30	3.3	0.4	3x10 needs replaced
3	13137 Eldorado Street	125	13.9	1.5	25x5 needs replaced
3	13149 Eldorado Street	43	4.8	0.5	4x7 3x5 needs replaced
3	13173 Eldorado Street	60	6.7	0.7	5x12 needs replaced
3	13124 Hastings Street	30	3.3	0.4	3x10 ft needs replaced
3	13149 Hastings Street	24	2.7	0.3	3x8 needs replaced
3	13161 Hastings Street	138	15.3	1.7	6x23 needs replaced
3	13173 Hastings Street	40	4.4	0.5	4x10 area needs replaced
3	13184 Hastings Street	160	17.8	2.0	5x32 needs replaced
3	13201 Hastings Street	80	8.9	1.0	4x20 needs replaced
3	13225 Hastings Street	30	3.3	0.4	5x6 needs replaced
4	1701 130th Avenue	87	9.7	1.1	5x15 2x6 needs replaced
4	1731 130th Avenue	16	1.8	0.2	2x8 needs replaced, small dead pockets on corner 130&Goodhue
4	1780 130th Avenue	9	1.0	0.1	3x3 needs replaced next to driveway
4	1630 130th Avenue	85	9.4	1.0	5x17 needs replaced
4	1641 130th Avenue	218	24.2	2.7	5x10 4x42 needs replaced
4	1628 131st Avenue	6	0.7	0.1	2x3 needs replaced
4	12929 Chisholm Street	32	3.6	0.4	4x8 needs replaced
4	12984 Chisholm Street	137	15.2	1.7	3x10 4x14 2x6 2x15 3x3 needs replaced
4	13048 Eldorado Street	90	10.0	1.1	3x30 needs replaced
4	13072 Eldorado Street	176	19.6	2.2	11x16 needs replaced
4	13084 Eldorado Street	1700	188.9	21.0	30x17 70x17 All of install needs replaced
4	13085 Eldorado Street	41	4.6	0.5	3x7 2x10 needs replaced
4	13025 Goodhue Street	6	0.7	0.1	2x3 replaced, seems to be okay some small dead spots
4	13037 Goodhue Street	60	6.7	0.7	20x3 needs replaced
4	13061 Goodhue Street	63	7.0	0.8	3x9 7x3 3x5 needs replaced
4	13070 Goodhue Street	30	3.3	0.4	3x10 needs replaced
4	13073 Goodhue Street	36	4.0	0.4	3x12 needs replaced
4	13084 Hastings Street	8	0.9	0.1	2x4 needs replaced
4	13097 Goodhue Street	30	3.3	0.4	3x10 needs replaced
4	13001 Hastings Street	600	66.7	7.4	50x12 needs replaced
4	13097 Hastings Street	46	5.1	0.6	3x12 2x5 needs replacement
5	2078 129th Court	316	35.1	3.9	158x2
5	12985 Owatonna Street	224	24.9	2.8	2x112 needs replaced along curb edge
5	2072 Quail Creek Parkway	117	13.0	1.4	2x7 41x2.5 needs replaced
5	2094 Quail Creek Parkway	85	9.4	1.0	3x9 2x29 needs replaced
5	2102 Quail Creek Parkway	90	10.0	1.1	2x30 2x6 6x3 needs replaced
5	2232 Quail Creek Parkway	54	6.0	0.7	2x27 needs replaced along curb edge
6	12203 Aberdeen Street	740	82.2	9.1	N of entrance- 148x5', S of entrance-65x5'
6	12309 Central Avenue	1110	123.3	13.7	Blvd in front of BK parking pot
6	13250 Central Avenue	2360	262.2	29.1	236x10 S
6	12321 Radisson Road	1368	152.0	16.9	40x8 N of d/w, 131x8 S of d/w
6	12480 Radisson Road	498	55.3	6.1	Both sides of driveway, 28x6' N side, 55x6'
6	12451 Radisson Road	621	69.0	7.7	S Side of driveway
6	12431 Radisson Road	360	40.0	4.4	24x8' N, 28x6' S
6	12338 Radisson Road	568	63.1	7.0	12x14' N of driveway, 80x5' S of driveway
6	1908 124th Lane	640	71.1	7.9	4x160 needs replaced along curb edge
6	12339 Radisson Road	158	17.6	2.0	2x79 needs replaced along curb edge
7	11822 Aberdeen Street	680	75.6	8.4	S side driveway entrance, around sidewalk, 85x8'
7	11843 Aberdeen Street	100	11.1	1.2	SE radius, past hydrant
7	12480 Aberdeen Street	955	106.1	11.8	N of sidewalk-33x10', S of sidewalk-125x5'
7	12001 Aberdeen Street	756	84.0	9.3	38x12' N of d/w, 25x12' S of d/w
7	11212 Aberdeen Street	1123	124.8	13.9	Unit A- 20x3 patch, 13x3' W of driveway Unit B- 16x10' Unit C- 16x10' Unit D - 20x3' patch E of driveway along curb Unit E- 32x12' around tree E of d/w Unit F- 12x10' Unit G - 14x10'
7	11221 Aberdeen Street	1050	116.7	13.0	70x15' around parking lot
7	1466 Cloud Drive	3850	427.8	47.5	275x14' on Club west, crosswalk to end of fence
7	1486 Cloud Drive	6285	698.3	77.6	419x15' on Club West, from no parking to stop sign
8	1951 112th Circle	28	3.1	0.3	Near radius, right behind curb

MAP SHEET NO.	STREET ADDRESS	APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
8	2008 112th Court	1568	174.2	19.4	196x8', Stop sign to cb
8	11195 Club West Circle	632	70.2	7.8	74x8 blvd, 10x4 E of sidewalk start at domes
8	11211 Club West Parkway	6265	696.1	77.3	214x9' s trail to S entrance, 413x8' S entrance to N entrance, 115x9' N entrance to n trail
8	11304 Davenport Circle	240	26.7	3.0	30x8'
8	11358 Eldorado Street	314	34.9	3.9	14x11' 16x10'
9	280 119th Avenue	1125	125.0	13.9	9x125
9	11616 Jefferson Street	64	7.1	0.8	8x8 needs replaced
9	11633 Jefferson Street	852	94.7	10.5	7x24 9x76 needs replaced
9	11641 Jefferson Street	600	66.7	7.4	8x75
9	11649 Jefferson Street	336	37.3	4.1	8x42
9	11701 Jefferson Street	176	19.6	2.2	9x74 5x22 needs replaced
9	11717 Jefferson Street	20	2.2	0.2	2x10 needs replaced
9	11725 Jefferson Street	1144	127.1	14.1	8x61 8x82 needs replaced
9	11740 Jefferson Street	536	59.6	6.6	8x51 16x8 needs replaced
9	11741 Jefferson Street	459	51.0	5.7	54x8.5 needs replaced
9	11749 Jefferson Street	488	54.2	6.0	61x8 needs replaced
9	11800 Jefferson Street	1378	153.1	17.0	62x8 9x98 needs replaced
9	288 Oak Park Drive	1392	154.7	17.2	8x119 22x20.5 needs replaced
10	759 113th Avenue	510	56.7	6.3	5x50 10x26 needs replaced
10	660 115th Avenue	40	4.4	0.5	4x10 needs replaced
10	721 115th Avenue	580	64.4	7.2	10x52 5x12 needs replaced
10	751 115th Avenue	250	27.8	3.1	10x25 needs replaced
10	11504 Able Street	354	39.3	4.4	82.5x4 6x4 needs replaced
10	11331 Jefferson Street	9358	1039.8	115.5	10x193 22.5x58 215x9 17x76 362x8 needs replaced
10	11340 Jefferson Street	664	73.8	8.2	83x8 needs replaced
10	11348 Jefferson Street	612	68.0	7.6	8x76.5 Borderline replacement
10	11356 Jefferson Street	745	82.8	9.2	10x65 10x9.5 needs replaced
10	11400 Jefferson Street	118	13.1	1.5	11x10 2x4 needs replaced
10	11431 Jefferson Street	924	102.7	11.4	8x28.5 87x8
10	11450 Jefferson Street	496	55.1	6.1	8x62 needs replaced
10	11451 Jefferson Street	909	101.0	11.2	9x101 needs replaced
10	11470 Jefferson Street	496	55.1	6.1	47x8 15x8 needs replaced
10	11501 Jefferson Street	840	93.3	10.4	9x80 3x10 18x5 needs replaced
10	11508 Jefferson Street	630	70.0	7.8	7.5x84 needs replaced
10	11509 Jefferson Street	277	30.8	3.4	9x5 29x8 need replacement
10	11517 Jefferson Street	527	58.6	6.5	8.5x62 needs replaced
10	11525 Jefferson Street	621	69.0	7.7	9x69 needs replacement
10	11532 Jefferson Street	440	48.9	5.4	8x55 needs re
10	11533 Jefferson Street	396	44.0	4.9	9x44
10	11600 Jefferson Street	440	48.9	5.4	Borderline replacement 8x55 needs replacement
10	11608 Jefferson Street	112	12.4	1.4	14x8 needs replaced
10	11501 Monroe Street	290	32.2	3.6	5x58
10	11312 Quincy Street	930	103.3	11.5	22x30 10x27 needs replaced
10	11437 Quincy Street	252	28.0	3.1	4x60 3x4 needs replaced
10	11421 Terrace Road	981	109.0	12.1	109x9
10	11336 Tyler Street	172	19.1	2.1	18 x6 8X8 needs replacement
10	11501 Tyler Street	32	3.6	0.4	2x6 5x4 needs replacement
10	11506 Van Buren Street	112	12.4	1.4	19x4 12x3 needs replaced
11	601 111th Avenue	304	33.8	3.8	4x30 Sod needed along curb edge 8x23
11	402 113th Avenue	160	17.8	2.0	8x20 needs replaced
11	10956 Jefferson Street	540	60.0	6.7	8x48.5 8x19 needs replaced
11	11107 Jefferson Street	599	66.6	7.4	7x65 18x8 needs replaced
11	11108 Jefferson Street	750	83.3	9.3	9x29.5 8.5x57 needs replaced
11	11113 Jefferson Street	375	41.6	4.6	7x53.5 needs replaced
11	11114 Jefferson Street	378	42.0	4.7	9x42 needs replaced
11	11120 Jefferson Street	81	9.0	1.0	9x9 needs replaced
11	11157 Jefferson Street	448	49.8	5.5	8x56 needs replaced
11	11175 Jefferson Street	492	54.7	6.1	82x6
11	11220 Jefferson Street	256	28.4	3.2	8x32 needs replaced
11	11232 Jefferson Street	477	53.0	5.9	9x53 needs replaced
11	11150 Washington Street	750	83.3	9.3	84x8 13x6 needs replaced
12	10603 Jefferson Street	744	82.7	9.2	8x8 8x85
12	10670 Jefferson Street	314	34.9	3.9	18x8 8x15 25x2 needs replaced

MAP SHEET NO.	STREET ADDRESS	APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
12	10671 Jefferson Street	497	55.2	6.1	8x52 9x9
12	10682 Jefferson Street	760	84.4	9.4	8x95
12	10685 Jefferson Street	627	69.7	7.7	8.5x52 10x10 8.5x10 needs replaced
12	10702 Jefferson Street	472	52.4	5.8	8x59 needs replaced
12	10802 Jefferson Street	35	3.9	0.4	4.5x7 needs replaced
12	10807 Jefferson Street	522	58.0	6.4	9x58 needs replaced
12	10929 Jefferson Street	160	17.8	2.0	20x8 needs replaced
12	10932 Jefferson Street	524	58.2	6.5	8x55 8x10.5 needs replacement
12	10938 Jefferson Street	300	33.3	3.7	8x37.5 needs replacement
12	10939 Jefferson Street	536	59.5	6.6	8.5x63 needs replaced.
13	148 105th Avenue	28	3.1	0.3	7x4 needs replaced
13	149 105th Avenue	162	18.0	2.0	22x4.5 14x4.5
13	157 105th Avenue	130	14.4	1.6	14.5x6.5 9x4
13	216 105th Avenue	442	49.1	5.5	7x51 8.5x10
13	217 105th Avenue	315	35.0	3.9	10.5x30
13	217 105th Avenue	132	14.7	1.6	4x33
13	225 105th Avenue	200	22.2	2.5	10x20
13	233 105th Avenue	806	89.6	10.0	9x10 13.5x53
13	257 105th Avenue	320	35.6	4.0	2x10 10x30
13	265 105th Avenue	254	28.2	3.1	2x67 10x12
13	325 105th Avenue	602	66.9	7.4	4x18 10x53
13	34 105th Avenue	210	23.3	2.6	10x21 needs replaced
13	35 105th Avenue	471	52.3	5.8	3x157 needs replaced
13	350 105th Avenue	42	4.7	0.5	21x2 Just the back 2ft strip needs replacment
13	361 105th Avenue	882	98.0	10.9	10x14 14x53
13	10496 6th Street	160	17.8	2.0	4x40 needs replaced
13	10501 7th Street	1071	119.0	13.2	126x8.5
13	10445 Jefferson Street	416	46.2	5.1	52x8needs replaced
13	10448 Jefferson Street	308	34.2	3.8	38.5x8 needs replaced
13	10449 Jefferson Street	55	6.1	0.7	5.5x10 needs replaced
13	10455 Jefferson Street	356	39.6	4.4	44.5x8 needs replaced
13	10469 Jefferson Street	128	14.2	1.6	16x8 needs replaced
13	10485 Jefferson Street	356	39.6	4.4	44.5x8
13	10504 Jefferson Street	757	84.1	9.3	8.5x89
13	10530 Jefferson Street	495	55.0	6.1	8x9 9x47
13	10539 Jefferson Street	85	9.4	1.0	8x8 3x7
13	10570 Jefferson Street	520	57.8	6.4	8x51 6x8 8x8
13	10500 President Drive	923	102.6	11.4	102.5x9
13	10500 Terrace Road	485	53.9	6.0	97x5
13	10503 Washington Blvd	128	14.2	1.6	32x4 needs replaced
13	11502 Washington Blvd	220	24.4	2.7	2x110 needs replaced along edge of curb
14	9830 Clover Leaf Parkway	278	30.8	3.4	Area was measured by GPS, no dimensions given
14	9890 Clover Leaf Parkway	288	32.0	3.6	Area was measured by GPS, no dimensions given
14	9866 Cloverleaf Parkway	224	24.9	2.8	Area was measured by GPS, no dimensions given
15	462 95th Lane	212	23.6	2.6	Area was measured by GPS, no dimensions given
15	437 96th Lane	593	65.9	7.3	Area was measured by GPS, no dimensions given
15	433 97th Lane	1062	117.9	13.1	Area was measured by GPS, no dimensions given
15	455 97th Lane	385	42.8	4.8	Area was measured by GPS, no dimensions given
15	452 98th Lane	177	19.7	2.2	Area was measured by GPS, no dimensions given
15	413 Clover Leaf Parkway	552	61.4	6.8	Area was measured by GPS, no dimensions given
15	635 Clover Leaf Parkway	260	28.9	3.2	Area was measured by GPS, no dimensions given
15	667 Clover Leaf Parkway	171	19.0	2.1	Area was measured by GPS, no dimensions given
15	9780 Clover Leaf Parkway	247	27.5	3.1	Area was measured by GPS, no dimensions given
15	435 Cloverleaf Parkway	354	39.4	4.4	Area was measured by GPS, no dimensions given
15	683 Cloverleaf Parkway	822	91.3	10.1	Area was measured by GPS, no dimensions given
16	9428 Able Street	417	46.3	5.1	Area was measured by GPS, no dimensions given
16	801 Clover Leaf Parkway	1600	177.8	19.8	Area was measured by GPS, no dimensions given
16	907 Clover Leaf Pkwy	96	10.7	1.2	Area was measured by GPS, no dimensions given
16	9501 Monroe Street	62	6.9	0.8	Area was measured by GPS, no dimensions given
16	9502 Quincy Street	483	53.6	6.0	Area was measured by GPS, no dimensions given
18	707 89th Avenue	8344	927.1	103.0	Area was measured by GPS, no dimensions given
18	821 89th Avenue	251	27.9	3.1	Area was measured by GPS, no dimensions given
18	1005 90th Avenue	1213	134.7	15.0	Area was measured by GPS, no dimensions given
18	625 90th Lane	200	22.2	2.5	Area was measured by GPS, no dimensions given

MAP SHEET NO.	STREET ADDRESS	APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
18	641 90th Lane	9	1.0	0.1	Area was measured by GPS, no dimensions given
18	657 90th Lane	385	42.7	4.7	Area was measured by GPS, no dimensions given
18	707 90th Lane	13	1.5	0.2	Area was measured by GPS, no dimensions given
18	715 90th Lane	244	27.1	3.0	Area was measured by GPS, no dimensions given
18	741 90th Lane	348	38.7	4.3	Area was measured by GPS, no dimensions given
18	1006 90th Lane	1029	114.3	12.7	Area was measured by GPS, no dimensions given
18	8924 Polk Street	1091	121.2	13.5	Area was measured by GPS, no dimensions given
18	8938 Polk Street	461	51.3	5.7	Area was measured by GPS, no dimensions given
18	8968 Polk Street	457	50.8	5.6	Area was measured by GPS, no dimensions given
18	9000 Polk Street	515	57.2	6.4	Area was measured by GPS, no dimensions given
18	9024 Polk Street	430	47.8	5.3	Area was measured by GPS, no dimensions given
18	9038 Polk Street	404	44.9	5.0	Area was measured by GPS, no dimensions given
18	9053 Polk Street	406	45.1	5.0	Area was measured by GPS, no dimensions given
18	9071 Polk Street	508	56.4	6.3	Area was measured by GPS, no dimensions given
18	9082 Polk Street	205	22.7	2.5	Area was measured by GPS, no dimensions given
18	8910 Tyler Street	112	12.4	1.4	Area was measured by GPS, no dimensions given
18	8911 Tyler Street	84	9.3	1.0	Area was measured by GPS, no dimensions given
18	8925 Tyler Street	37	4.2	0.5	Area was measured by GPS, no dimensions given
18	8938 Tyler Street	155	17.3	1.9	Area was measured by GPS, no dimensions given
18	8954 Tyler Street	206	22.8	2.5	Area was measured by GPS, no dimensions given
18	8963 Tyler Street	588	65.3	7.3	Area was measured by GPS, no dimensions given
18	9001 Tyler Street	329	36.6	4.1	Area was measured by GPS, no dimensions given
18	9010 Tyler Street	377	41.9	4.7	Area was measured by GPS, no dimensions given
18	9019 Tyler Street	613	68.1	7.6	Area was measured by GPS, no dimensions given
18	9054 Tyler Street	255	28.3	3.1	Area was measured by GPS, no dimensions given
18	9069 Tyler Street	130	14.4	1.6	Area was measured by GPS, no dimensions given
18	9082 Tyler Street	158	17.6	2.0	Area was measured by GPS, no dimensions given
18	9083 Tyler Street	318	35.4	3.9	Area was measured by GPS, no dimensions given
18	9428 Tyler Street	274	30.5	3.4	Area was measured by GPS, no dimensions given
18	8924 Van Buren Street	91	10.1	1.1	Area was measured by GPS, no dimensions given
18	8938 Van Buren Street	147	16.4	1.8	Area was measured by GPS, no dimensions given
18	8939 Van Buren Street	27	3.0	0.3	Area was measured by GPS, no dimensions given
18	8969 Van Buren Street	15	1.7	0.2	Area was measured by GPS, no dimensions given
18	8982 Van Buren Street	217	24.1	2.7	Area was measured by GPS, no dimensions given
18	9000 Van Buren Street	206	22.9	2.5	Area was measured by GPS, no dimensions given
18	9024 Van Buren Street	235	26.1	2.9	Area was measured by GPS, no dimensions given
18	9082 Van Buren Street	211	23.4	2.6	Area was measured by GPS, no dimensions given
18	9451 Van Buren Street	362	40.2	4.5	Area was measured by GPS, no dimensions given
19	8513 Xylite Street	161	17.9	2.0	Area was measured by GPS, no dimensions given
20	9104 Alamo Street	266	29.6	3.3	Area was measured by GPS, no dimensions given
20	2674 Rice Creek Parkway	71	7.9	0.9	Area was measured by GPS, no dimensions given
20	2746 Rice Creek Parkway	85	9.5	1.1	Area was measured by GPS, no dimensions given
20	2998 Rice Creek Parkway	10	1.1	0.1	Area was measured by GPS, no dimensions given
20	2838 Rice Creek Parkway	23	2.6	0.3	Area was measured by GPS, no dimensions given
20	2848 Rice Creek Parkway	94	10.5	1.2	Area was measured by GPS, no dimensions given
21	3015 92nd Avenue	257	28.6	3.2	Area was measured by GPS, no dimensions given
21	3007 93rd Avenue	244	27.1	3.0	Area was measured by GPS, no dimensions given
21	9116 Flanders Street	278	30.8	3.4	Area was measured by GPS, no dimensions given
21	9124 Flanders Street	178	19.8	2.2	Area was measured by GPS, no dimensions given
21	9167 Flanders Street	117	13.0	1.4	Area was measured by GPS, no dimensions given
21	9132 Guadalcanal Court	666	74.0	8.2	Area was measured by GPS, no dimensions given
22	3147 94th Lane	43	4.8	0.5	Area was measured by GPS, no dimensions given
22	3165 94th Lane	170	18.9	2.1	Area was measured by GPS, no dimensions given
22	9303 Flanders Street	616	68.4	7.6	Area was measured by GPS, no dimensions given
22	9307 Flanders Street	574	63.7	7.1	Area was measured by GPS, no dimensions given
22	9317 Flanders Street	284	31.6	3.5	Area was measured by GPS, no dimensions given
22	9321 Flanders Street	534	59.3	6.6	Area was measured by GPS, no dimensions given
22	9419 Flanders Street	610	67.8	7.5	Area was measured by GPS, no dimensions given
22	9455 Flanders Street	455	50.5	5.6	Area was measured by GPS, no dimensions given
22	9490 Flanders Street	194	21.5	2.4	Area was measured by GPS, no dimensions given
22	9318 Harpers Court	111	12.4	1.4	Area was measured by GPS, no dimensions given
22	8955 Jackson Street	263	29.2	3.2	Area was measured by GPS, no dimensions given
22	9009 Jackson Street	279	31.0	3.4	Area was measured by GPS, no dimensions given
22	9025 Jackson Street	59	6.5	0.7	Area was measured by GPS, no dimensions given

MAP SHEET NO.	STREET ADDRESS	APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
22	9300 Jamestown Street	93	10.3	1.1	Area was measured by GPS, no dimensions given
22	9403 Jamestown Street	78	8.6	1.0	Area was measured by GPS, no dimensions given
22	9448 Jamestown Street	63	6.9	0.8	Area was measured by GPS, no dimensions given
22	9478 Jamestown Street	57	6.3	0.7	Area was measured by GPS, no dimensions given
23	10053 Flanders Court	300	33.3	3.7	30x10' on radius
24	4935 103rd Lane	555	61.7	6.9	8x5' by sign, 8x5' next dead spot, 21x15' E of d/w, 8x20' W of d/w
24	4915 103rd Lane	560	62.2	6.9	40x6' d/w to mb, 43x5' mb to no parking sign, 15 x 7' (next to driveway)
24	4741 103rd Lane	663	73.7	8.2	17x6' E of d/w, 51x13' w of d/w
24	4895 103rd Lane	1571	174.6	19.4	100x14' no parking to D/w, 9x19' W side next to d/w
24	4701 103rd Lane	516	57.3	6.4	43x12' d/w heading w
24	4855 103rd Lane	825	91.7	10.2	35x11' E, towards driveway, 40x11' D/w heading w
24	4835 103rd Lane	408	45.3	5.0	12x10' tree to D/w, 36x8' d/w heading w
24	4805 103rd Lane	832	92.4	10.3	13x9' E towards d/w, 55x13' 4805 d/w to 4755
24	4919 103rd Lane	1088	120.9	13.4	41x17' tree to d/w, 23x17' d/w to 4915
24	4733 103rd Lane	767	85.2	9.5	13x11' E of D/w, 48x13' D/w to mph sign
24	4709 103rd Lane	828	92.0	10.2	16x12' no parking to d/w, 53x12' d/w to 4701 d/w
24	4755 103rd Lane	572	63.6	7.1	52x11' D/w to no parking sign
24	4885 103rd Lane	1466	162.9	18.1	62x13' 4895 to d/w, 60x11' D/w, heading west
24	4823 104th Avenue	419	46.6	5.2	53x7' E to D/w, 6x8' w side d/w
24	4663 104th Avenue	1013	112.6	12.5	13x7' E to d/w, 11x10' w side d/w, 16x8' off landscaping on national, 114x6' by mailbox to no parking sign
24	4843 104th Avenue	590	65.6	7.3	8x10' E of D/w, 51x10' w of d/w
24	4662 104th Avenue	1538	170.9	19.0	6x9' E of d/w, 212x7' d/w to 10365 driveway
24	4683 104th Avenue	885	98.3	10.9	56x15' w of d/w, 3x15' e of d/w
24	4673 104th Avenue	522	58.0	6.4	11x9' W of d/w, 47x9' E of d/w
24	4931 104th Avenue	168	18.7	2.1	21x8' W side of d/w
24	4703 104th Avenue	486	54.0	6.0	40x9' W of d/w, 14x9' E of d/w
24	4693 104th Avenue	696	77.3	8.6	8x12' W of d/w, 50x12' E of d/w
24	4947 104th Avenue	2538	282.0	31.3	58x20' E to D/w, 106x13' d/w to 4931
24	4733 104th Avenue	744	82.7	9.2	7x12' W of d/w, 55x12' E of d/w
24	4873 104th Avenue	441	49.0	5.4	12x9' W of d/w, 37x9' E of d/w
24	4723 104th Avenue	622	69.1	7.7	55x10' W of d/w, 6x12' E of d/w
24	4820 104th Lane	1210	134.4	14.9	45x14' w to d/w, 58x10' d/w past hydrant
24	4711 104th Lane	475	52.8	5.9	55x7' d/w to end of fence, 6x15' w of d/w
24	4831 104th Lane	1261	140.1	15.6	26x13' w towards d/w, 71x13 d/w heading e
24	4861 104th Lane	691	76.8	8.5	7x17' W by mb, 52x11' E from d/w
24	4661 104th Lane	1818	202.0	22.4	13x17' near side driveway, 123x9' side to main driveway, 70x7' E of d/w
24	4801 104th Lane	306	34.0	3.8	11x6' W of d/w, 48x5' E of d/w
24	4871 104th Lane	165	18.3	2.0	15x11' w of d/w, 58x7'
24	4901 104th Lane	620	68.9	7.7	53x10' W of d/w, 6x15' E of d/w
24	4771 104th Lane	241	26.8	3.0	9x9' W of d/w, 40x4' E of d/w
24	4801 105th Lane	1339	148.8	16.5	66x13 E, 37x13 W around rad
24	4825 105th Lane	693	77.0	8.6	19x9 W, 58x9 E
24	4924 105th Lane	300	33.3	3.7	50x6 W
24	4817 105th Lane	542	60.2	6.7	46x9 E, 8x16 W
24	4833 105th Lane	694	77.1	8.6	8x13 W, 59x10 E
24	4824 105th Lane	110	12.2	1.4	11x10 E
24	4708 105th Lane	165	18.3	2.0	45x3 E along d/w, 10x3 W along d/w
24	4701 105th Lane	654	72.7	8.1	109x6 start @ radius
24	10400 Lever Street	555	61.7	6.9	37x15' D/w to mb
24	10355 Lever Street	1980	220.0	24.4	180x10' Electric box to d/w, 20x9' d/w to power pole
24	10450 Lever Street	563	62.6	7.0	11x9' S of d/w, 58x8' d/w to mb
24	10375 Lever Street	1115	123.9	13.8	24x10' S of d/w, 125x7' N of d/w
24	10428 National Street	660	73.3	8.1	55x10' S to D/w, 10x11' D/w heading N
24	10341 National Street	2470	274.4	30.5	182x10' mb to d/w, 65x10' d/w heading E
24	10526 National Street	630	70.0	7.8	41x10' no parking sign to d/w, 22x10' d/w to electrical box
24	10456 National Street	610	67.8	7.5	49x10' S of d/w, 12x10' N of d/w
24	10414 National Street	636	70.7	7.9	41x12 S of d/w, 12x12' N of d/w
24	10324 Sunset Avenue	1484	164.9	18.3	73x8' w towards d/w, 90x10' e from d/w
25	4593 102nd Avenue	1500	166.7	18.5	150x10'
25	10300 Lever Street	700	77.8	8.6	41x12' S to d/w, 16x13 middle of driveways
25	10302 Lever Street	168	18.7	2.1	24x7' N of driveway

MAP SHEET NO.	STREET ADDRESS		APPROX. SOD REPLACEMENT AREA (SF)	APPROX. SOD REPLACEMENT AREA (SY)	APPROX. COMMON EX/TOPSOIL (CY)(CV)	COMMENTS & APPROX DIMENSIONS (FT) OF REPLACEMENT AREA
25	10250	Lever Street	726	80.7	9.0	11x11' S of d/w, 55x11' N of d/w
25	10291	Lever Street	1217	135.2	15.0	34x8' fence to S d/w, 49x9' S to N d/w, 84x6' N d/w heading N
25	4707	North Road /Lever St/103rd	28940	3215.6	357.3	1755x12' 103rd Ln, 985x8' Lever road
25	10318	Sunset Avenue	360	40.0	4.4	120x3' in boulevard



City of Blaine

10801 Town Square Drive NE

Blaine MN 55449-8100

City Hall 763-784-6700 | BlaineMN.gov

August 19, 2022

RE: City of Blaine Sod Replacement Program

The severe heat and drought in the summer of 2021 resulted in damage or death to some of the boulevard sod that was installed on city street reconstruction projects over the last few years. As a result, the Blaine City Council has initiated a project to replace dead sod on city street reconstruction projects that were constructed in 2019 thru 2021. You are receiving this notice as your property is on one of the street reconstruction projects and is eligible for the sod replacement program.

The sod replacement program is an opt in program, only property owners that sign up will have dead sod replaced. If you do not have any dead sod in your boulevard, you do not need to sign up. The program is at no cost to property owners.

In the fall of 2022, the City will collect registration information from property owners and take field measurements of sod scheduled for replacement. The project will be put out for bids in January/February of 2023 and sod replacement will begin in the spring of 2023 and be completed by the end of June 2023.

Terms and Conditions:

The sod replacement will be a one-time offer. The contractor will remove the dead sod, install new sod, and do basic watering for a period of 30 days. During the 30-day maintenance period, property owners are asked to also water the sod and not mow the sod shorter than 3 inches. Upon completion of the 30-day maintenance period, the sod will be inspected by the City for proper rooting and growth prior to acceptance. Any sod that is damaged due to mowing too short during the maintenance period will not be replaced.

Once the sod has been accepted by the City it becomes the property owner's responsibility for watering and maintaining the sod. Neither the City nor contractor will be responsible for replacing any future dead sod, no matter what the reason, once the initial 30-day maintenance period is over.

By signing up for the sod replacement program, you are agreeing to these terms and conditions.

How to sign up:

If you wish to register for the program, please leave your **name, address and contact information (phone and/or email)** using one of the following methods:

Email: sodprogram@blainemn.gov

Web Signup: BlaineSodProgram.com

Phone: 763-785-6174 (you will need to leave a voice mail)

If you wish to participate in this program, you must sign up using one of the methods identified above by 4:30 PM on September 16, 2022. No late sign-ups will be accepted.



City of Blaine Staff Report

File Number: RES 23-59

Agenda Date	Status
April 17, 2023	
In Control	File Type
City Council	Resolution

Administration -

Agenda Item # 11.3

Resolution Accepting a Bid from Warning Lites in the Amount of \$90,757.71 for the 2023 Pavement Markings, Improvement Project No. 23-03

Executive Summary

This is an annual project that the city contracts for to keep the pavement markings in a highly visible condition to meet the current reflectivity standards.

Background

Bids were received electronically at 10:00 AM, March 28, 2023, for Project No. 23-03. A total of 2 bids were received, ranging from \$90,757.71 to \$109,629.20 . The 2 lowest bidders and Engineer's estimate are as follows:

Engineers Estimate	\$98,900.00
Warning Lites	\$90,757.71
Sir Lines-A-Lot	\$109,629.20

Bids have been checked and tabulated, and it has been determined that Warning Lites of Minneapolis, Minnesota is the lowest responsible bidder. The Engineering Department has worked with Warning Lites on previous contracts and recommends that the low bid be accepted and a contract entered into with Warning Lites. This bid compares with the engineer's estimate of a probable construction cost of \$98,900.

City Council is also asked to approve a 5% contingency to bring the total project budget to \$95,295.60. The funding source for this project is the General Fund and there are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

The annual pavement markings project is part of the city's strategic goal of a well-maintained infrastructure.

Board/Commission Review

N/A

Financial Impact

This is part of the general fund budget for street maintenance and there are sufficient funds to cover the costs.

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 2023 HANDWORK_REVISED
2. 2023 LINEWORK_REVISED



City of Blaine

Signature Copy

Resolution: RES 23-59

Resolution Accepting a Bid from Warning Lites in the Amount of \$90,757.71 for the 2023 Pavement Markings, Improvement Project No. 23-03

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 23-03, said bids were received on March 28, 2023, electronically opened and tabulated according to law, and the following 2 bids were received complying with the advertisement:

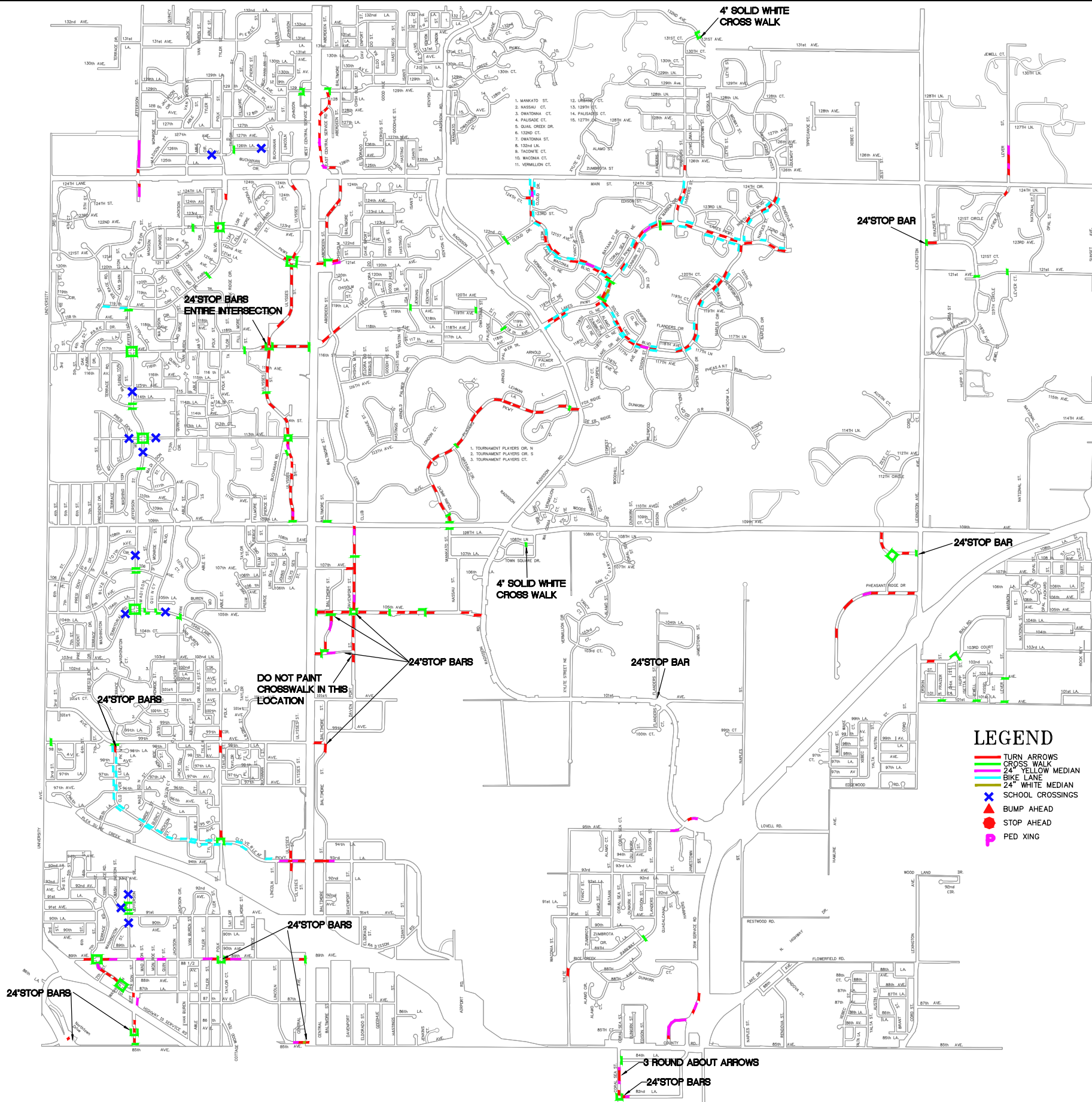
Warning Lites	\$90,757.71
Sir Lines-A-Lot	\$109,629.20

AND WHEREAS, Warning Lites of Minneapolis, Minnesota is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

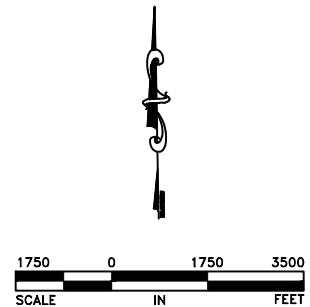
1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Warning Lites for the designated improvements in the amount of \$90,757.71
2. A 5% contingency is hereby approved to bring the total project budget to \$95,295.60 and the Director of Engineering is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

PASSED by the City Council of the City of Blaine this 17th day of April, 2023.



LEGEND

- TURN ARROWS
- CROSS WALK
- 24" YELLOW MEDIAN
- BIKE LANE
- 24" WHITE MEDIAN
- SCHOOL CROSSINGS
- BUMP AHEAD
- STOP AHEAD
- PED XING



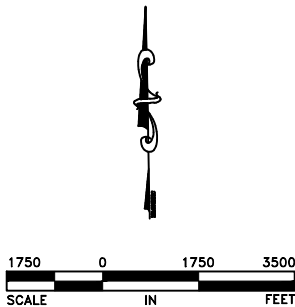
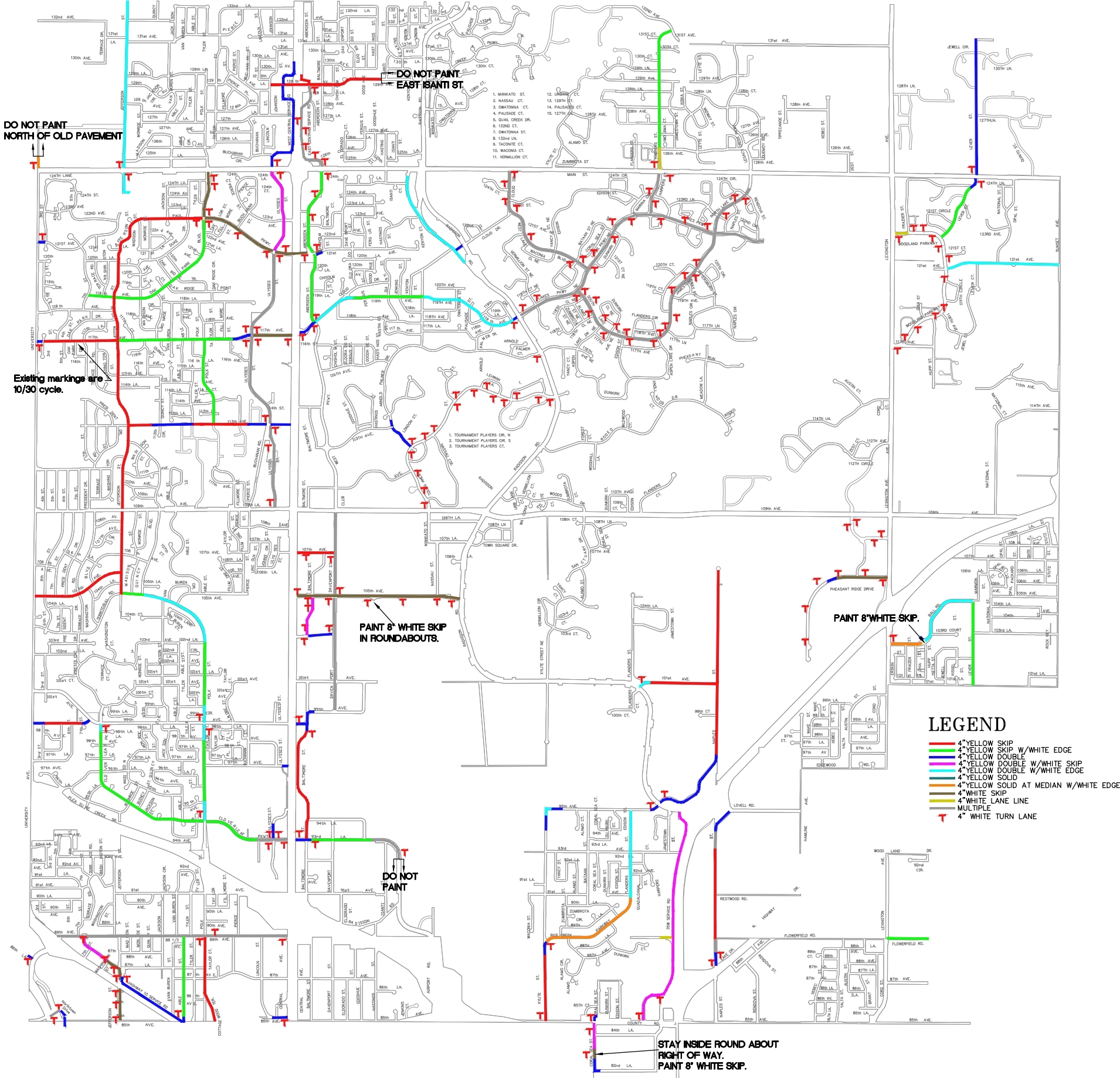
ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Date _____ Reg. No. _____

DATE	REVISION	PROJECT NO.
		DESIGN BY: EAR
		DRAWN BY: EAR
		CHECKED BY: BML
		APPROVED BY: DSS
		AS BUILT BY:

HAND WORK
CITY PROJ. NO. 23-03
2023 PAVEMENT MARKINGS
SHEET NO. 1 OF 2 SHEETS



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Date _____ Reg. No. _____

DATE	REVISION	PROJECT NO.
		DESIGN BY: EAR DRAWN BY: EAR
		CHECKED BY: BML APPROVED BY: DSS
		AS BUILT BY:

LINE WORK
CITY PROJ. NO. 23-03
2023 PAVEMENT MARKINGS
SHEET NO. 2 OF 2 SHEETS
Page 300 of 390



City of Blaine Staff Report

File Number: 2023-120

Agenda Date

April 17, 2023

Status

In Control

City Council

File Type

Motion

Administration -

Agenda Item # 11.4

Canvass of April 11, 2023, Special Election for Ward 2 Councilmember Vacancy

Executive Summary

Council is asked, by motion, to canvass the results of the April 11, 2023, Special Election for Ward 2 Councilmember Vacancy.

Background

A summary of the 2023 special election results for the office of Ward 2 Councilmember will be shared, including voting statistics and voting results. Upon review of all canvass materials, Council will be asked by motion to accept and certify the results and notify all candidates.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Council is asked, by motion, to canvass the results of the April 11, 2023, Special Election for Ward 2 Councilmember Vacancy.

Attachment List

1. April 11, 2023 Blaine Special Statistics Spreadsheet
2. April 11, 2023 Blaine Special Abstract
3. April 11, 2023 Blaine Special Results Report

**Reporting Jurisdiction
Group**

Form or Report

Absentee	City	Summary Statement Worksheet
Absentee	County	Ballot Status Counting Report
Absentee	County	Ballot Status Counting Report
Absentee	City/County	Spoiled Ballot Envelope
Absentee	County	Summary Statement Worksheet
Absentee	County	Summary Statement Worksheet
Absentee	County	Summary Statement Worksheet
Absentee	County	SVRS Report AB Count - Accepted and Rejected
Absentee	County	SVRS Report AB Count - Accepted by Ballot/Materials Types
Absentee	County	SVRS Report AB Count - Accepted by Ballot/Materials Types
Precinct	Cities	Precinct Statistics Worksheet

Type	Notes
Direct Ballot Statistics	All Data First Recorded in AB Summary Statement Compilation (I:\PropTax\Election\Absentee\0 Ballot Board\0 Ballot Board Count Center); Once finalized and proofed, copy and paste columns B-I from that xls into columns J-Q of this xls
Direct Ballot Counter (DS200)	
Central Ballot Counter (DS850)	
AB Counter Voting	
Direct Ballot Statistics	
Duplication Record	
Envelope Processing	
Rejected AB	
AB EDR	
Fed/FWAB/Pres	
Precinct Statistics	

	Precinct	Precinct	Precinct	Precinct	Precinct	Precinct	Precinct	Precinct	Absentee	Absentee	Absentee	Absentee	Absentee	Absentee	Absentee	Absentee	COUNTY	COUNTY
	Election Judges	Voting Booths	Regis @ 7 am	Election Day Registrants	Spoiled	Duplicate	Signatures on Roster	# Ballots Counted	Election Day Regis AB Voters	Spoiled	Duplicate	Rejected	Regular/ Military/ Overseas	Federal	Presidential	Total Accepted Absentee Ballots	Total Persons Voting	Turnout
COUNTY-WIDE	56	64	15,013	5	10	0	1,198	1,198	4	0	3	1	462	0	0	462	1,660	11.06%
BLAINE W2 P1	6	7	1496	0	1	0	50	50	0	0	0	1	14	0	0	14	64	4.28%
BLAINE W2 P2	6	6	1987	0	1	0	119	119	0	0	0	0	37	0	0	37	156	7.85%
BLAINE W2 P3	6	9	1980	2	3	0	100	100	0	0	0	0	35	0	0	35	135	6.82%
BLAINE W2 P4	7	7	1578	0	0	0	147	147	1	0	0	0	76	0	0	76	223	14.13%
BLAINE W2 P5	6	9	1527	2	1	0	93	93	0	0	0	0	40	0	0	40	133	8.71%
BLAINE W2 P6	5	6	2081	0	1	0	293	293	3	0	2	0	131	0	0	131	424	20.37%
BLAINE W2 P7	6	5	1528	0	2	0	170	170	0	0	1	0	91	0	0	91	261	17.08%
BLAINE W2 P8	7	10	1491	1	1	0	162	162	0	0	0	0	23	0	0	23	185	12.41%
BLAINE W2 P9	7	5	1345	0	0	0	64	64	0	0	0	0	15	0	0	15	79	5.87%

SPRING LAKE PARK P1R

Precinct	Election Judges	5
Precinct	Voting Booths	16
Precinct	Regis @ 7 am	101
Precinct	Election Day Registrants	1
Precinct	Spoiled	0
Precinct	Duplicate	0
Precinct	Signatures on Roster	35
Precinct	# Ballots Counted	35
Absentee	AB Voters	12
Absentee	Spoiled	0
Absentee	Duplicate	0
Absentee	Rejected	0
Absentee	Regular/Military/Overseas	0
Absentee	Federal	0
Absentee	Presidential	0
Absentee	Total Accepted Absentee Ballots	12
Combined	Total Persons Voting	47
Combined	Total Ballots Counted	47

Abstract of Votes Cast
In the Precincts of the City of Blaine
State of Minnesota
at the MUNICIPAL SPECIAL GENERAL ELECTION
Held Tuesday, April 11, 2023

as compiled from the official returns.

Summary of Totals
City of Blaine
Tuesday, April 11, 2023 MUNICIPAL SPECIAL GENERAL ELECTION

Number of persons registered as of 7 a.m.	15013
Number of persons registered on Election Day	9
Number of accepted regular, military, and overseas absentee ballots and mail ballots	462
Number of federal office only absentee ballots	0
Number of presidential absentee ballots	0
Total number of persons voting	1660

Summary of Totals
City of Blaine
Tuesday, April 11, 2023 MUNICIPAL SPECIAL GENERAL ELECTION

KEY TO PARTY ABBREVIATIONS

NP - Nonpartisan

Special Election for Councilmember Ward 2 (Blaine)

NP Michelle Rice	NP Leslie Larson	NP Paul Gregory Edgett	NP Heidi Green	NP Terry Wold
68	881	9	604	48
NP J. Steve Weed	WI WRITE-IN			
48	0			

Detail of Election Results
City of Blaine
Tuesday, April 11, 2023 MUNICIPAL SPECIAL GENERAL ELECTION

Precinct	Persons Registered as of 7 A.M.	Persons Registered on Election Day	Total Number of Persons Voting
02 0405 : BLAINE W-2 P-1	1496	0	64
02 0410 : BLAINE W-2 P-2	1987	0	156
02 0415 : BLAINE W-2 P-3	1980	2	135
02 0420 : BLAINE W-2 P-4	1578	1	223
02 0425 : BLAINE W-2 P-5	1527	2	133
02 0430 : BLAINE W-2 P-6	2081	3	424
02 0435 : BLAINE W-2 P-7	1528	0	261
02 0440 : BLAINE W-2 P-8	1491	1	185
02 0445 : BLAINE W-2 P-9	1345	0	79
City of Blaine Total:	15013	9	1660

Detail of Election Results
City of Blaine
Tuesday, April 11, 2023 MUNICIPAL SPECIAL GENERAL ELECTION

Office Title: Special Election for Councilmember Ward 2 (Blaine)

Precinct	NP Michelle Rice	NP Leslie Larson	NP Paul Gregory Edgett	NP Heidi Green	NP Terry Wold
02 0405 : BLAINE W-2 P-1	7	34	0	21	0
02 0410 : BLAINE W-2 P-2	4	93	0	47	4
02 0415 : BLAINE W-2 P-3	7	65	1	52	7
02 0420 : BLAINE W-2 P-4	7	98	1	85	4
02 0425 : BLAINE W-2 P-5	1	60	0	65	7
02 0430 : BLAINE W-2 P-6	26	222	4	159	8
02 0435 : BLAINE W-2 P-7	3	132	2	121	1
02 0440 : BLAINE W-2 P-8	7	129	1	41	6
02 0445 : BLAINE W-2 P-9	6	48	0	13	11
Total:	68	881	9	604	48

Precinct	NP J. Steve Weed	WI WRITE-IN
02 0405 : BLAINE W-2 P-1	2	0
02 0410 : BLAINE W-2 P-2	8	0
02 0415 : BLAINE W-2 P-3	0	0
02 0420 : BLAINE W-2 P-4	30	0
02 0425 : BLAINE W-2 P-5	0	0
02 0430 : BLAINE W-2 P-6	5	0
02 0435 : BLAINE W-2 P-7	2	0
02 0440 : BLAINE W-2 P-8	1	0
02 0445 : BLAINE W-2 P-9	0	0
Total:	48	0

We certify that we have herein specified the names of the persons receiving votes and the number of votes received by each office voted on, and have specified the number of votes for and against each question voted on, at the MUNICIPAL SPECIAL GENERAL ELECTION held on Tuesday, April 11, 2023

As appears by the returns of the election precincts voting in this election, duly returned to, filed, opened, and canvassed, and now remaining on file in the office of the City of Blaine Clerk. Witness our official signature at _____ in _____ County this _____ day of _____, 2023.

Member of canvassing board

Member of canvassing board

Member of canvassing board

Member of canvassing board

Member of canvassing board

Member of canvassing board

Member of canvassing board

State of Minnesota
City of Blaine

I, _____, Clerk of the City of Blaine do hereby certify the within and foregoing _____ pages to be a full and correct copy of the original abstract and return of the votes cast in the City of Blaine MUNICIPAL SPECIAL GENERAL ELECTION held on Tuesday, April 11, 2023.

Witness my hand and official seal of office this _____ day of _____, 2023.

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	1,660	462	1,198

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	68	4.10%	14	54
Leslie Larson	881	53.14%	234	647
Paul Gregory Edgett	9	0.54%	3	6
Heidi Green	604	36.43%	182	422
Terry Wold	48	2.90%	13	35
J. Steve Weed	48	2.90%	15	33
Write-In Totals	0	0.00%	0	0
Total Votes Cast	1,658	100.00%	461	1,197
Overvotes	1		0	1
Undervotes	1		1	0

Blaine W2P1

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	64	14	50

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	7	10.94%	3	4
Leslie Larson	34	53.12%	5	29
Paul Gregory Edgett	0	0.00%	0	0
Heidi Green	21	32.81%	6	15
Terry Wold	0	0.00%	0	0
J. Steve Weed	2	3.12%	0	2
Write-In Totals	0	0.00%	0	0
Total Votes Cast	64	100.00%	14	50
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P2

<i>Statistics</i>	TOTAL	Absentee	Election Day
Ballots Cast - Total	156	37	119

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	4	2.56%	0	4
Leslie Larson	93	59.62%	25	68
Paul Gregory Edgett	0	0.00%	0	0
Heidi Green	47	30.13%	12	35
Terry Wold	4	2.56%	0	4
J. Steve Weed	8	5.13%	0	8
Write-In Totals	0	0.00%	0	0
Total Votes Cast	156	100.00%	37	119
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P3

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	132	32	100

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	7	5.30%	0	7
Leslie Larson	65	49.24%	18	47
Paul Gregory Edgett	1	0.76%	1	0
Heidi Green	52	39.39%	10	42
Terry Wold	7	5.30%	3	4
J. Steve Weed	0	0.00%	0	0
Write-In Totals	0	0.00%	0	0
Total Votes Cast	132	100.00%	32	100
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P4

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	226	79	147

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	7	3.11%	2	5
Leslie Larson	98	43.56%	25	73
Paul Gregory Edgett	1	0.44%	0	1
Heidi Green	85	37.78%	37	48
Terry Wold	4	1.78%	0	4
J. Steve Weed	30	13.33%	15	15
Write-In Totals	0	0.00%	0	0
Total Votes Cast	225	100.00%	79	146
Overvotes	1		0	1
Undervotes	0		0	0

Blaine W2P5

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	133	40	93

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	1	0.75%	0	1
Leslie Larson	60	45.11%	13	47
Paul Gregory Edgett	0	0.00%	0	0
Heidi Green	65	48.87%	24	41
Terry Wold	7	5.26%	3	4
J. Steve Weed	0	0.00%	0	0
Write-In Totals	0	0.00%	0	0
Total Votes Cast	133	100.00%	40	93
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P6

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	424	131	293

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	26	6.13%	6	20
Leslie Larson	222	52.36%	76	146
Paul Gregory Edgett	4	0.94%	2	2
Heidi Green	159	37.50%	44	115
Terry Wold	8	1.89%	3	5
J. Steve Weed	5	1.18%	0	5
Write-In Totals	0	0.00%	0	0
Total Votes Cast	424	100.00%	131	293
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P7

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	261	91	170

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	3	1.15%	0	3
Leslie Larson	132	50.57%	50	82
Paul Gregory Edgett	2	0.77%	0	2
Heidi Green	121	46.36%	41	80
Terry Wold	1	0.38%	0	1
J. Steve Weed	2	0.77%	0	2
Write-In Totals	0	0.00%	0	0
Total Votes Cast	261	100.00%	91	170
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P8

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	185	23	162

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	7	3.78%	2	5
Leslie Larson	129	69.73%	16	113
Paul Gregory Edgett	1	0.54%	0	1
Heidi Green	41	22.16%	5	36
Terry Wold	6	3.24%	0	6
J. Steve Weed	1	0.54%	0	1
Write-In Totals	0	0.00%	0	0
Total Votes Cast	185	100.00%	23	162
Overvotes	0		0	0
Undervotes	0		0	0

Blaine W2P9

Statistics	TOTAL	Absentee	Election Day
Ballots Cast - Total	79	15	64

Special election for Councilmember Blaine Ward 2

Vote For 1	TOTAL	VOTE %	Absentee	Election Day
Michelle Rice	6	7.69%	1	5
Leslie Larson	48	61.54%	6	42
Paul Gregory Edgett	0	0.00%	0	0
Heidi Green	13	16.67%	3	10
Terry Wold	11	14.10%	4	7
J. Steve Weed	0	0.00%	0	0
Write-In Totals	0	0.00%	0	0
Total Votes Cast	78	100.00%	14	64
Overvotes	0		0	0
Undervotes	1		1	0