



City of Blaine

City Council

May 1, 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. **Oath of Office - Councilmember Leslie Larson**
4. **Roll Call**
5. **Awards - Presentations - Organizational Business**
6. **Communications**
7. **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.

8. **Adoption of Agenda**
9. **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.

9.1. 2023-168 Schedule of Bills Paid
Sponsors: Joe Huss, Finance Director/Asst. City Manager

9.2. 2023-154 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

- 9.3.** RES 23-73 Resolution Granting Final Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Foxtail Hollow located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0041/SLK)
Sponsors: Sheila Sellman, City Planner
- 9.4.** 2023-149 Authorize Temporary Removal of Parking Restrictions on Central Avenue Service Road, Between 87th Avenue and 85th Avenue to Accommodate Capra's Sporting Goods Grand Re-opening on June 14, 2023
Sponsors: Daniel Schluender, Director of Engineering
- 9.5.** RES 23-84 Resolution to Receive Petition and Order Public Hearing for Vacation of Highway Easements per Document No.'s 512382 & 515713, Preserve at Lexington Waters, Vacation No. V23-03
Sponsors: Daniel Schluender, Director of Engineering
- 9.6.** 2023-120 Approving an Amendment to the Lexington Waters Development Agreement
Sponsors: Daniel Schluender, Director of Engineering
- 9.7.** RES 23-89 Authorize Temporary Road Closures for the Johnsville Area Garage Sale Event Security Plan
Sponsors: Mark Boerboom

10. 7:30 P.M. - Public Hearing and Items Published for a Certain Time

- 10.1.** RES 23-77 Resolution Granting a Conditional Use Permit Amendment to Allow Outdoor Seating for 24 seats in a B-3 (Regional Commercial) Zoning District at 12331 Ulysses Street NE. Chick-fil-A (Blaine Square II LLC) (Case File No. 23-0043/SLK)
Sponsors: Sheila Sellman, City Planner
- 10.2.** RES 23-78 Resolution Granting a Conditional Use Permit for an Art Therapy Business in an I-2 (Heavy Industrial) Zoning District at 1613 99th Lane NE. Art Lab Rx, LLC (Case File No. 23-0044/EES)
Sponsors: Sheila Sellman, City Planner

11. Development Business

- 11.1.** RES 23-72 Resolution Granting a Conditional Use Permit Amendment to Store up to Five Outdoor Vehicles as Part of an Auto Repair Business in a B-3

(Regional Commercial) Zoning District at 30 County Road 10 NE.
Blaine Wholesale Transmission (Case File No. 23-0027)
Sponsors: Sheila Sellman, City Planner

- 11.2.** RES 23-79 Resolution Granting a Conditional Use Permit to Operate an Approximately 1,700 Square Foot Themed Party Room in a B-2 (Community Commercial) Zoning District at 12074 Central Avenue NE. Star Party Room Rental (Blaine Retail Center LLC) (Case File No. 23-0029/SLK)

Sponsors: Sheila Sellman, City Planner

- 11.3.** ORD 23-2525 Second 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. South Side Entertainment District (Case File No. 23-0032/SAS)

Sponsors: Sheila Sellman, City Planner

- 11.4.** RES 23-80 Resolution Granting a Conditional Use Permit for Two Buildings on One Lot, Outdoor Dining, Shared Parking and Drive-thru at 2030 105th Avenue NE. South Side Entertainment District (105th Blaine Business Park, LLC) (Case File No. 23-0032/SAS)

Sponsors: Sheila Sellman, City Planner

- 11.5.** RES 23-81 Resolution for Preliminary Plat Approval to Create Two Lots to be Known as National Sports Village at 2030 105th Avenue NE. (South Side Entertainment District) (Case File No. 23-0032/SAS)

Sponsors: Sheila Sellman, City Planner

- 11.6.** ORD 23-2524 Second Reading to 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

- 11.7.** ORD 23-2526 First Reading to Adopt an Ordinance to Amend Section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to Remove the Requirement for Signs to be Installed by Licensed Contractors. City of Blaine (Case File No. 23-0031/EES)

Sponsors: Sheila Sellman, City Planner

12. Administration

- 12.1.** RES 23-82 Resolution to Accept Bids and Award a Contract for the Construction of a Bandshell and Associated Improvements in Aquatore Park
Sponsors: Jerome Krieger, Sr. Recreation Manager
- 12.2.** RES 23-86 Resolution Adopting Assessment for Hidden Oaks Area Street Reconstructions, Improvement Project No. 22-06
Sponsors: Daniel Schluender, Director of Engineering
- 12.3.** RES 23-83 Resolution Accepting a Bid from Park Construction Company in the Amount of \$3,136,195.18 for the 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08
Sponsors: Daniel Schluender, Director of Engineering
- 12.4.** RES 23-76 Resolution to Amend the 2022 Budget
Sponsors: Alison Bong, Deputy Finance Director

13. Other Business

14. Adjournment



City of Blaine Staff Report

File Number: 2023-168

Agenda Date

May 1, 2023

Status

In Control

City Council

File Type

Motion

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

Agenda Item # 9.1

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. April 7, 2023 Bills Paid

2. April 7, 2023 Subset of Bills Paid
3. April 14, 2023 Bills Paid
4. April 14, 2023 Subset of Bills Paid
5. April 21, 2023 Bills Paid

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 5/1/2023 FOR PAYMENTS THE WEEK OF 4/7/2023**

Vendor Name	Description	Amount
A & C METALS & SAWING INC	Escrow Refund SP19-11	\$ 11,265.00
AMAZON CAPITAL SERVICES	Mechanics Small Tools	\$ 225.66
AMAZON CAPITAL SERVICES	Mini Lightbar #1290	\$ 274.99
AMAZON CAPITAL SERVICES	Wall Calendar	\$ 6.99
AMAZON CAPITAL SERVICES	Ipad screen protector	\$ 9.98
AMAZON CAPITAL SERVICES	Mailing Labels, Folders	\$ 74.44
AMAZON CAPITAL SERVICES	Tape, staplers, Note Pads, Markers	\$ 77.40
AMAZON CAPITAL SERVICES	External DVD Drive	\$ 22.98
AMAZON CAPITAL SERVICES	Batteries	\$ 14.99
AMAZON CAPITAL SERVICES	Ergonomic Mouse	\$ 16.99
AMAZON CAPITAL SERVICES	MAYC replacement water filters	\$ 195.20
AMAZON CAPITAL SERVICES	Game for Home Alone	\$ 11.89
AMAZON CAPITAL SERVICES	Computer speakers/mounts, supplies	\$ 324.72
ANOKA COUNTY TREASURY DEPARTMENT	Connect Anoka County Fiber	\$ 812.50
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check	\$ 735.75
AUTOWASH SYSTEMS INC	Repair to PW Car wash	\$ 748.98
BAKER TILLY US LLP	Fleet Operation Rate Structure Report	\$ 7,240.00
BARR ENGINEERING COMPANY	WTP #4, Construction Admin	\$ 1,474.50
BAUER BUILT INC	Tire Repair	\$ 183.50
BLAINE BROTHERS INC	Driveshaft Repair on Plow	\$ 781.14
BLAINE BROTHERS INC	Transmission Repair	\$ 1,189.16
BLAINE CUSTOM APPAREL & AWARDS	T-shirts for Summer youth sports	\$ 2,992.00
BOYER TRUCKS - LAUDERDALE	Alternator/belt for 1203	\$ 283.03
BROTHERS INDUSTRIAL CLEANING	hood and grease trap cleaning	\$ 669.00
CAPITAL ONE TRADE CREDIT	Trailer Rack	\$ 169.99
CAPITAL ONE TRADE CREDIT	Small Tools - Water Dept	\$ 43.96
CENTERPOINT ENERGY	March 2023 Gas Service	\$ 24,272.72
CHET'S SHOES INC	Safety Boots - Paul Kahring	\$ 192.00
CHET'S SHOES LLC	Chainsaw Boots - Paul Kahring	\$ 307.20
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 256.85
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.98
CITY OF LEXINGTON	April 2023 Sewer	\$ 2,916.94
CITY OF ST PAUL	PDI training-female rifle course	\$ 400.00
CITY OF ST PAUL	Police Training	\$ 600.00
COMPASS MINERALS AMERICA	Road Chemicals	\$ 14,315.17
COREMARK METALS	Supplies for Water Dept	\$ 60.20
CRYSTEEL TRUCK EQUIPMENT	Chinwheels/Caps for PW Stock	\$ 2,465.68
CRYSTEEL TRUCK EQUIPMENT	Equipment Parts - PW	\$ 51.40
CRYSTEEL TRUCK EQUIPMENT	Plow Equipment Parts	\$ 1,750.00
DELEGARD TOOL COMPANY	Small Tools - Mechanics	\$ 44.71

ECM PUBLISHERS INC	Advertising & Public Notices	\$ 32.25
ELEMECH INC	Bulk Fill 2023 Support Contract	\$ 2,200.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Squad repairs/Axon Electrical Upgrades	\$ 1,069.33
FACTORY MOTOR PARTS COMPANY	vehicle batteries	\$ 511.84
FERGUSON ENTERPRISES INC #1657	Brass Nipples Hydrant RPZ - Water	\$ 60.75
FERGUSON WATERWORKS #2518	Well 5 Parts	\$ 93.72
FERGUSON WATERWORKS #2518	Curb Stop Repair Parts/Hyd Orings	\$ 133.68
FERGUSON WATERWORKS #2518	Curb Stop Repair Parts/Hyd Orings	\$ 232.92
FERGUSON WATERWORKS #2518	Watermain Repair Clamps	\$ 1,098.60
FERGUSON WATERWORKS #2518	Daubers	\$ 14.92
FERRELLGAS	Propane	\$ 15.75
FLEETPRIDE	Marker Lamps for PW Stock	\$ 322.81
FUN EXPRESS LLC	supplies for events	\$ 37.99
FUN EXPRESS LLC	supplies for events	\$ 118.30
GAUGHAN SERVICES	PD/City Hall snow removal contract	\$ 1,583.33
GAUGHAN SERVICES	MAYC snow removal contract	\$ 2,100.00
GAUGHAN SERVICES	Monthly planned maintenance	\$ 3,560.00
GAUGHAN SERVICES	boiler leak repair	\$ 728.40
GRAINGER	Supplies for WTP 1	\$ 325.56
HOSE PROS LLC	Adapters/ball valves for Water	\$ 304.92
HOSE PROS LLC	Well 5 Parts	\$ 29.13
INDELCO PLASTICS CORPORATION	Natural PVDF Tubing for WTP	\$ 1,078.11
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	January Apprenticeship Fund	\$ 759.69
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	February Apprenticeship Fund	\$ 688.80
JOB, GLORIA, D	Cooking Class instruct/groceries	\$ 120.00
KATH FUEL OIL SERVICE COMPANY	Bulk Antifreeze & Grease	\$ 675.00
KATH FUEL OIL SERVICE COMPANY	Bulk Antifreeze & Grease	\$ 297.20
KAYE, SHAWN	Mileage & Expense Report - Kaye	\$ 42.58
KTJ 314 LLC	Escrow Refund SP18-0021	\$ 9,200.00
KWIK TRIP INC	Escrow Refund SP20-05	\$ 13,346.50
LAWSON PRODUCTS INC	Stainless screws for Sign shop	\$ 148.50
LEAGUE OF MN CITIES INSURANCE TRUST-PREMIUMS	Property/Casualty & MEL Insurance	\$ 145,182.00
LEAGUE OF MN CITIES INSURANCE TRUST-PREMIUMS	Workers Compensation Premium	\$ 281,632.00
LITTLE FALLS MACHINE INC	Plow Buffer Stops for 1305	\$ 256.05
LITTLE FALLS MACHINE INC	Plow Buffer Stops for 1305	\$ 329.15
LOCAL GOVERNMENT INFORMATION SYSTEMS	Special Assessment Sys Dev R&D	\$ 2,950.00
MANAGED SERVICES INC	PD janitorial monthly	\$ 759.00
MANAGED SERVICES INC	CH janitorial monthly	\$ 4,418.00
MANSFIELD OIL COMPANY	Motor Fuel	\$ 10,789.44
MANSFIELD OIL COMPANY	Motor Fuel	\$ 4,542.77
MANSFIELD OIL COMPANY	Motor Fuel	\$ 8,976.21
MARSDEN BUILDING MAINTENANCE LLC	PW janitorial services	\$ 2,251.25
MATTHEWS, LONI	Refund	\$ 190.00
MC TOOL & SAFETY SALES	Safety Vests - Storm/Sewer	\$ 824.40
MENARDS - BLAINE	Supplies/Tools for Mechanics	\$ 172.43
MENARDS - BLAINE	Chemical Feed parts	\$ 30.54
MENARDS - BLAINE	door stop, utility knife, level	\$ 53.79

MENARDS - BLAINE	General Supplies - Water	\$ 26.08
MENARDS - BLAINE	Connector for #1221	\$ 15.99
MENARDS - BLAINE	supplies for Meet the Bunny	\$ 22.39
MENARDS - BLAINE	Charging Cords/Ratches	\$ 219.28
MENARDS - BLAINE	wall plates and batteries	\$ 81.72
METRO AREA MANAGEMENT ASSOCIATION	March 23 Event (Wolfe)	\$ 25.00
METRO SALES INCORPORATED	Copier Maintenance and Support	\$ 1,073.64
MINNEAPOLIS SAW COMPANY INC	Chain Saw Sharpening	\$ 256.00
MINNEAPOLIS SAW COMPANY INC	Chainsaw straps for Tree Work	\$ 104.85
MINNESOTA EQUIPMENT - ISANTI	Equipment parts; sprocket/Idler	\$ 257.10
MINNESOTA HIGHWAY SAFETY AND RESEARCH CENTER	Defensive Driving Refresher Class	\$ 456.00
MINUTE MAKER SECRETARIAL	Park Board Meetings	\$ 213.25
MINUTE MAKER SECRETARIAL	2023 Planning Commission Minutes	\$ 359.25
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 615.75
MUNICIPAL BUILDERS INC	WTP #1 Filter Demo, I/P 23-21	\$ 15,900.00
NORTH PINE AGGREGATE INC	Escrow Refund - 1100 113th Avenue NE	\$ 2,000.00
NORTH PINE AGGREGATE INC	Escrow Refund - 1080 113th Ave NE	\$ 2,000.00
NORTH TH65 CORRIDOR COALITION	2023 Membership Dues	\$ 250.00
NORTHERN SANITARY SUPPLY CO INC	Blue Towels for Water	\$ 95.60
NORTHERN SANITARY SUPPLY CO INC	PW towels, Handsoap, Tissue	\$ 488.80
NYSTROM PUBLISHING COMPANY INC	Home Improvement Grant Postcards	\$ 575.04
OSTERHUES, LISA	Travel	\$ 78.60
PAFFY'S PEST CONTROL INC	Pest control - MAYC	\$ 59.75
PAFFY'S PEST CONTROL INC	Pest Control - City Hall	\$ 80.35
PAQUIN, THOMAS	Entertainer for MAYC April Birthday Party	\$ 150.00
PITNEY BOWES INC	Postage Machine Meter Rental Qtly	\$ 105.00
PRINT CENTRAL	Business Cards - Greg Mely	\$ 25.00
PRINT CENTRAL	EAB Door Hangers	\$ 184.23
PRINT CENTRAL	Business Cards - Showalter	\$ 39.00
PRO-TEC DESIGN INC	Door issue at LAC	\$ 25.50
QUALITY REFRIGERATION	MAYC refrigerator repair	\$ 846.05
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$ 782.00
RIVARD COMPANIES INC	EAB Tree Removal 3/6-3/12	\$ 31,375.00
RIVARD COMPANIES INC	EAB Tree Removal 2/27-3/3	\$ 19,750.00
SBM FIRE DEPARTMENT	Fire Protection Service 2023	\$ 393,631.00
SUBURBAN TIRE WHOLESALE INC	Tires for PW Stock	\$ 981.20
TRI-STATE BOBCAT INC	Equipment Parts - PW	\$ 70.91
TRI-STATE BOBCAT INC	Chainsaw Handle	\$ 65.18
TRI-STATE BOBCAT INC	Helmets/Wedges for Tree Removal	\$ 696.17
TYLER TECHNOLOGIES INC	NW Project Accounting implementation	\$ 1,050.00
VOLD, CHARLENE	mileage reimbursement	\$ 24.24
VOLUNTEERS OF AMERICA	Van Driver Meals - March	\$ 95.00
ZAYO GROUP LLC	Telephone Service	\$ 1,869.94
		\$ 1,058,817.06

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/1/2023 FOR PAYMENTS THE WEEK OF 4/7/2023**

Vendor Name	Description	Amount
CENTERPOINT ENERGY	March 2023 Gas Service	\$ 24,272.72
RIVARD COMPANIES INC	EAB Tree Removal 3/6-3/12	\$ 31,375.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 5/1/2023 FOR PAYMENTS THE WEEK OF 4/14/2023

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Sign shop supplies	\$ 239.00
ACCESS	Data Storage	\$ 116.60
AK INVESTMENTS INC	PC23-00143, Chick-fil-A	\$ 475.00
ALLEGRA PRINT & IMAGING	Tumblers for community outreach	\$ 722.38
ALLIANCE SOURCE TESTING LLC	Water testing/analysis	\$ 495.00
AMAZON CAPITAL SERVICES	Shoe Polish for Patrol	\$ 79.92
AMAZON CAPITAL SERVICES	iPad case for new Councilmember	\$ 37.99
AMAZON CAPITAL SERVICES	Supplies for MAYC	\$ 288.47
AMAZON CAPITAL SERVICES	2023 Weekly Planner	\$ 17.00
AMAZON CAPITAL SERVICES	Weed barrier for gardens	\$ 555.93
AMAZON CAPITAL SERVICES	PW Office doorbell	\$ 22.42
AMAZON CAPITAL SERVICES	chair mats, hooks, cables	\$ 186.61
AMAZON CAPITAL SERVICES	Crimp Tool - Mechanics	\$ 139.99
AMAZON CAPITAL SERVICES	Cell Phone Magnetic Plates	\$ 19.92
AMAZON CAPITAL SERVICES	Shower Shelves for Lockerroom	\$ 16.29
AMAZON CAPITAL SERVICES	USB Port Expander	\$ 9.99
AMAZON CAPITAL SERVICES	Legal folders, black markers, USB adapter	\$ 47.96
AMAZON CAPITAL SERVICES	Tools for Sign Shop	\$ 21.98
AMAZON CAPITAL SERVICES	Metal Shear for Mechanics	\$ 239.00
AMAZON CAPITAL SERVICES	Supplies for Earth day	\$ 62.74
AMAZON CAPITAL SERVICES	Diesel Kleen Additive	\$ 74.68
AMAZON CAPITAL SERVICES	USB Extension Cables	\$ 22.98
AMAZON CAPITAL SERVICES	Dual Computer Monitor Arm	\$ 34.96
AMAZON CAPITAL SERVICES	Wall Clock for Conference Room	\$ 12.99
AMAZON CAPITAL SERVICES	Pens, labels, file folders	\$ 161.84
AMAZON CAPITAL SERVICES	Molle lock/cell phone chargers	\$ 33.94
AMAZON CAPITAL SERVICES	Wellness Room Equipment	\$ 47.83
AMAZON CAPITAL SERVICES	Wellness Equipment for Classes	\$ 24.79
AMAZON CAPITAL SERVICES	TAPE DISPENSERS AND PENS	\$ 27.02
AMAZON CAPITAL SERVICES	Cell phone cases	\$ 329.85
AMCS GROUP INC	Software Subscription	\$ 1,886.52
AMERICAN RED CROSS	enrollment for babysitting class-8	\$ 128.00
ANOKA COUNTY	2023 County Recordings	\$ 92.00
ANOKA COUNTY	2023 County Recordings	\$ 46.00
ANOKA COUNTY	2023 County Recordings	\$ 46.00
ANOKA COUNTY	2023 County Recordings	\$ 276.00
ANOKA COUNTY	2023 County Recordings	\$ 46.00
ANOKA COUNTY	2023 County Recordings	\$ 46.00
ANOKA COUNTY	2023 County Recordings	\$ 138.00
ANOKA COUNTY LICENSE BUREAU	Duplicate Plate Request - PD	\$ 26.50
ANOKA COUNTY TREASURY DEPARTMENT	Local Govt Officials Meeting (4 attendees)	\$ 52.00
ANOKA COUNTY TREASURY DEPARTMENT	JLEC 2023 Shared Costs (for PSDS)	\$ 90,521.00
APPELDOORN, KENT, D	MAYC entertainment for Ladies Luncheon in May	\$ 150.00
ASPEN MILLS INC	uniforms and clothing	\$ 119.90
ASPEN MILLS INC	uniforms and clothing	\$ 59.95
ASPEN MILLS INC	uniforms and clothing	\$ 221.78
ASPEN MILLS INC	uniforms and clothing	\$ 59.45
ASPEN MILLS INC	uniforms and clothing	\$ 65.00
ASPEN MILLS INC	uniforms and clothing	\$ 129.40
ASPEN MILLS INC	uniforms and clothing	\$ 517.65
ASPEN MILLS INC	uniforms and clothing	\$ 124.99

ASPEN MILLS INC	uniforms and clothing	\$ 59.95
ASPEN MILLS INC	uniforms and clothing	\$ 1,074.26
ASPEN MILLS INC	uniforms and clothing	\$ 52.45
ASPEN MILLS INC	uniforms and clothing	\$ 255.00
ASPEN MILLS INC	uniforms and clothing	\$ 173.99
ASPEN MILLS INC	uniforms and clothing	\$ 1,098.00
ASPEN MILLS INC	uniforms and clothing	\$ 16.50
ASSOCIATED EXTERIORS INC	Blaine Baseball Complex Building Improvements	\$ 35,248.85
AT&T MOBILITY	Cell Phones for PD	\$ 6,397.26
AUTO AIR AND ACCESSORIES INC	Driver's Seat Covers for Chargers	\$ 555.00
BARNA GUZY & STEFFEN LTD	Municipal Court Hearing Irie Vybz	\$ 200.00
BARNUM COMPANIES INC	PW garage door repairs	\$ 3,663.84
BARNUM COMPANIES INC	PW maintenance gates, transmitter	\$ 1,033.36
BARNUM COMPANIES INC	PD monthly gate check	\$ 280.00
BARNUM COMPANIES INC	PD monthly gate maintenance check	\$ 280.00
BARR ENGINEERING COMPANY	WTP #4, Construction Admin-Change Order 3, I/P 19-11	\$ 3,638.50
BARR ENGINEERING COMPANY	WTP 2 - Preventative Maintenance & Minor Improvements I/P 23-20	\$ 3,950.65
BARR ENGINEERING COMPANY	Booster Station and Well 16 Evaluation (Design), I/P 19-13	\$ 671.50
BARR ENGINEERING COMPANY	WTP1 Underdrain Redesign, I/P 23-21	\$ 12,149.50
BCA-CHAU RECORDS	Liquor License Background check fee	\$ 33.25
BILL'S GUN SHOP & RANGE NORTH	range fees for new hire training	\$ 60.00
BILL'S GUN SHOP & RANGE NORTH	range fees for new hire training	\$ 60.00
BILL'S GUN SHOP & RANGE NORTH	range fees for new hire training	\$ 60.00
BILL'S GUN SHOP & RANGE NORTH	range fees for new hire training	\$ 60.00
BILL'S GUN SHOP & RANGE NORTH	range fees for new hire training	\$ 60.00
BIOMETRIC SOLUTIONS LLC	FBI certified fingerprint scanner	\$ 5,649.00
BLAINE BROTHERS INC	Slack adjusters for 1201	\$ 8.59
BLAINE BROTHERS INC	Slack adjusters for 1201	\$ 249.74
BLAINE BROTHERS INC	Steering axle alignment - 1221	\$ 287.30
BLAINE BROTHERS INC	Transmission Repair	\$ 239.12
BLAINE BROTHERS INC	Fuel Filtrrs for Sweeper	\$ 373.16
BLAINE CUSTOM APPAREL & AWARDS	Employee Winter Jacket with logo	\$ 80.00
BOLTON & MENK INC	Preliminary Survey/Design, Ulysses/117th Improve, I/P 23-09	\$ 41,136.00
BOLTON & MENK INC	Design & Construction Svcs 89th & Davenport, I/P 22-05	\$ 57.50
BOLTON & MENK INC	Lift Station 1 Force Main-Design/Construction Admin, I/P 22-05	\$ 79.00
BOLTON & MENK INC	Final Design & Construction Services, I/P 23-07	\$ 38,436.00
BRAUN INTERTEC CORPORATION	City Fire Hall and Parking Lot Expansion, I/P 23-40	\$ 13,946.00
BRIGHTON SANDBLASTING INC	Sandblasting of Plow sander stands	\$ 1,150.00
CALIBER COLLISION - BLAINE	Repairs to Unmarked Squad 5283	\$ 2,010.30
CAPITAL ONE TRADE CREDIT	Grease Gun - Sewer/Storm	\$ 249.00
CAPITAL ONE TRADE CREDIT	Pipe Tap and Die Set - Water	\$ 29.99
CASTLE, DAVID	ASSE Backflow Recertification	\$ 595.00
CENTENNIAL SCHOOL DIST 12	ASI/Bachman's Outing for Older Adults	\$ 1,898.00
CENTENNIAL SCHOOL DIST 12	Gym use for Skyhawks camps	\$ 145.70
CENTER FOR ENERGY AND ENVIRONMENT	City of Blaine EDA HIL Loans	\$ 16,000.00
CENTURYLINK	Siren	\$ 8.39
CENTURYLINK	911 Service	\$ 86.06
CINTAS CORPORATION	CH med cabinet supplies	\$ 75.42
CINTAS CORPORATION	Police med cabinet supplies	\$ 136.83
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.98
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.98
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.98
CIVICPLUS	MyMunicode/State Law References Renewal	\$ 1,775.00
COMCAST	Internet for Public Wi-Fi	\$ 164.90
COMCAST	PW Cable TV	\$ 21.04
COMCAST	Cable TV	\$ 35.97
COMPASS MINERALS AMERICA	Road Chemicals	\$ 2,130.73
COMPASS MINERALS AMERICA	Road Chemicals	\$ 27,515.04

COMPASS MINERALS AMERICA	Road Chemicals	\$	1,994.49
CONNEXUS ENERGY	New Street Lights (Isanti St from Radisson Rd to 93rd Ave)	\$	44,424.00
CORE & MAIN LP	Capital - Water Meter Base Station Installation	\$	3,000.00
CORE & MAIN LP	Capital - Water Meter Base Station Installation	\$	3,000.00
CORE & MAIN LP	Capital - Water Meter Base Station Installation	\$	3,000.00
COREMARK METALS	Steel for Valve Keys/Hyd RPZ Vise	\$	23.80
COREMARK METALS	Steel for Valve Keys/Hyd RPZ Vise	\$	315.92
COREMARK METALS	Credit	\$	(28.25)
COTTENS' INC	Battery - PD	\$	257.99
CRYSTEEL TRUCK EQUIPMENT	Insurance Claim	\$	5,519.50
CRYSTEEL TRUCK EQUIPMENT	Plow Equipment Parts	\$	50.50
CRYSTEEL TRUCK EQUIPMENT	Plow Equipment Parts	\$	424.89
CUSTOM TRUCK ONE SOURCE	JIB Cover for 2393	\$	269.11
CYBER ADVISORS INC	Network Assistance	\$	450.00
CYBER ADVISORS INC	M365 SkyKick Backup	\$	1,048.00
CYBER ADVISORS INC	Wi-Fi Support Renewal	\$	1,350.00
D ERVASTI SALES COMPANY LLC	Clay for pitching mounds	\$	2,769.85
DELEGARD TOOL COMPANY	Work Platforms - Mechanics	\$	222.64
DELEGARD TOOL COMPANY	Tools for Mechanics; Ball joint Serv set	\$	946.24
DONE RIGHT AUTO DETAIL	Sr. Center Bus Detail	\$	200.00
DRAIN KING INC	Com Standard sink back up	\$	668.25
DUCHENE, MARK	Uniform pants	\$	84.77
ECKBERG LAMMERS PC	Prosecution Fees	\$	22,040.09
ECM PUBLISHERS INC	Advertising & Public Notices	\$	236.50
ECM PUBLISHERS INC	2023 Public Hearing Notices	\$	118.25
ECM PUBLISHERS INC	Publish Ad for Bids	\$	188.12
ECM PUBLISHERS INC	Publish Ad for Bids	\$	376.24
ECM PUBLISHERS INC	Advertising & Public Notices	\$	75.25
FACTORY MOTOR PARTS COMPANY	Overflow tank for 1202	\$	73.43
FACTORY MOTOR PARTS COMPANY	Air Filter - PD	\$	30.31
FACTORY MOTOR PARTS COMPANY	Battery stock for PW	\$	559.36
FACTORY MOTOR PARTS COMPANY	Battery for 1267	\$	90.68
FERGUSON WATERWORKS #2518	Hydrant Parts	\$	390.18
FISERV	March FISERV Payment	\$	162.32
FISH, DANIEL, M	Entertainment at MAYC for Older American's Day Party	\$	150.00
FLEETPRIDE	Lamps/Fuel Parts for 1221	\$	260.97
FLEETPRIDE	Lamps/Fuel Parts for 1221	\$	84.98
FORCE AMERICA DISTRIBUTING LLC	Harness for 1306	\$	125.11
FRANKENSIGNS INC	Police Department Wall Sign and Badge	\$	1,975.00
FRIENDLY CHEVROLET INC	Trim Panels for PD 5310	\$	26.57
FRIENDLY CHEVROLET INC	Trim Panels for PD 5310	\$	26.57
FRIENDLY CHEVROLET INC	Brake Parts - PD Stock	\$	737.68
FRIENDLY CHEVROLET INC	Brake Parts - PD Stock	\$	375.42
FRIENDLY CHEVROLET INC	Brake Parts - PD Stock	\$	600.06
FRIENDLY CHEVROLET INC	Brake Parts - PD Stock	\$	1,813.20
FRIENDLY CHEVROLET INC	Brake Parts - PD Stock	\$	376.84
FRIENDLY CHEVROLET INC	License Plate light	\$	16.02
FRIENDLY CHEVROLET INC	Front Rotors	\$	495.72
FRIENDLY CHEVROLET INC	Running Boards for PD	\$	103.27
FRIENDLY CHEVROLET INC	Running Boards for PD	\$	776.07
FRIENDLY CHEVROLET INC	Brake Rotors for PD	\$	242.56
FRIENDLY CHEVROLET INC	Credit	\$	(242.56)
FRIENDLY CHEVROLET INC	Rotors for PD	\$	959.24
GALLAGHER BENEFIT SERVICES INC - HRCC PRACTICE	job evaluations	\$	500.00
GAUGHAN SERVICES	3rd floor door adjustment and PW toilet repair	\$	1,107.53
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	\$	325.35
GOVHR USA LLC	recruitment for PW director	\$	7,824.05
GROUP HEALTH INC - WORKSITE	Feb. Employee Wellness Program Non-Member Charges	\$	166.75

GROUP HEALTH INC - WORKSITE	monthly benefits charge for EAP	\$ 226.00
HAWKINS INC	Water Treatment Chemicals	\$ 9,643.32
HAWKINS INC	Water Treatment Chemicals	\$ 9,592.65
HAWKINS INC	Water Treatment Chemicals	\$ 4,498.00
HELMETS R US INC	helmets for safety camp	\$ 1,947.50
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$ 30.00
HOLIDAY COMPANIES	Car Washes - PD	\$ 830.00
HOSE PROS LLC	Meter RPZ	\$ 387.10
HOTSY MINNESOTA	Pressure Washer Soap	\$ 420.71
HOTSY MINNESOTA	Pressure Washer Hose - PW	\$ 225.98
I & S GROUP INC	Aquatone Bandshell Professional services	\$ 5,500.00
IMPACT PROVEN SOLUTIONS	UTILITY BILLING INVOICE PRINTING	\$ 3,918.04
INDELCO PLASTICS CORPORATION	Chemical feed Equip Parts	\$ 310.72
INDELCO PLASTICS CORPORATION	Well House supplies: Fittings/Bushings	\$ 157.35
INDELCO PLASTICS CORPORATION	Parts/Breaktank for WTPs	\$ 177.65
INDELCO PLASTICS CORPORATION	Chemical tank for Well 16	\$ 1,292.03
INNOVATIVE OFFICE SOLUTIONS	Copy Paper	\$ 354.60
INNOVATIVE OFFICE SOLUTIONS	Office Supplies - PW	\$ 157.97
INNOVATIVE OFFICE SOLUTIONS	Red ink refill - PW	\$ 4.34
INNOVATIVE OFFICE SOLUTIONS	new hire binders, pens, notebooks, label tape	\$ 708.92
INNOVATIVE OFFICE SOLUTIONS	toner, board, staplers	\$ 322.68
INNOVATIVE OFFICE SOLUTIONS	Credit	\$ (13.31)
INSIGHT PUBLIC SECTOR INC	Laptop for Ben Hayle	\$ 1,659.48
INSIGHT PUBLIC SECTOR INC	Microsoft licenses	\$ 499.84
INSTRUMENTAL RESEARCH INC	Water Sample Testing	\$ 880.00
JAHNKE, KELLY	Reimbursement	\$ 344.25
JOHNSON LITHO GRAPHICS OF EQU CLAIRE LTD	April MAYCConnect Newsletter	\$ 1,722.33
JOHNSON LITHO GRAPHICS OF EQU CLAIRE LTD	Biz Connect + Mailing	\$ 10,173.80
LANO EQUIPMENT INC-ANOKA	Equipment Parts - PW	\$ 133.02
LARSON, REGINALD	Boarding for K9 Hector	\$ 322.45
LAWSON PRODUCTS INC	Mechanic shop supplies: fittings, bolts, bulbs	\$ 956.80
LAWSON PRODUCTS INC	Mechanic shop supplies: fittings, bolts, bulbs	\$ 23.41
LAWSON PRODUCTS INC	Mechanic shop supplies: fittings, bolts, bulbs	\$ 9.12
LAWSON PRODUCTS INC	Mechanic Supplies-Coupling links, blades	\$ 33.80
LAWSON PRODUCTS INC	Mechanic Supplies-Coupling links, blades	\$ 411.52
LAWSON PRODUCTS INC	Mechanic Supplies-Coupling links, blades	\$ 27.00
LAWSON PRODUCTS INC	Mechanic Tools, Wrench sets, hammer bits, etc	\$ 125.54
LAWSON PRODUCTS INC	Mechanic Tools, Wrench sets, hammer bits, etc	\$ 205.76
LOCAL GOVERNMENT INFORMATION SYSTEMS	Special Assessment Software & E-Properties (2023)	\$ 1,793.00
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$ 641.08
MANAGED SERVICES INC	supplies - liners, cleaner, tp, bags	\$ 570.55
MANSFIELD OIL COMPANY	Motor Fuel	\$ 2,695.74
MANSFIELD OIL COMPANY	Motor Fuel	\$ 10,905.83
MC TOOL & SAFETY SALES	Uniforms - New hire Kahring	\$ 207.79
MC TOOL & SAFETY SALES	Manhole Supply - Storm	\$ 242.86
MENARDS - BLAINE	Additives for Mechanic shop	\$ 69.58
MENARDS - BLAINE	microwave for Community Standards work room	\$ 118.00
MENARDS - BLAINE	MAYC cascade cleaner, commercial felt	\$ 49.83
MENARDS - BLAINE	MAYC hedge shears and water softener salt	\$ 174.79
MENARDS - BLAINE	Picnic Table Repair Supplies	\$ 168.35
MENARDS - BLAINE	Utility tires	\$ 59.96
MENARDS - BLAINE	Picnic Table Boards	\$ 400.29
MENARDS - BLAINE	Plant 1 Supplies	\$ 31.86
MENARDS - BLAINE	WTP Supplies	\$ 115.78
METRO SALES INCORPORATED	Fax toner/Maintenance kit roller	\$ 141.19
METRO-INET	Internet Support Services	\$ 3,031.00
METROPOLITAN COUNCIL	MCES 2023 Wastewater Services	\$ 421,854.86
MID AMERICA METER INC	Meter Testing	\$ 975.00

MID AMERICA METER INC	Plant 1 Meters - Capital Equipment	\$	12,019.24
MIDWAY FORD COMPANY	Vehicle parts - PD	\$	5.80
MIDWAY FORD COMPANY	Vehicle parts - PD	\$	71.61
MIDWAY FORD COMPANY	Engine light on/repair	\$	607.63
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for PD	\$	122.57
MINNESOTA EQUIPMENT - HAM LAKE	Chainsaw Chaps	\$	203.25
MINNESOTA EQUIPMENT - HAM LAKE	Chainsaw Chaps	\$	98.55
MINNESOTA EQUIPMENT - HAM LAKE	Credit	\$	(98.55)
MINNESOTA EQUIPMENT - HAM LAKE	Credit	\$	(230.97)
MINNESOTA EQUIPMENT - HAM LAKE	Chainsaw Chaps	\$	230.97
MINNESOTA EQUIPMENT - ISANTI	Equipment Parts - Weld frames/bushings	\$	2,330.21
MINNESOTA EQUIPMENT - ISANTI	Fuel Filters for Sweeper	\$	183.66
MINNESOTA MUNICIPAL UTILITIES ASSOCIATION	safety management program	\$	8,864.75
MINUTE MAKER SECRETARIAL	Council Minutes	\$	716.50
MINUTE MAKER SECRETARIAL	2023 NRCB Minutes	\$	284.00
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$	41.25
MN AWWA	Metro Water Operator School - May 2023	\$	1,200.00
NAGELL APPRAISAL AND CONSULTING	Appraisal Reports, City-Owner Properties	\$	7,200.00
NORTHERN SANITARY SUPPLY CO INC	supplies - liners, cleaner, soap, towels	\$	698.62
NORTHERN SANITARY SUPPLY CO INC	PW towels, Handsoap, Tissue	\$	252.44
NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Lease 22946-001	\$	832.43
NR PROPERTIES INC	Escrow Refund - 12755 Edison St NE	\$	5,000.00
NRH PLUMBING	Permit Refund B23-00212	\$	60.00
NUSS TRUCK & EQUIPMENT	Ignition Switch wires for 1306	\$	155.91
NUSS TRUCK & EQUIPMENT	Coolant Hoses 1279	\$	808.49
NUSS TRUCK & EQUIPMENT	Wiper Motor for 1306	\$	265.08
OBENCHAIN & ASSOCIATES LLC	Leadership Management Coaching Service	\$	2,700.00
OLSON, LISA	Online Training	\$	118.00
OSTERHUES, LISA	Reimbursement - Elections	\$	58.55
PAFFY'S PEST CONTROL INC	City Hall Pest Control	\$	80.35
PLAISTED COMPANIES INC	Class 5/Sand/Rock - Water main break repairs	\$	3,017.00
POTS PLANTERS AND MORE	Granite Planters for outside MAYC	\$	2,263.70
PRECISE MRM LLC	GPS Management	\$	1,260.00
PRINT CENTRAL	Business Cards - Gaasland	\$	39.00
PRO-TEC DESIGN INC	PW west service door not working	\$	229.50
PRO-TEC DESIGN INC	Gate reader lost power. New keypad	\$	598.22
PRO-TEC DESIGN INC	WTP Security Additions - Capital	\$	29,982.00
RCM SPECIALTIES INC	Street Patching Material	\$	467.36
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$	1,350.00
RIVARD COMPANIES INC	EAB Tree Removal 3/14 & 3/23/23	\$	17,825.00
RP MANAGEMENT INC CRMC	HVAC Repair, 1320 109th Ave NE	\$	375.52
SAM'S CLUB/SYNCHRONY BANK	Food-Breakfast with Bunny	\$	202.71
SHORT ELLIOTT HENDRICKSON INC	2022 Street Recon, Final Design & Construction, I/P 22-04	\$	1,401.63
SHORT ELLIOTT HENDRICKSON INC	2023 NW Area Street Reconstruct-Design & Construction, I/P 23-06	\$	38,157.89
SHRED-IT C/O STERICYCLE INC	March shred	\$	80.04
SIGN SOLUTIONS USA INC	Wedge puller & Manual Drive Cap	\$	378.50
SUBURBAN TIRE WHOLESALE INC	Tires for Mower 2388	\$	726.00
SUBURBAN TIRE WHOLESALE INC	Tires for PD Stock	\$	697.70
SUBURBAN TIRE WHOLESALE INC	Tires for PD	\$	284.76
TAYLOR ELECTRIC COMPANY	Lights at Reservoir/Well 16/Sunnyside	\$	7,194.00
TENNANT SALES AND SERVICE CO	Floor Sweeper - Capital Equip	\$	11,460.80
THE FERGUSON GROUP	2023 Federal Lobbyist Services	\$	5,000.00
THORVIG, ERIK	Mileage and Expense Report, Thorvig	\$	61.05
TKDA AND ASSOCIATES INC	Amend-Phase 1B-Professional Svcs TH65 Access Improve, IP 21-01	\$	135,875.30
TKDA AND ASSOCIATES INC	Amendment - Lift Station 13 Forcemain Project, I/P 21-30	\$	1,620.40
T-MOBILE USA INC	Tower Dump for Case #23-012117	\$	25.00
TRI-STATE BOBCAT INC	Hose Assembly for 2398	\$	278.62
TRI-STATE BOBCAT INC	Equipement Parts: Chainsaw/Ignition	\$	168.41

TRI-STATE BOBCAT INC	Equipement Parts: Chainsaw/Ignition	\$	603.29
TRI-STATE BOBCAT INC	Bobtach plate for Bob Cat	\$	1,764.10
ULINE	Storm Supplies; z rack & extenders	\$	414.41
ULINE	Sewer Supplies: Lockout/tagout, holders	\$	619.48
ULINE	Office Chair for Stormwater	\$	358.57
ULINE	mesh chair	\$	1,708.03
UNIQUE PAVING MATERIALS CORP	Cold Mix for street repair	\$	1,689.88
UTILITY LOGIC LLC	Tools for Water	\$	615.35
UTILITY LOGIC LLC	GPS Locator extensions - Capital	\$	487.18
UTILITY LOGIC LLC	GPS Locator - Capital Equipment	\$	11,565.00
VESSCO INC	Pump Heads - Well 16/WTP 1	\$	1,817.84
WHALEN, BARBARA, J	Home Improvement Grant	\$	2,500.00
WILLIS, CRISTINA	Employee Wellness Course - Mobility and Stretching	\$	200.00
WOLCYN TREE FARMS & NURSERY	Arbor Day Tree Sale - Seedings	\$	290.00
WSB & ASSOCIATES INC	Professional Design & Construction Services, I/P 23-08	\$	35,965.25
WSB & ASSOCIATES INC	Hidden Oaks Area Reconstruction, I/P 22-06	\$	759.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout, Design/Construction, I/P 23-01	\$	1,940.00
WSB & ASSOCIATES INC	EAMS Contract	\$	14,063.00
WSI MANUFACTURING CO INC	uniforms and clothing	\$	1,197.00
XTREME CUSTOM APPAREL & PROMOTIONS	3M Open - Golf Balls	\$	547.57
XTREME CUSTOM APPAREL & PROMOTIONS	Emergency Management Pullover	\$	62.00
XTREME CUSTOM APPAREL & PROMOTIONS	Updated Council Plaque	\$	58.00
XTREME CUSTOM APPAREL & PROMOTIONS	Logo - Embroidery	\$	96.00
XTREME CUSTOM APPAREL & PROMOTIONS	Embroidery for Safety Vests	\$	72.00
ZIEGLER INC	Equipement Parts: Cylinder/Mat	\$	527.72
ZIEGLER INC	Equipement Parts: Cylinder/Mat	\$	177.02
ZIEGLER INC	Equipement Parts: Joystick/Sensor	\$	1,512.14
ZOOM VIDEO COMMUNICATIONS INC	2023 Zoom Annual Fee	\$	519.92
ZYVOLOSKI, STEPHEN	Home Improvement Grant	\$	7,500.00
		\$	1,336,270.53

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/1/2023 FOR PAYMENTS THE WEEK OF 4/14/2023**

Vendor Name	Description	Amount
ASSOCIATED EXTERIORS INC	Blaine Baseball Complex Building Improvements	\$ 35,248.85
BOLTON & MENK INC	Preliminary Survey/Design, Ulysses/117th Improve, I/P 23-09	\$ 41,136.00
BOLTON & MENK INC	Final Design & Construction Services, I/P 23-07	\$ 38,436.00
COMPASS MINERALS AMERICA	Road Chemicals	\$ 27,515.04
CONNEXUS ENERGY	New Street Lights (Isanti St from Radisson Rd to 93rd Ave)	\$ 44,424.00
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,040.09
PRO-TEC DESIGN INC	WTP Security Additions - Capital	\$ 29,982.00
SHORT ELLIOTT HENDRICKSON INC	2023 NW Area Street Reconstruct-Design & Construction, I/P 23-06	\$ 38,157.89
WSB & ASSOCIATES INC	Professional Design & Construction Services, I/P 23-08	\$ 35,965.25

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 5/1/2023 FOR PAYMENTS THE WEEK OF 4/21/2023

Vendor Name	Description	Amount
ALLEGRA PRINT & IMAGING	Name Badge - Brent Larson	\$ 34.73
ALLINA HEALTH PHARMACY FINANCE	Naloxone Supply - 4mg	\$ 1,170.72
AMAZON CAPITAL SERVICES	Logging First Aid Kits	\$ 721.25
AMAZON CAPITAL SERVICES	Office Supplies/Uniforms for PW	\$ 271.66
AMAZON CAPITAL SERVICES	Vehicle convex Mirror	\$ 320.36
APPRIZE TECHNOLOGY SOLUTIONS	Monthly benefits charge	\$ 1,294.56
AT&T MOBILITY	Employee Cell Phone Service	\$ 10,179.74
AUTO NATION LLC	Tire Rim	\$ 646.50
AUTO NATION LLC	Vehicle Parts - PW	\$ 794.10
AUTOWASH SYSTEMS INC	Car Wash supplies	\$ 894.95
BARNUM COMPANIES INC	Liftmaster hoist	\$ 2,574.32
BAUER BUILT INC	Tire for 1277	\$ 487.32
BCA-CHAU RECORDS	Liquor License Background check fee	\$ 99.75
BERGLAND, JUDY	Park/Rec Refund	\$ 48.00
BLAINE CUSTOM APPAREL & AWARDS	Staff t- shirts for Building Supervisor	\$ 51.00
BLAINE CUSTOM APPAREL & AWARDS	playnet tshirts	\$ 3,760.00
BRAUN INTERTEC CORPORATION	2022 Pavement Condition Surveys, I/P 22-07	\$ 1,506.50
BROWN, SEAN	Mileage and Reimbursment - Septic Class	\$ 257.00
CAPITAL ONE TRADE CREDIT	Steel Sprayer for Streets	\$ 88.99
CARQUEST AUTO PARTS STORES	Vehicle Parts - PW	\$ 110.13
CARQUEST AUTO PARTS STORES	Wheel Bearing - PD	\$ 200.01
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 48.55
CARQUEST AUTO PARTS STORES	Lubricants for shop	\$ 34.00
CARQUEST AUTO PARTS STORES	Hose for Shop	\$ 28.34
CARQUEST AUTO PARTS STORES	Mud Flap /Additive for PW	\$ 189.39
CARQUEST AUTO PARTS STORES	Fuel Filters - PW	\$ 60.18
CARQUEST AUTO PARTS STORES	Misc Filters/Mirror - PW Stock	\$ 350.91
CARQUEST AUTO PARTS STORES	Filters for Sweeper	\$ 47.96
CARQUEST AUTO PARTS STORES	Misc Filters/Mirror - PW Stock	\$ 14.34
CARQUEST AUTO PARTS STORES	Mirror for PW	\$ 78.19
CARQUEST AUTO PARTS STORES	Credit	\$ (28.12)
CENTERPOINT ENERGY	March 2023 Gas Service	\$ 3,289.44
CENTERPOINT ENERGY	750 Cloverleaf Parkway	\$ 80.00
CINTAS CORPORATION	PW first aid cabinet	\$ 297.73
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 401.63
COMCAST	Internet and Television - MAYC	\$ 243.29
COMCAST	Public Works Internet Service	\$ 201.27
COMPASS MINERALS AMERICA	Road Chemicals	\$ 12,698.08
COMPASS MINERALS AMERICA	Road Chemicals	\$ 16,985.77
COMPASS MINERALS AMERICA	Road Chemicals	\$ 16,593.98
CONLEY, JANE	Park/Rec Refund	\$ 60.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10603 Nassau St NE - Electric	\$ 60.32
CONNEXUS ENERGY-UTILITY PAYMENTS	10605 Nassau St NE - Electric	\$ 35.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	\$ 66.80
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	\$ 151.50
COON CREEK WATERSHED DISTRICT	Permit Escrow for 2023 NW Area Street Reconstruction, I/P 23-06	\$ 4,520.00
COON CREEK WATERSHED DISTRICT	Escrow for Permit-2023 SW Area Street Recon, I/P 23-07	\$ 5,600.00
COREMARK METALS	Dock repair at beach	\$ 79.52

ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for March 2023	\$	3,250.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for March 2023	\$	8,013.25
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees for March 2023	\$	4,943.75
ECM PUBLISHERS INC	Publish PHN for Special Assessments for Hidden Oaks, I/P 22-06	\$	322.50
ESS BROTHERS & SONS INC	Structure Improvement - Capital Project	\$	2,468.40
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	306.24
FASTENAL COMPANY	Dock repair - Beach	\$	27.27
FERGUSON WATERWORKS #2518	Curb Stop Repair Parts	\$	75.77
FERGUSON WATERWORKS #2518	Curb Stop Repair Parts	\$	469.98
FERGUSON WATERWORKS #2518	Break Flag for Fire Hydrants	\$	1,059.10
GERHARD, JOSEPH	meal reimbursement for training	\$	120.00
GRAINGER	Faceshields/Hard hat - Water	\$	999.65
GRAINGER	full face Respirator/ear plugs - Water	\$	507.49
HAWKINS INC	Water Treatment Chemicals	\$	9,896.32
INNOTEK CORPORATION	Filters for PW stock	\$	311.72
JACOBSON MAGNUSON ANDERSON & HOLLERAN PC	2023 Federal Lobbyist Services	\$	4,100.00
JOB, GLORIA, D	Cooking Class supplies/instruction	\$	120.00
KOSTUCH, MYRNA	Park/Rec Refund	\$	48.00
LACOE, CAROL	Park/Rec Refund	\$	48.00
LANGUAGE LINE SERVICES INC	Language Line chargers - March 2023	\$	233.81
LARSON, CYNTHIA	Park/Rec Refund	\$	48.00
LAWSON PRODUCTS INC	Hex Head Cap Screws for Mechanics	\$	376.00
LAWSON PRODUCTS INC	Mechanic shop supplies & Lubricant	\$	948.40
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	140.46
LUTHER BROOKDALE CHEVROLET	Brakes/rotors replaced - 5310	\$	129.95
MACQUEEN EQUIPMENT INC	Sidewalk Machine blower shoes	\$	526.44
MANSFIELD OIL COMPANY	Motor Fuel	\$	10,961.39
MANSFIELD OIL COMPANY	Motor Fuel	\$	10,892.65
MC TOOL & SAFETY SALES	Safety Supplies; glasses/gloves, PW	\$	601.20
MC TOOL & SAFETY SALES	Rubber Overshoes - Streets	\$	374.08
MENARDS - BLAINE	Supplies for Mechanic Shop	\$	8.37
MENARDS - BLAINE	Paint for BBC Building	\$	257.67
MENARDS - BLAINE	Training building supplies	\$	665.74
MENARDS - BLAINE	Training building supplies	\$	478.71
MENARDS - BLAINE	Patrol/CSO supplies	\$	6.98
MENARDS - BLAINE	Patrol/CSO supplies	\$	36.60
MENARDS - BLAINE	Patrol/CSO supplies	\$	32.97
MENARDS - BLAINE	Patrol/CSO supplies	\$	42.37
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	3,763.84
MINNEAPOLIS SAW COMPANY INC	Chainsaw Strap	\$	104.85
MINNESOTA EQUIPMENT - ROGERS	Solenoid for Tractor - Capital Purchase	\$	1,349.51
MTI DISTRIBUTING INC	Equipment parts for Mower 2389	\$	1,743.53
MTI DISTRIBUTING INC	New Groundsmaster Mower - Capital Purchase	\$	150,208.30
NORTH VALLEY INC	116th Ave & Radisson Rd Intersection Improvements, I/P 23-05	\$	2,788.93
NORTH VALLEY INC	116th Ave & Radisson Rd Intersection Improvements, I/P 23-05	\$	10,001.61
NORTHWAY SPORTS	UTV Parts - Police	\$	535.95
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$	586.34
PEDRAZA, HELEN	Park/Rec Refund	\$	48.00
PEMBER COMPANIES INC	Public Works Drainage Improvement Project, I/P 22-50	\$	55,266.63
POWERDMS INC	FTO management program	\$	5,450.00
RESPEC	Maintenance - Computer & Software Signs/Storm	\$	1,985.00
SORENSEN, CATHY	Reibursement	\$	223.00
SUBURBAN TIRE WHOLESale INC	Tires - Sr. Ctr Bus	\$	350.00
SUBURBAN TIRE WHOLESale INC	Tire for PD Stock	\$	1,240.00
TEIGEN, SUSAN	Park/Rec Refund	\$	48.00

TRI-STATE BOBCAT INC	Bobcat parts	\$	125.30
TRI-STATE BOBCAT INC	Chain Saw parts	\$	24.60
WALTERS RECYCLING & REFUSE INC	Organics Collection 2023	\$	150.00
WEINBECK, KATHLEEN	Park/Rec Refund	\$	48.00
XCEL ENERGY	Electric Service	\$	17.21
XCEL ENERGY	Electric Service - Signal	\$	78.49
XCEL ENERGY	Electric Service - Siren	\$	14.55
ZIEGLER INC	Skid Steer Parts	\$	120.38
ZIEGLER INC	Gasket for Grader	\$	6.02
ZIEGLER INC	Grader parts; Teeth, shanks, grommets	\$	2,785.07
		\$	390,612.00



City of Blaine Staff Report

File Number: 2023-154

Agenda Date

May 1, 2023

Status

In Control

City Council

File Type

Minutes

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 9.2

Approval of Minutes

Executive Summary

Background

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

1. 04-10-23 Workshop Minutes

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, April 10, 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; Finance Director Joe Huss; Public Works Director Nick Fleischhacker; City Attorney Tom Loonan; Parks & Recreation Manager Jerome Krieger; and City Clerk Catherine Sorensen.

3.1 Closed Session Pursuant to MN Statute 13D.05 (3)(c)(3) – Property Acquisitions related to 105th Avenue Development Area.

The Council met in closed session pursuant to MN Statute 13D.05 (3)(c)(3) to discuss property acquisitions related to 105th Avenue Development Area.

3.2 Veterans Memorial Park Update.

City Manager Wolfe reported staff invited the representatives from Veterans Memorial Park to provide an update. She discussed the work being done at this park by a private entity. She explained staff was interested in finding better ways to work together, while also planning for the park's future. She stated staff was creating a map of the park noting the infrastructure that was already in place to assist with future planning needs. In addition, she noted an agreement must be in place with the 501C3.

Steve Guider provided the Council with an update on Veterans Memorial Park. He commented on the history of the park and reviewed photos of the park's transformation. He described the vision for the park and described how the landscaping of the park had been enhanced. He stated the neighbors in the apartments have thanked him for improving the park. He discussed the relationship he has with Ryan at Fergus Falls Monuments. He reviewed the monuments that were already within the park and noted the monuments that would be added. The plans for the women in the military and POW MIA monuments were further described. He indicated donor bricks were available at the park for individuals, families, and businesses, along with monument sponsorship opportunities. He commented further on the research he did for each of the monuments and noted the veterans that were being honored. He explained he has partnered with the Anoka County Master Gardeners to improve the landscaping at the park. He discussed his fundraising efforts and noted the individual that would be recognized on Memorial Day noting a freedom rock would be added to the park this fall.

Councilmember Fleming thanked Mr. Guider for his efforts on behalf of the City of Blaine.

Councilmember Massoglia thanked Mr. Guider for his genuine care and heart serving those in the military and veterans.

Councilmember Robertson stated she has attended a number of the monument dedications and programs at Blaine High School. She appreciated the fact Blaine was telling the stories of its military heroes. She thanked Mr. Guider for his tremendous efforts on Veterans Memorial Park.

Mr. Guider introduced the members on his board that were in attendance and described how each individual assisted with fundraising or maintenance of the park.

Councilmember Newland requested staff place the PowerPoint presentation on the City's website to provide the public with further information on Veteran's Memorial Park. He suggested a short informational video be created for the park and that this be posted to the City's website as well.

Councilmember Saroya asked if tours were available for the park. Mr. Guider stated he has thought about providing tours on Saturdays.

Councilmember Saroya encouraged Mr. Guider to apply for grants to assist with funding future monuments in the park. She noted she wrote grants for her profession and would be willing to assist Mr. Guider with this task.

Mayor Sanders thanked Mr. Guider for creating an inspiring destination park for both residents and visitors to Blaine.

Mr. Guider invited the Council to attend the Blaine High School Memorial Program as well as the Memorial Day program at the Veterans Memorial Park.

Mayor Sanders recessed the workshop meeting at 6:19PM.

Mayor Sanders reconvened the workshop meeting at 6:30PM.

3.3 35W Logistics Center (Corner of 109th and Sunset).

City Planner Sellman stated the subject property is 27 acres and has been vacant since the home on the property was demolished in 1992. The property was guided for medium and high-density residential development in the Northeast Area Plan (adopted in 2002). The use was then changed to HDR/PC (High Density Residential/Planned Commercial) in the 2030 Comp Plan (adopted in 2009) and HDR/PI (High Density Residential/Planned Industrial) in the 2040 Comp Plan (adopted in 2018). The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property and poor soils throughout the property. Additionally, a lift station is needed for sewer service to the property, which increases the development cost. Staff have encouraged all prospective developers to consider the high visibility of the site from both 35W and 109th in their site design as well as buffering for the neighboring rural style residential lots that surround the property. The surrounding properties are all zoned FR (Farm Residential), but are guided LDR (Low Density Residential), which calls for suburban style residential development at a density of 2.5 to 6 units per acre.

Ms. Sellman explained this property was reviewed by the City Council at the fall retreat in 2022 as part of a proactive review of properties with HDR (High Density Residential) land uses and the feedback at the time was to retain the existing HDR/PI land use. Capital Partners is proposing construction of two 189,000 square foot speculative light industrial buildings. Capital Partners recently completed construction of Naples Office/Warehouse (at the northern end of Naples Street across from the gun club) and is currently developing Naples Office/Warehouse II immediately to the south. Staff commented further on the approvals that would be required to move this project forward and requested feedback from the Council on how proceed.

Councilmember Robertson discussed the current zoning and guidance for this property. She understood staff was asking if the Council supported rezoning the property to PBD or I-1. She indicated she preferred PBD over HDR or I-1. She stated she could not envision this property as industrial because it was surrounded by residential. She supported a traffic study being completed for this property to better understand how semi-truck traffic would impact the area. She reported the proposed buildings were nine hundred feet long, which was massive. She supported the size of the proposed buildings being scaled down.

Councilmember Newland stated this site was challenging due to access. He indicated the proposed buildings were large, but noted he could support industrial over HDR.

Councilmember Massoglia indicated he supported the proposed use being industrial. He explained he would support high density as well. He agreed the south entrance would be an issue due to the curve, which would create traffic issues.

Tim McShane, Capital Partners, introduced himself to the Council and thanked the Council for considering his project.

Joel Raddick, Capital Partners, explained he was comfortable with the truck traffic on the site. He reviewed how trucks would flow to and through the site. He noted the location of the primary truck entrance and stated he would be happy to complete a traffic analysis for the Council. He reported, industrial uses have less traffic than residential uses.

Councilmember Robertson asked if the proposed buildings had to be this large. Mr. Raddick explained he would need a certain amount of square footage to make the economies of the project work. He commented further on the proposed setbacks for the project. Mr. McShane discussed how the front elevation would be broken up with articulations.

Ms. Sellman reported the property would have 100-foot setbacks if it were zoned I-1. She noted a PBD zoning district would require 15-foot setbacks, however these could be increased through the conditions.

Community Development Director Thorvig discussed the finish standards for PBD versus industrial. He indicated the developer was meeting the PBD finish standards. He stated the main concern for the developer at this time was how the space had to be divided within the buildings, noting the buildings would be built on spec.

Councilmember Robertson reported she supported the property being rezoned PBD as this would allow the City to have more control over the future development of this property.

Mr. McShane questioned if the PBD could move forward while relaxing the space percentages.

Councilmember Robertson stated she could support this. Ms. Sellman reported this would require an ordinance amendment or a variance.

Councilmember Massoglia indicated he could support light industrial on the property, but he understood Councilmember Robertson's concerns.

Councilmember Newland stated he supported the property being rezoned to I-1.

Councilmember Fleming supported the property having larger setbacks if the site were rezoned to industrial.

Councilmember Saroya commented she was pleased the property was not being proposed for apartments. She did not see an issue with rezoning the property to PBD or I-1. She supported a traffic study being completed for this project.

Councilmember Robertson anticipated the neighbors would have a difficult time with any type of change on this property because it has sat vacant for so long. She reiterated that she supported the property being rezoned to PBD because this would offer the City more control over the future redevelopment.

Mayor Sanders stated this property had significant tree coverage which would help screen the proposed use from the neighboring properties. He indicated he did not believe the PBD requirement would be worth the risk, knowing that the developer was willing to work with the City and the industrial zoning district would provide larger setbacks for the neighbors. He stated he did not have a problem rezoning the property to industrial so long as the developer continues to work with the City and the county.

Councilmember Robertson explained she would be willing to door knock and speak with the neighbors to make them aware of the proposed development.

Council consensus was to direct the applicant to continue working with staff on this project.

3.4 Fleet Rightsizing Discussion.

Finance Director Huss stated in late 2020, toward the end of the 2021 budget process, the City manager proposed a fleet rightsizing initiative. The desired outcomes of the study were to deliver data-driven information that would provide the most cost effective, economical processes for determining fleet additions and replacements such that the optimal number of vehicles and equipment needed to support operations would be achieved; and to bring operational efficiencies to vehicle maintenance, including the creation of a separate Fleet Services operations internal service fund and establishing a reliable method of charging departments to fund fleet maintenance operations and capital additions and replacement.

Mr. Huss explained in November 2021, the Council approved a contract with Management Partners for a Fleet Rightsizing study. The study was completed in May 2022 with Management Partners providing a comprehensive report containing 63 recommendations. Since that time, staff has worked diligently with Management Partners to understand the recommendations and determine the feasibility of implementing the recommendations. To facilitate implementation, the recommendations were placed into eight categories. For each category, cross-functional teams, representing departments across the City, were formed and

have been assigned responsibility for the implementation of the recommendations that fell into their respective categories. Staff commented further on the software being used to assist with managing the City's fleet, work that has been completed to date and the actions remaining for full implementation of the plan.

Councilmember Newland asked what it would cost the City to implement the next phase of this plan. Mr. Huss explained there were very few incremental costs. He commented on the cost of the contracts with Management Partners. He stated the recommendations were still being considered by staff taking into consideration the growth of the City.

Councilmember Newland asked if City staff was already using the Dossier software program. Mr. Huss described how staff was already taking advantage of this program. Public Works Director Fleischhacker commented further on how his staff was utilizing Dossier.

Councilmember Massoglia indicated he did not understand why the EDA or staff had to have a line item charging back to an internal fund for fleet right sizing. Mr. Huss explained this was based on users and users of vehicles. He reported the majority of vehicles were assigned to public works, engineering, community standards, and the police department. He commented further on how fleet expenses would be charged to specific departments going forward. It was noted the same money would be expended, but now the proper departments would be charged.

Councilmember Robertson explained she would like to further discuss the fleet right sizing when the Council holds budget discussions.

Councilmember Massoglia reported the 2023 budget was not on the City's website. He asked that this be posted to the website.

Other Business

Ms. Wolfe reported with the election being held on Tuesday, April 11, the canvas for the election will occur on Monday, April 17. It was noted the oath of office for the newly elected Councilmember would occur at the first Council meeting in May.

Ms. Wolfe explained she needed feedback from the Council regarding upcoming town hall ideas.

Ms. Wolfe indicated the strategic plan would be updated at the end of May, along with a SWAT analysis.

City Clerk Sorensen asked if the Council supported fire board applications being collected April 14 through May 15. The Council supported this recommendation.

Ms. Wolfe stated staff received a bid for the sod replacement (along Jefferson Street) and the low bid came in over \$900,000. She reported the Council would be discussing this topic further on April 17. Staff estimated that almost four hundred residents submitted a request to have their sod replaced and it would cost almost \$3,000 per property.

The Workshop was adjourned at 7:43PM.

Tim Sanders, Mayor

ATTEST:

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



City of Blaine

Staff Report

File Number: RES 23-73

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 9.3

Resolution Granting Final Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Foxtail Hollow located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0041/SLK)

Executive Summary

The applicant is requesting final plat approval to develop the site into 76 townhome lots and one outlot for common space.

Background

Planning Commission Public Hearing	03/14/23
City Council (Preliminary Plat)	04/03/23
City Council (Final Plat)	05/01/23
Action Deadline	06/06/23

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

The final plat is consistent with the approved preliminary plat, Resolution No. R-54-2023.

Zoning

The subject site is zoned DF (Development Flex).

Existing Conditions

There is currently a wetland in the middle of the site, trees and two existing single-family homes.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 8.41 acres into 76 townhome lots, and one outlot for common space and private drives. The DF zone does not have minimum lot sizes.

There were concerns brought up at the time of preliminary plat approval regarding traffic and access. Currently, 121st Avenue dead ends at the northeast corner of the subject property and is a public road. Its not uncommon for roads to dead-end like this in areas where future development and road connections are planned. There are six driveways on the west side of the street from the 3-story townhomes and one shared driveway on the east side of the street for the single-level villas. The proposed development has internal private roads that access a new extension of 121st Avenue that connects to the existing dead-end. The traffic memo prepared by the developer's engineer show that the daily trip generation created by the proposed project is 512 vehicles. Therefore, based on the current road network, those 512 trips would travel on 121st Avenue to Vermillion Street and then disperse north and south. Typical residential streets in Blaine carry anywhere between 100-1500 daily trips. These residential streets have private driveways where residents are able to safely back-out of their driveway and access the street. As such, the functionality of 121st Avenue will be very similar to other residential streets in Blaine and not create safety problems for existing residents whose driveways access the street. This information was reviewed by engineering staff as part of the development review and the conclusions didn't precipitate the need for any design changes or traffic mitigation recommended by staff.

Regarding access to Radisson Road, Anoka County isn't permitting access due to safety concerns that an additional access would create. Additionally, an unintended consequence of an additional access from Radisson Road is the potential for cut-thru traffic through the townhome project onto 121st Avenue and Vermillion. Cut-through traffic creates additional safety concerns as they are not residents of the proposed townhome project and often aren't as respectful to observe posted speed limits, residents, etc.

Staff understands the traffic concerns that are often brought up with new developments, however staff's role is to rely on the data provided to make professional conclusions and recommendations to protect the safety and welfare to the most reasonable extent possible.

As proposed the lot sizes are as follows:

- Lots 1-76 range from .035 acres to .050 acres.
- Outlot A (common area and private drives): 4.925 acres.

Landscaping

The proposed landscape plan meets requirements with 228 trees being planted. The buildings were placed on the site to create an opportunity to preserve the existing trees along the north

property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren't existing trees. This would include the perimeter and adjacent to the pond and play area.

Tree Preservation

Approximately 8.02 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 64 trees would be required for tree replacement purposes. The developer has proposed a total of 228 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication is required for the 76 new units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the CCWD 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.

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 row of townhomes proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

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.

Trunk area charges for Sanitary Sewer District 6 will apply to this project. The upland area for this project contains 8 acres of upland at the District 6 area rate of \$6,853 per acre for a total charge of \$54,824.

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

The proposed development is proposing to fill in the existing wetland that is within the middle of the property. Documentation of the TEP approval and that appropriate wetland credits were purchased is required.

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, 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 extending 121st Avenue NE from the existing stub end to the east property line of the development. A ghost plat has been provided to ensure that the proposed 121st Avenue NE extension can be connected to the existing end of Urbank Circle NE as that property develops.

As stated in the history section, the public road 121st Avenue NE is stubbed to the Northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted.

United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and requested a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process that Anoka County stated that the public road access was not going to be permitted, however, the approval was already received in writing. It

was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded. Therefore, Anoka County is not willing to approve an access to Radisson Road for this project.

All local roads shall be constructed to 29-feet 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 to be determined in the plan review process.

As part of the street design, the development will be required to provide street lights along 121st Avenue NE and they shall be 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.

Any work performed within the Anoka County Right of Way for Radisson Road will require a permit from the Anoka County Highway Department.

Traffic

The applicant provided a trip generation memo. The assessment conclusion stated that the trips added at each intersection by this development are expected to have minimal impact on traffic operations.

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.

Neighborhood Meeting

As required by the adopted Neighborhood Meeting Policy, the Developer held a neighborhood meeting on March 8, 2023, at Blaine City Hall. Approximately 16 people attended. Concerns raised

were related to traffic impact on Vermillion Street, 3-way stop at Vermillion Street and 121st Avenue, access to Radisson Road, drainage, sunlight reduction on north, fence on north property line, and traffic light at Cloud Drive and Radisson Road.

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 23-73

Resolution Granting Final Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Foxtail Hollow located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0041/SLK)

WHEREAS, an application has been filed by Radisson Road Townhomes (Ron Clark Construction) as Case File No. 23-0041 for a final plat to be known as Foxtail Hollow; and

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

Parcel 1 (11967 Radisson Road NE):

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 486.56 feet; thence South 56 degrees 48 minutes East on said center line 17.02 feet; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet to the Point of Beginning of the land to be described; thence continuing South 42 degrees 48 minutes East 211.67 feet; thence South 41 degrees 40 minutes 44 seconds West 828.20 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to intersect a line drawn South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East 896.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59 filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878. Abstract Property

Parcel 2 (11985 Radisson Road NE):

The part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line, 486.56 feet; thence South 56 degrees 48 minutes East on said center line, 17.02 feet to the Point of Beginning of land to be described; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet; thence South 47 Degrees 11 minutes 05 seconds West 896.84 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to the Point of Beginning.

EXCEPT that part embraced within Parcels 11 and 11B, Anoka County Right-of-Way Plat No. 59, filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878. Abstract Property

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. R54-2023; and

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

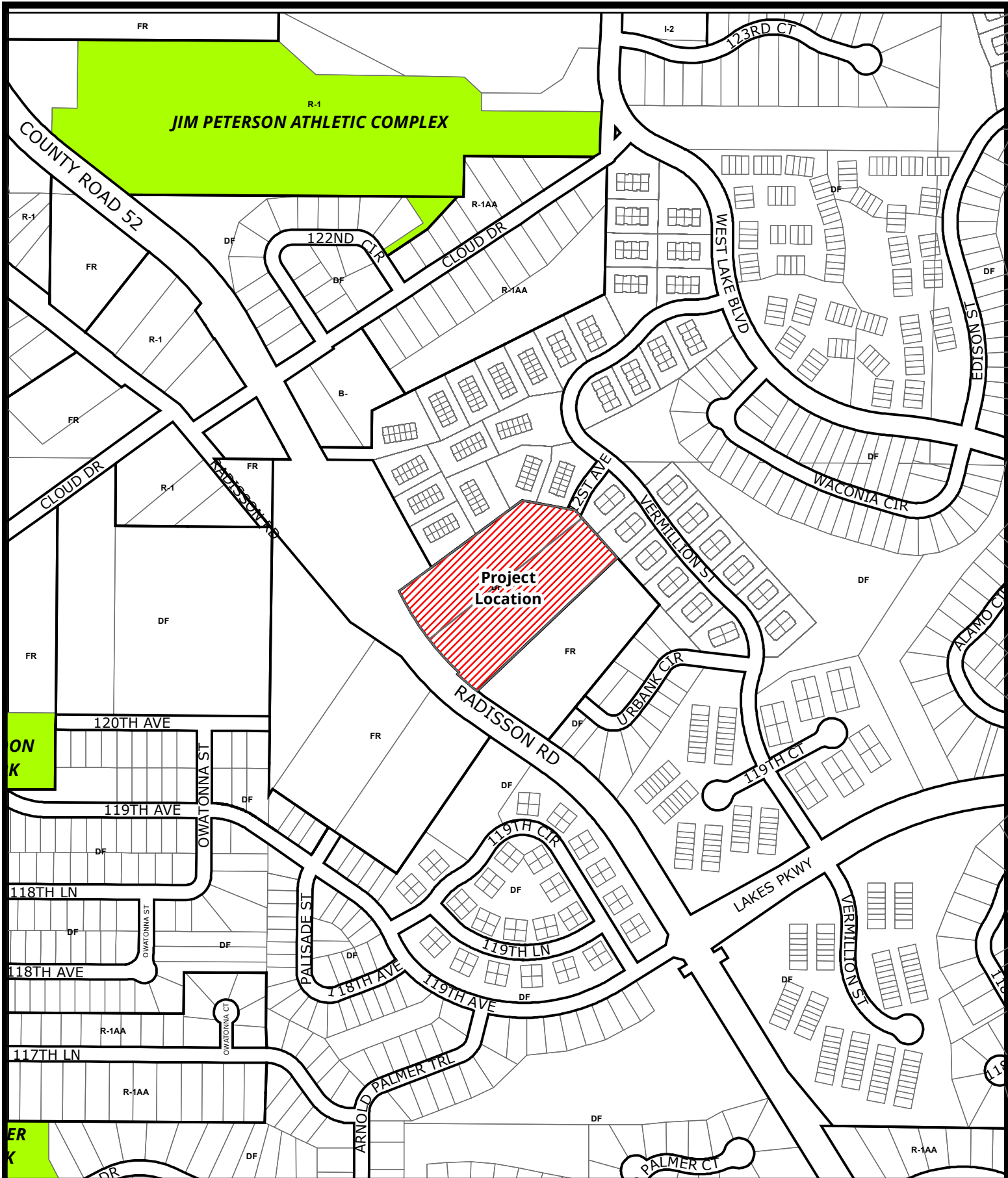
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Foxtail Hollow per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions. **NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are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

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 is required for the 76 units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
3. All development signage by separate review.
4. The Developer must meet the City's tree preservation requirements by planting 64 replacement trees for the 8.02 disturbed acres. This is part of the overall landscape plan that includes 228 trees be planted.
5. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
6. Plans and specifications must be approved by the City prior to start of construction.
7. CCWD permit is required prior to city approval of construction plans and specifications.
8. Anoka County Highway Department permit for work in the right of way is required prior to approval of construction plans and specifications.

9. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
10. Construction contract documents shall 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.
11. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
12. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
13. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
14. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
15. All streets will follow the Anoka County street name grid system.
16. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
17. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
18. Streetlights shall be 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 lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
19. Hydrant locations must be reviewed and approved by the Fire Department.
20. Developer is responsible to pay for the trunk area charges for Sanitary Sewer District 6. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.
21. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
22. Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.
23. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
24. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

25. The Developer shall process 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, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
26. 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.
27. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



Case File No. 23-0041
Foxtail Hollow



BlaineMN.gov

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



FOXTAIL HOLLOW

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 9, T. 31, R. 23

KNOW ALL PERSONS BY THESE PRESENTS: That R.E.C., Inc., a Minnesota corporation, owner of the following described property:

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 486.56 feet; thence South 56 degrees 48 minutes East on said center line 17.02 feet; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet to the Point of Beginning of the land to be described; thence continuing South 42 degrees 48 minutes East 211.67 feet; thence South 41 degrees 40 minutes 44 seconds West 828.20 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to intersect a line drawn South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East 896.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59, filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878.

AND

The part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line, 486.56 feet; thence South 56 degrees 48 minutes East on said center line, 17.02 feet to the Point of Beginning of land to be described; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to the Point of Beginning.

EXCEPT that part embraced within Parcels 11 and 11B, Anoka County Right-of-Way Plat No. 59, filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878.

Has caused the same to be surveyed and platted as FOXTAIL HOLLOW and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said R.E.C., Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer

this ____ day of _____, 20 ____

R.E.C., Inc.

By _____ Its _____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ by _____

_____ of R.E.C., Inc., a Minnesota corporation, on behalf of the corporation.

My Commission Expires: _____

Notary Public, Signature

Notary Public, Printed Name

Notary Public _____ County, _____

N 1/4 Corner of Sec. 9, Twp. 31, Rng. 23

NW Corner of the SE 1/4 of Sec. 9, Twp. 31, Rng. 23

S 1/4 Corner of Sec. 9, Twp. 31, Rng. 23

Centerline of County Rd. No. 52 as laid out and traveled per plat of THE LAKES OF RADISSON

Centerline of County Rd. No. 52 as laid out and traveled per plat of THE LAKES OF RADISSON

Centerline of County Rd. No. 52 as laid out and traveled per plat of THE LAKES OF RADISSON

SURVEYORS CERTIFICATE

I Rory L. Synsteliene 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 ____

Rory L. Synsteliene, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ by Rory L. Synsteliene.

Notary Public, Signature _____ Notary Public, Printed Name _____ My Commission Expires: _____

Notary Public _____ County, _____

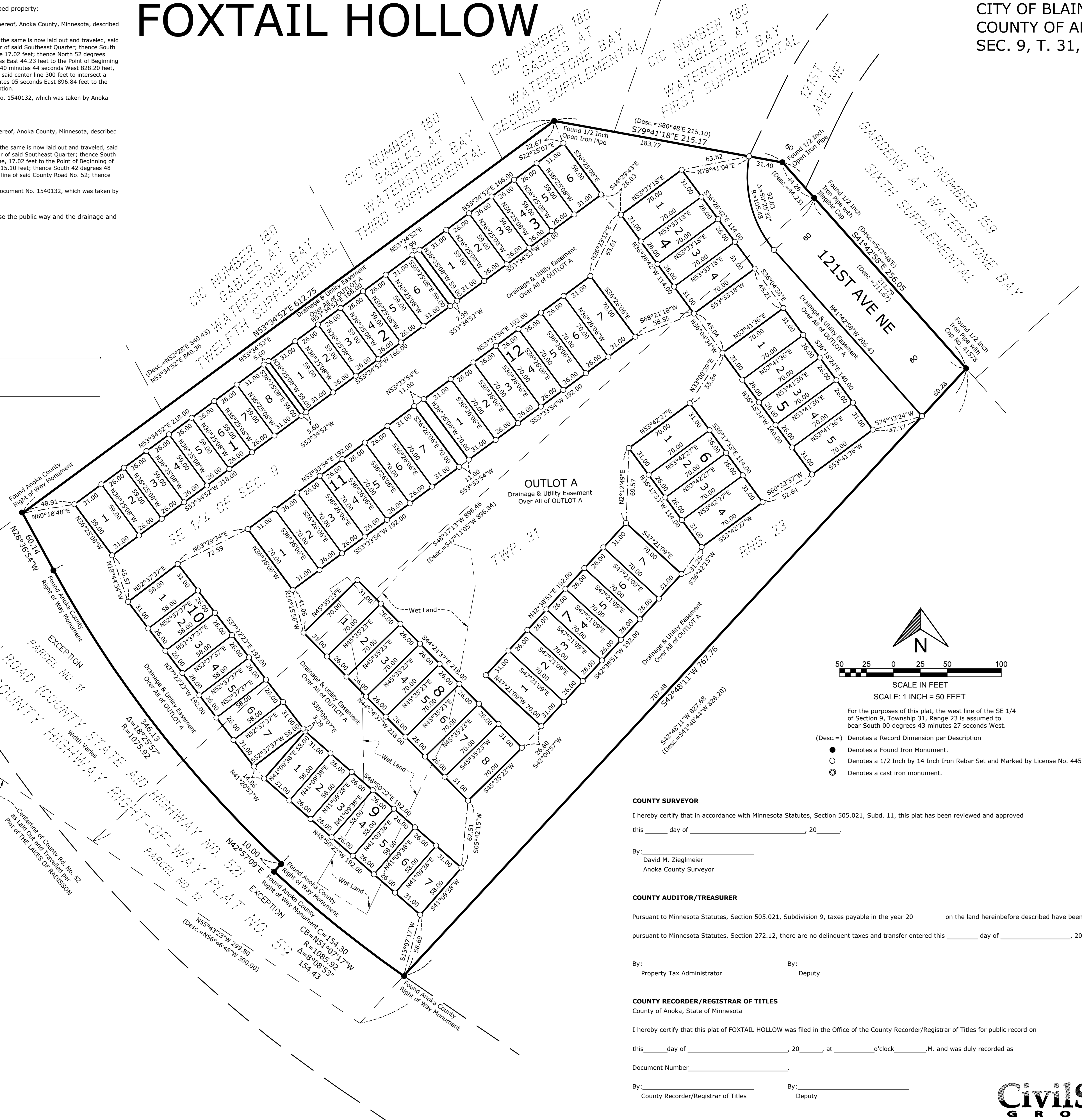
CITY COUNCIL
City Council, City of Blaine, Minnesota

This plat of FOXTAIL HOLLOW 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 _____ 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 ____.

By: _____
David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 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 ____.

By: _____ Property Tax Administrator By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of FOXTAIL HOLLOW 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 _____

By: _____ County Recorder/Registrar of Titles By: _____ Deputy



City of Blaine

Staff Report

File Number: 2023-149

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 9.4

Authorize Temporary Removal of Parking Restrictions on Central Avenue Service Road, Between 87th Avenue and 85th Avenue to Accommodate Capra's Sporting Goods Grand Re-opening on June 14, 2023

Executive Summary

This item will temporarily remove parking restrictions on the east side of the Central Avenue Service Road from 85th Avenue to 89th Avenue on June 14, 2023 from 8:00 AM to 7:30 PM.

Background

The City has received an e-mail from Capra's Sporting Goods, requesting temporary removal of parking restrictions on Central Avenue Service Road between 85th Avenue and 87th Avenue in order to allow parking on this street Saturday, June 14, 2023 from 8:00AM to 7:30PM. Capra's Sporting Goods is hosting a Grand Re-Opening event.

Staff recommends authorization of temporary parking on the east side of Central Avenue Service Road between 85th Avenue and 87th Avenue as indicated on the attached map.

City Council authorization is required for the temporary lifting of parking restrictions. The City Council has previously authorized similar temporary lifting of parking restrictions for other business events in the area.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Not applicable.

Financial Impact

Not applicable.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, authorize the temporary removal of parking restrictions on the east side of Central Avenue Service Road between 85th Avenue and 87th Avenue on June 14, 2023, beginning at 8:00 AM and ending at 7:30PM.

Attachment List

1. Location Map



City of Blaine

Signature Copy

Resolution:

**Authorize Temporary Removal of Parking Restrictions on Central Avenue Service Road,
Between 87th Avenue and 85th Avenue to Accommodate Capra's Sporting Goods Grand
Re-opening on June 14, 2023**

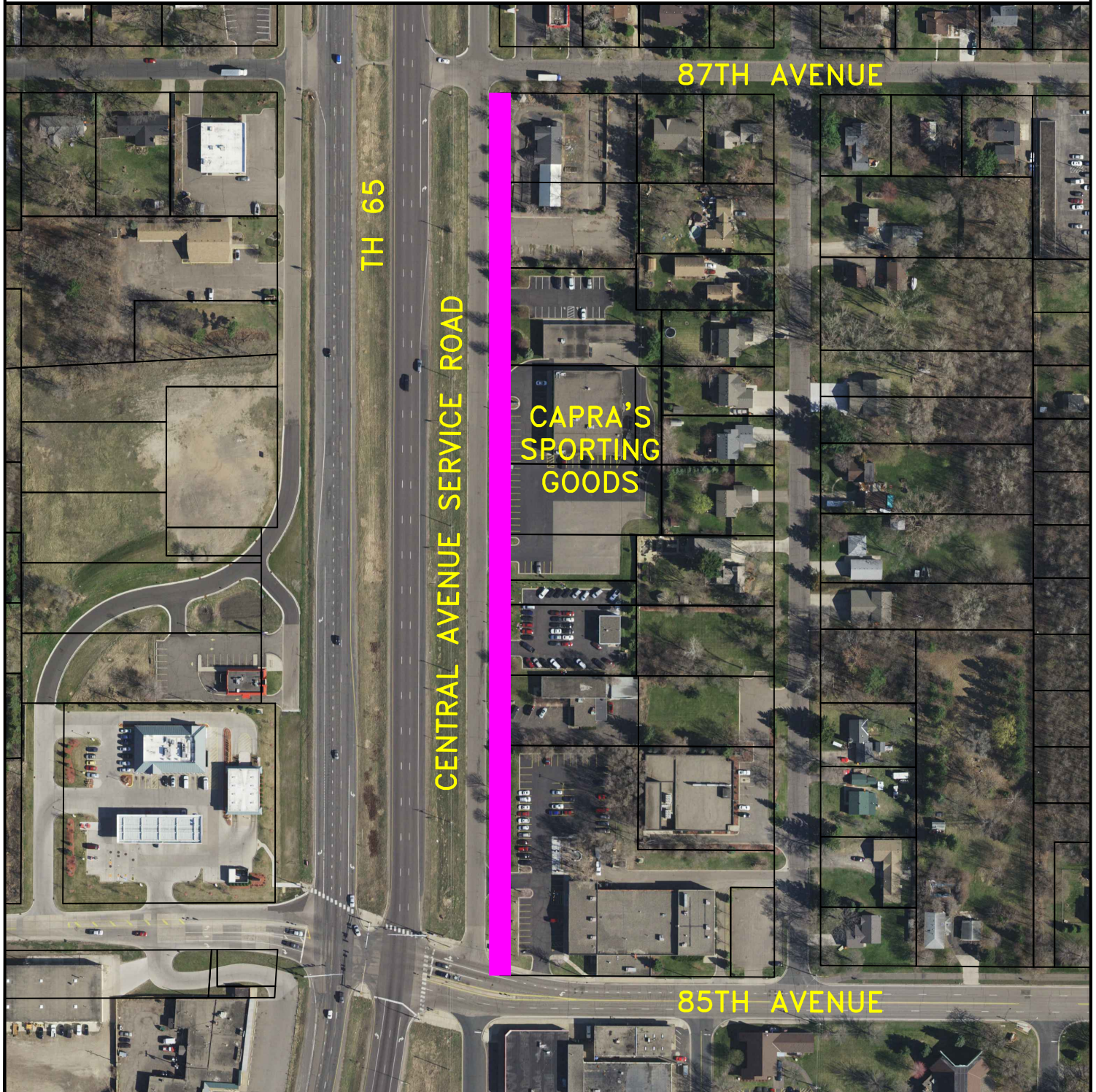
TEMPORARY REMOVAL OF PARKING RESTRICTION

LOCATION MAP



EAST SIDE OF CENTRAL AVENUE SERVICE ROAD
FROM 85TH AVENUE TO 87TH AVENUE
JUNE 14, 2023 FROM 8:00 AM TO 7:30 PM

 - TEMPORARY SUSPENSION OF NO PARKING





City of Blaine

Staff Report

File Number: RES 23-84

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 9.5

Resolution to Receive Petition and Order Public Hearing for Vacation of Highway Easements per Document No.'s 512382 & 515713, Preserve at Lexington Waters, Vacation No. V23-03

Executive Summary

The City received a petition dated April 19, 2023 from Nathan Fair of Jonathan Homes representing owner, requesting the vacation of Highway Easements per Document No. 512382 and 515713.

Background

The area is being redeveloped for residential purposes and the easement is no longer needed. Engineering staff has reviewed the request and is in agreement with the vacation.

Schedule of Actions

05/01/2023

Receive Petition and Order Public Hearing

06/05/2023

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 June 5, 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 June 5, 2023.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. 512382 Highway Easement vacate petition
2. 515713 Highway Easement vacate petition



City of Blaine

Signature Copy

Resolution: RES 23-84

Resolution to Receive Petition and Order Public Hearing for Vacation of Highway Easements per Document No.'s 512382 & 515713, Preserve at Lexington Waters, Vacation No. V23-03

WHEREAS, the City Council has received a petition dated the 19th day of April, 2023, requesting vacation of Highway Easements per Document No. 512382 and 515713; 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 5th day of June, 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 1st day of May, 2022.



PETITION TO VACATE DRAINAGE AND UTILITY EASEMENT

DATE

4/19/2023

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

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

**Highway Easement per Document No 512382, as recorded,
Anoka County, Minnesota, see Attached Exhibit A for Description**

and petition that said portion of said highway easement be vacated.

The facts and reasons for this application are as follows:

The area is being redeveloped for residential purposes and the 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
<i>Nathan Fair</i> BLAINE 2022 LLC	13432 HANSON BLVD NW ANDOVER, MN 55304	Highway Easement per Document 512382

This petition was circulated by:

Name of Petitioner **NATHAN FAIR**

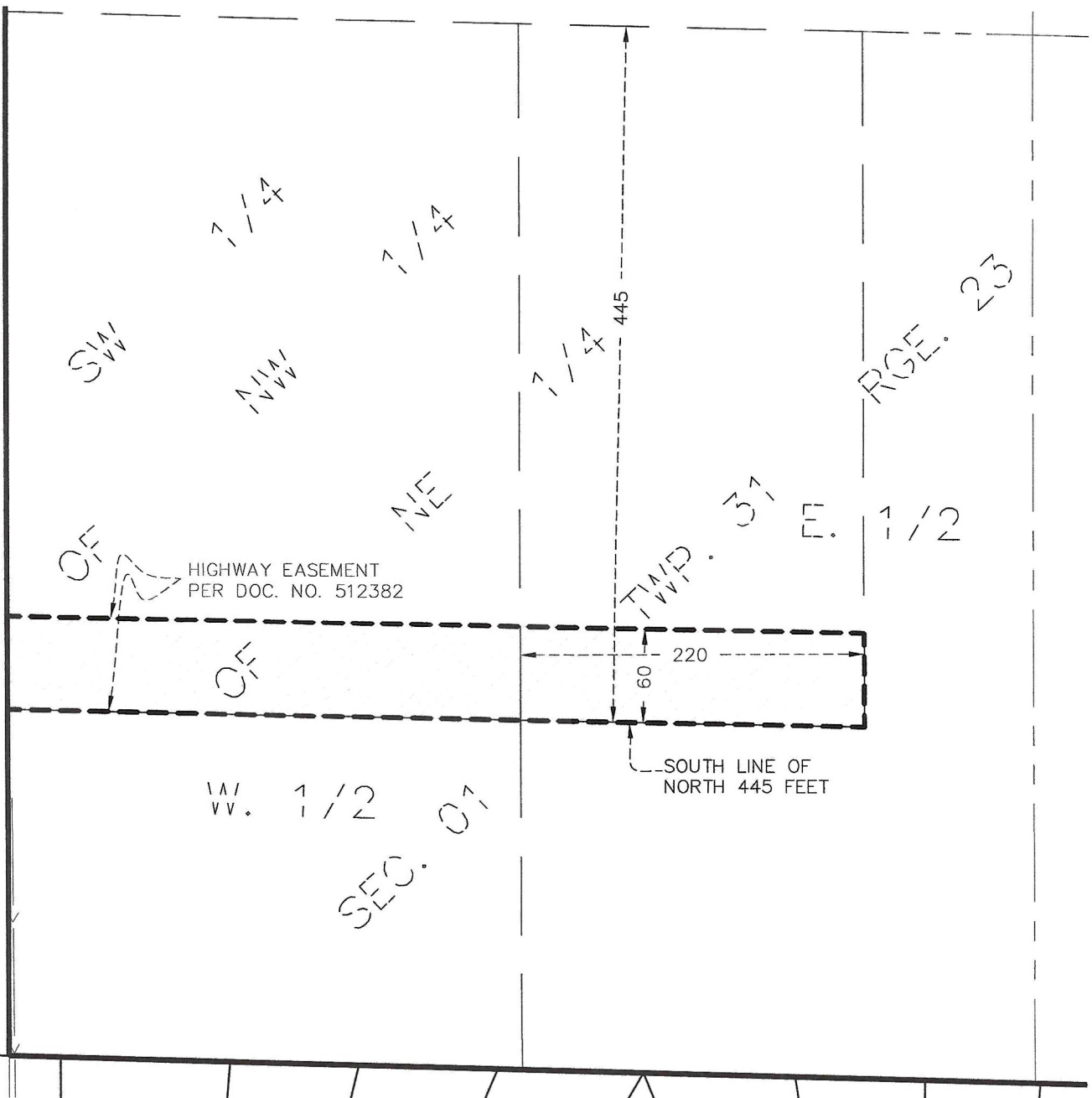
Telephone No. **763-438-2561**

Street **13432 HANSON BLVD NW**

City/State/Zip **ANDOVER, MN 55304**

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.

EXHIBIT A

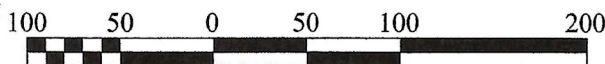


EASEMENT VACATION DESCRIPTION

Vacating all that part of the Highway Easement per Document No. 512382, described as follows;

The South Sixty feet of the West Two Hundred Twenty feet of the North Four Hundred Forty Five feet (S 60 ft of W 220 ft of N 445 ft) of the East Half of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter (E 1/2 of SW 1/4 of NW 1/4 of NE 1/4) of Section 1, Township 31, Range 23, Anoka County, Minnesota and the South Sixty feet of the West Half of the North Four Hundred Forty Five feet (W 1/2 of N 445 ft) of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter (SW 1/4 of NW 1/4 of NE 1/4) of Section 1, Township 31, Range 23, Anoka County, Minnesota.

Easement Area



SCALE IN FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 21st day of April, 2022.

SATHRE-BERGQUIST, INC.

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

**Easement Vacation
Exhibit**
Prepared For
Blaine 2022, LLC

Date: 4-21-22	Revision Date:
Prepared By: EMW	Check By: DLS
Layout Sheet: EE-VAC 512382	
Project Number: 49368-066	

1/1



PETITION TO VACATE DRAINAGE AND UTILITY EASEMENT

DATE

4/19/2023

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

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

**Highway Easement per Document No 515713, as recorded,
Anoka County, Minnesota, see Attached Exhibit B for Description**

and petition that said portion of said highway easement be vacated.

The facts and reasons for this application are as follows:

The area is being redeveloped for residential purposes and the 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
<i>Nathan Fair</i>	13432 HANSON BLVD NW BLAINE 55302 LLC ANDOVER, MN 55304	Highway Easement per Document 515713

This petition was circulated by:

Name of Petitioner **NATHAN FAIR**

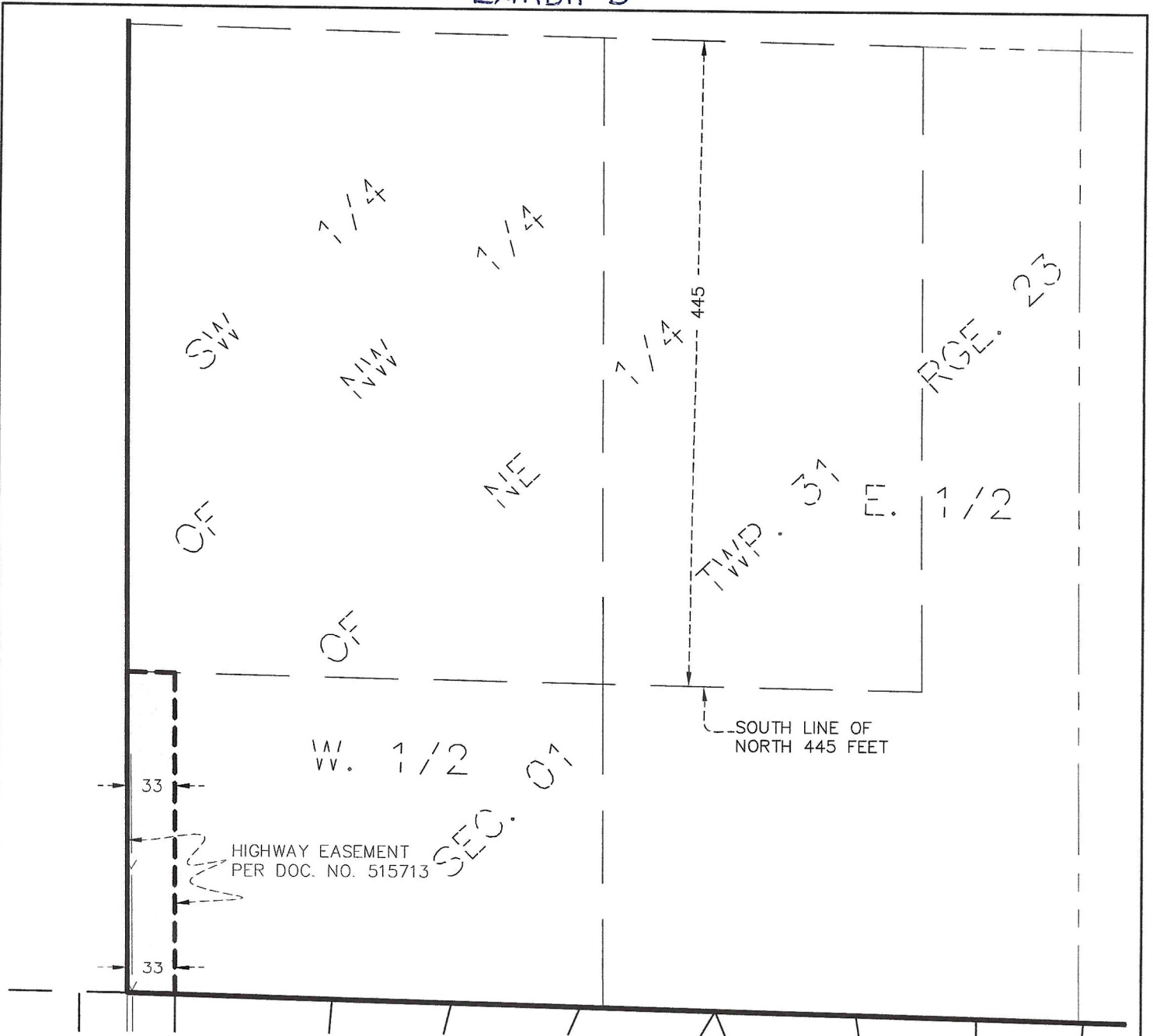
Telephone No. **763-438-2564**

Street **13432 HANSON BLVD NW**

City/State/Zip **ANDOVER, MN 55304**

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.

EXHIBIT B

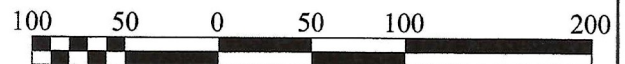


EASEMENT VACATION DESCRIPTION

Vacating all that part of the Highway Easement per Document No. 515713, described as follows;

The West Thirty Three feet (W 33 ft) lying South of the North Four Hundred Forty Five feet (N 445 ft) of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter (SW 1/4 of NW 1/4 of NE 1/4) of Section 1, Township 31, Range 23, Anoka County, Minnesota

 Easement Area

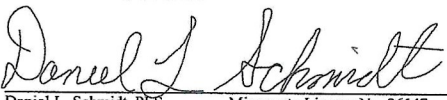


SCALE IN FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 21st day of April, 2022.

SATHRE-BERGQUIST, INC.


Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

**Easement Vacation
Exhibit**
Prepared For
Blaine 2022, LLC

Date: 4-21-22	Revision Date:
Prepared By: EMW	Check By: DLS
Layout Sheet: EE-VAC 515713	1/1
Project Number: 49368-066	



City of Blaine Staff Report

File Number: 2023-120

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 9.6

Approving an Amendment to the Lexington Waters Development Agreement

Executive Summary

The Lexington Waters Development was required to install a signal system and construct a right turn lane to allow the connection of 131st Avenue to Lexington Avenue (CSAH 17) per Anoka County requirements to allow the development to connect to Lexington Avenue.

Background

The original development agreement for the Lexington Waters was created and signed in April of 2022 along with the approval of the final plat for the first addition. At that time, the developer had received a letter from Anoka County Highway Department stating that the intersection would need to be signalized, but that the developer would need to work through their plan review process to determine the scope of the project. As Lexington Avenue (CSAH 17) is a county road and the developer did not have the costs or the extent of the required improvements to install the signal, the original development agreement listed Item #44 (attached) stating that the city and developer would review the costs of the improvements and finalize the cost share of these improvements once the developer created a plan based on the review process by the county. Those costs are now known and the cost of the signalized intersection, including signal system, turn lanes and improvements to 131st Avenue both east and west of Lexington Avenue, is \$979,299 (east leg). Staff is recommending the amended language as outlined in the following paragraph to the development agreement. The amended language will outline the costs the city will pay for the developer-installed improvements and when this payment will be distributed.

44A. The intersection of 131st Avenue and Lexington Avenue shall be signalized along with the improvements as approved by Anoka County Highway Department. It is proposed that the city will pay for the westerly leg of the intersection on 131st Avenue that is not part of the

Lexington Waters Development. The cost of the westerly leg and the signalization of this leg is \$265,609. Payment to be made once the improvements have been installed by the developer and accepted by the City.

The city's portion of the signalized intersection is proposed to be paid for through the city's internal State Aid Funds, as the city has designated 131st Avenue as a state route.

Strategic Plan Relationship

This meets the strategic goals of growth management and well maintained infrastructure.

Board/Commission Review

Not required.

Financial Impact

The costs are proposed to be paid for from the city's internal State Aid Funds as 131st Avenue is designated as a state aid route. There are sufficient funds to cover these costs.

Public Outreach/Input

Not required.

Staff Recommendation

By motion, approve the amendment to the Lexington Waters Development Agreement and authorize the Mayor and City Manager to sign the amended Agreement.

Attachment List

1. Item 44 Lexington Waters DA
2. AC Response Lexington Waters

VIII. Developer Installed Improvements

42. The Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2022 rate for Sanitary Sewer District 7 is \$6,948 per upland acre. The final Plat for Phase 1 is for 53.84 acres for a total of \$374,080.

43. Developer is to provide access for inspection and maintenance of stormwater management infrastructure. Restrictions will be placed on lot lines, through recorded documents, as needed to limit fences and landscaping to insure access. Access through lots that will be platted in future phases shall also be granted to the City with future Plat requirements.

44. The developer has responsibility to construct 131st Avenue and Lexington Avenue NE intersection improvements associated with this development. Developer will be required to make any and all improvements as outlined in the Anoka County review of the plat. This work shall include, but is not limited to, intersection improvements, road widening, all turn lanes and signalization. Once the intersection design is complete, a separate agreement or amendment to this agreement will be completed between the City and the developer to finalize the shared costs of the improvements.

45. 131st Avenue is designated as a MSAS (municipal state-aid street) collector route on the City's network and will require dedication of 70-feet of right-of-way and be designed to state aid standards.

46. All local public streets require dedication of 60-feet of right-of-way and shall be constructed to 29 feet back to back of width.

47. Street names shall be consistent with the Anoka County grid system.

48. All plans and specifications for the Developer Installed Improvements shall be approved by the City prior to the start of work, with all work inspected by the City Engineering Department staff. Submittals shall include but are not limited to wetland delineation report,



Anoka County
TRANSPORTATION DIVISION
Highway

Pat Robinson
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

September 9, 2021

RE: Preliminary Plat – Lexington Waters

Dear Pat,

We have reviewed the Preliminary Plat for Lexington Waters to be located east of CSAH 17 (Lexington Avenue NE) across from 131st Avenue NE within the City of Blaine, and I offer the following comments:

An additional 15 feet of right of way along CSAH 17 will be required for future reconstruction purposes (75 feet total right of way width east of CSAH 17). As proposed, the plat will introduce one new street access point onto CSAH 17, which will be permitted provided that a traffic signal is constructed at this intersection. The traffic signal system will be paid for (100%) by the Developer to include all the required phasing of the system, interconnect, EVP and ADA accommodations. The developer will need to work with the Anoka County Traffic group for the signal requirements meeting Anoka County traffic signal standards. A fully functioning traffic signal system will need to be operational at the time the new alignment of 131st Avenue NE is connected to Lexington Avenue for the development. A NB CSAH 17 right turn lane will be required for the proposed 131st Avenue NE and the exact turn lane requirements and design details for construction will be determined through the ACHD Engineering Plan Review process. We also recommend that the east and west city street legs have separate left, thru, and right lanes for best operations. It appears that all intersection sight distance requirements can be met for the plat and the city/developer should ensure that sight distance requirements are met to the greatest extent possible. No other access points onto CSAH 17 will be permitted for this plat and the right of access along CSAH 17 should be dedicated to Anoka County with the exception for the proposed new city street. Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 17.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 17 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

noise situation for this development as it is proposed to be located directly adjacent to CSAH 17 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. Construction plans and required traffic reports for the new traffic signal and NB CSAH 17 right turn lane and drainage calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm. Contact Brandon Ulvenes, Engineer I, via phone at 763.324.3159 or via email at Brandon.Ulvenes@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, right and left turn lane construction plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable engineering plan review fee (estimated at \$1,350.00) to Mr. Ulvenes for his review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) and one Street Access permit (\$250.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 17/Plats+Developments/2021
Jerry Auge, Assistant County Engineer
Jane Rose, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I



City of Blaine

Staff Report

File Number: RES 23-89

Agenda Date

May 1, 2023

Status

In Control

City Council

File Type

Resolution

Approval of Consent Agenda: - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 9.7

Authorize Temporary Road Closures for the Johnsville Area Garage Sale Event Security Plan

Executive Summary

The City of Blaine Police Department worked with event organizers to complete an appropriate security plan which specifically addressed necessary parking restrictions to assure safe passage for emergency vehicles. The event is scheduled for Saturday May 14, 2023, and involves a multi-family garage sale event, specifically north of 125 Ave, west of Highway 65 and east of Jefferson St. This event has historically drawn hundreds of visitors to the area in the past, creating challenges for safe traffic flow. City Emergency Management staff are requesting Council adopt a resolution that will address necessary security aspects of the event and authorize Command staff the ability to make changes as deemed necessary to ensure the event is safe for neighborhood residents, and any public.

Background

The Johnsville Area Garage Sale Event is an annual event (excluding 2020 due to the pandemic) which draws hundreds of visitors to the northern portion of our city. Although the event is scheduled to occur on the Saturday of Mother's Day weekend, visitors have historically started to flow to the area on the Friday of the weekend and into Sunday.

Strategic Plan Relationship

This event relates to all aspects of the strategic plan by providing the community with opportunities to gather.

Board/Commission Review

N/A

Financial Impact

The City of Blaine Police Department will be providing two officers dedicated to the event to provide dedicated police services.

Public Outreach/Input

The public will be made aware of any road closures through social media posts and the City web-site.

Staff Recommendation

Adopt the resolution as proposed.

Attachment List

1. No Parking Map DRAFT



City of Blaine

Signature Copy

Resolution: RES 23-89

Authorize Temporary Road Closures for the Johnsville Area Garage Sale Event Security Plan

WHEREAS, the Johnsville Area Garage Sale Event is a large public event that has brought hundreds of people to the City of Blaine each year; and

WHEREAS, the City of Blaine Police Department has identified the need to work with event organizers to create a security plan; and

WHEREAS, the Blaine City Council is cognizant of providing regulation of vehicular traffic in a safe and responsible manner; and

WHEREAS, City Code requires a resolution authorizing temporary no parking restrictions; and

WHEREAS, the temporary no parking restrictions will not adversely affect traffic safety; and

WHEREAS, public safety is paramount for all involved, including attendees and residents.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council hereby authorizes Incident Command the ability to implement/conduct the following security and safety elements for the Johnsville Area Garage Sale Event:

1. Temporary parking restrictions are hereby authorized on the following streets:

Access Routes - No Parking on Mailbox Side of Street

- Taylor St Northbound from Polk St to Pierce St
- Polk ST Northbound from 126 Ave to Pierce St
- 129 Lane between Jefferson St and Polk St
- 129 Ave between Jefferson and Tyler

Local Streets - No Parking on Mailbox Side of Street

- 127 Ave between Taylor St and Lincoln St
- Buchanan St between 126 Ave and 127 Lane
- Pierce St between 128 Ave and 129 Ave

- 129 Ave between Taylor St and Fillmore St
- Fillmore St between Taylor and Fillmore St
- Pierce St between Taylor and 132 Lane
- 131 St between Jackson St and Able St
- Able St between 127 Ln and 129 Ave
- Van Buren St between 127 Ln and 129 Ave
- Madison ST between 125 Ln and 127 Ave
- 127 Ave between Madison and Jackson
- Jackson St between 127 Ave and 126 Ave

2. Temporary road closures are hereby authorized for other streets, including private streets, as deemed necessary by Incident Command throughout the event.

3. Temporary parking restrictions will occur between the hours of 6AM and 9PM, beginning May 12 and ending May 13, 2023.

4. Authorize City Emergency Management staff ability to make changes as deemed necessary based on input and activity observed and learned throughout the event.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



City of Blaine

Signature Copy

Ordinance:

Authorize Temporary Road Closures for the Johnsville Area Garage Sale Event Security Plan

WHEREAS, the Johnsville Area Garage Sale Event is a large public event that has brought hundreds of people to the City of Blaine each year; and

WHEREAS, the City of Blaine Police Department has identified the need to work with event organizers to create a security plan; and

WHEREAS, the Blaine City Council is cognizant of providing regulation of vehicular traffic in a safe and responsible manner; and

WHEREAS, City Code requires a resolution authorizing temporary no parking restrictions; and

WHEREAS, the temporary no parking restrictions will not adversely affect traffic safety; and

WHEREAS, public safety is paramount for all involved, including attendees and residents.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council hereby authorizes Incident Command the ability to implement/conduct the following security and safety elements for the Johnsville Area Garage Sale Event:

1. Temporary parking restrictions are hereby authorized on the following streets:

Access Routes - No Parking on Mailbox Side of Street

- Taylor St Northbound from Polk St to Pierce St
- Polk ST Northbound from 126 Ave to Pierce St
- 129 Lane between Jefferson St and Polk St
- 129 Ave between Jefferson and Tyler

Local Streets - No Parking on Mailbox Side of Street

- 127 Ave between Taylor St and Lincoln St
- Buchanan St between 126 Ave and 127 Lane
- Pierce St between 128 Ave and 129 Ave

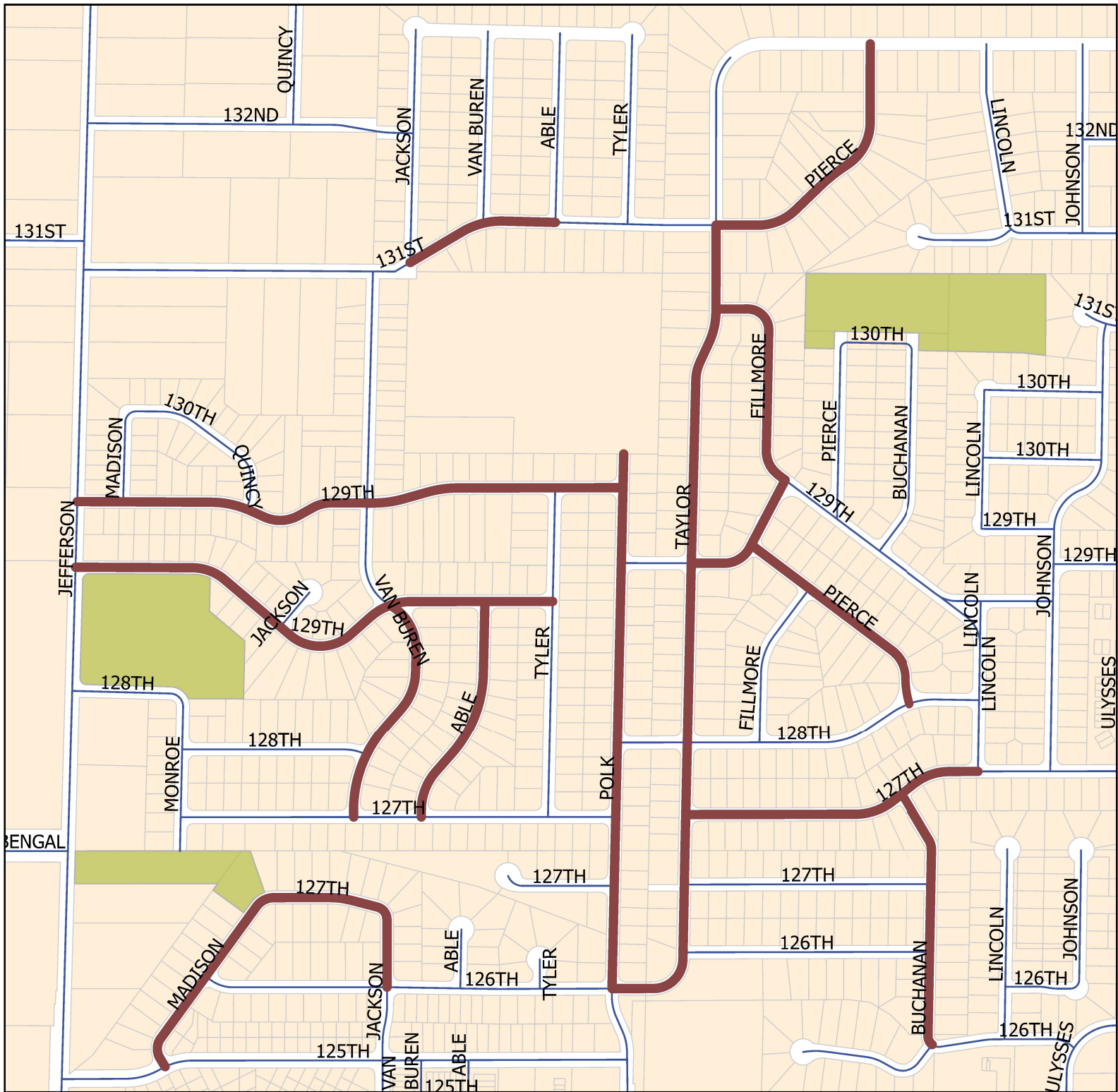
- 129 Ave between Taylor St and Fillmore St
- Fillmore St between Taylor and Fillmore St
- Pierce St between Taylor and 132 Lane
- 131 St between Jackson St and Able St
- Able St between 127 Ln and 129 Ave
- Van Buren St between 127 Ln and 129 Ave
- Madison ST between 125 Ln and 127 Ave
- 127 Ave between Madison and Jackson
- Jackson St between 127 Ave and 126 Ave

2. Temporary road closures are hereby authorized for other streets, including private streets, as deemed necessary by Incident Command throughout the event.

3. Temporary parking restrictions will occur between the hours of 6AM and 9PM, beginning May 12 and ending May 13, 2023.

4. Authorize City Emergency Management staff ability to make changes as deemed necessary based on input and activity observed and learned throughout the event.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



No Parking on
Mailbox Side of
Street



City of Blaine Staff Report

File Number: RES 23-77

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

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

Agenda Item # 10.1

Resolution Granting a Conditional Use Permit Amendment to Allow Outdoor Seating for 24 seats in a B-3 (Regional Commercial) Zoning District at 12331 Ulysses Street NE. Chick-fil-A (Blaine Square II LLC) (Case File No. 23-0043/SLK)

Executive Summary

Chick-fil-A is proposing to locate in the Blaine Square 3rd Development in a newly constructed building. They are requesting a conditional use permit amendment to increase outdoor seating from 14 seats to 24 on a patio adjacent to their building.

Background

City Council (Conditional Use Permit)	05/01/23
Action Deadline	06/09/23

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

Zoning

The property is zoned B-3 (Regional Commercial).

Land Use Designation

The property has a land use designation of CC (Community Commercial) which is used for the provision of goods and services.

Surrounding Zoning and Land Uses

The properties to the north and south are zoned B-3 and have a land use of CC. A proposed multi-tenant building is located to the north and a carwash is proposed to the south. The townhomes west of Ulysses Street are zoned DF (Development Flex) and have a land use of

MDR (Medium Density Residential). State Highway 65 is adjacent to the east.

Existing Conditions

The property has been graded and is prepped for construction to start on the Chick-fil-A building.

History

This site received a Conditional Use Permit (CUP) to have outdoor dining for five tables and 14 seats on July 6, 2022. A restaurant is a permitted use in the B-3 district.

Evaluation of Request

Site Plan

The applicant received approval to have outdoor dining (14 seats) in July 2022 and after reviewing the site and the patio area, they are requesting a revision to the number of outdoor seats allowed on site. The request is to increase to 24 seats.

Chick-fil-A is proposing an outdoor dining area located on the southwest corner of the building. It consists of six tables and 24 seats as shown on the attached drawing. The outdoor dining area will have a wrought iron fence surrounding three sides of the seating area.

The outdoor dining area will be subject to SAC (Sewer Access Charges). The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use. All other requirements listed in the attached conditions are the standard conditions that the City applies to other outdoor dining conditional use permits.

Landscaping

The submitted landscape plan for the construction of the building does meet zoning ordinance requirements.

Water/Sanitary Sewer Services

The proposed additional outdoor seating will not require any changes to the previously approved utility services being provided to the building.

Access/Street Design/Sidewalks/Trails

The proposed additional outdoor seating will not require any additional street design, sidewalks or trails.

Easements/Right-of-Way/Permits

The proposed additional outdoor seating will not require any additional easement, right-of-way or permits.

Conditional Use Permit

Section 27.04 Criteria for granting conditional use permits:

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.
 - An outdoor dining area including six tables does not create an excessive burden.
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-3 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 regional trade area. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed building and outdoor dining will meet all setbacks and landscape requirements. The use will not have an adverse effect on adjacent properties.
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-3 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is CC (Community Commercial) which is for retailing and services that serve larger areas from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
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
Site Plan (2)
Narrative

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 23-77

Resolution Granting a Conditional Use Permit Amendment to Allow Outdoor Seating for 24 seats in a B-3 (Regional Commercial) Zoning District at 12331 Ulysses Street NE. Chick-fil-A (Blaine Square II LLC) (Case File No. 23-0043/SLK)

WHEREAS, an application has been filed by Blaine Square II LLC as Conditional Use Permit Case File No. 23-0043 for Chick-fil-A; and

WHEREAS, said case involves the property described as follows:

Lot 3, Block 1, BLAINE SQUARE THIRD ADDITION

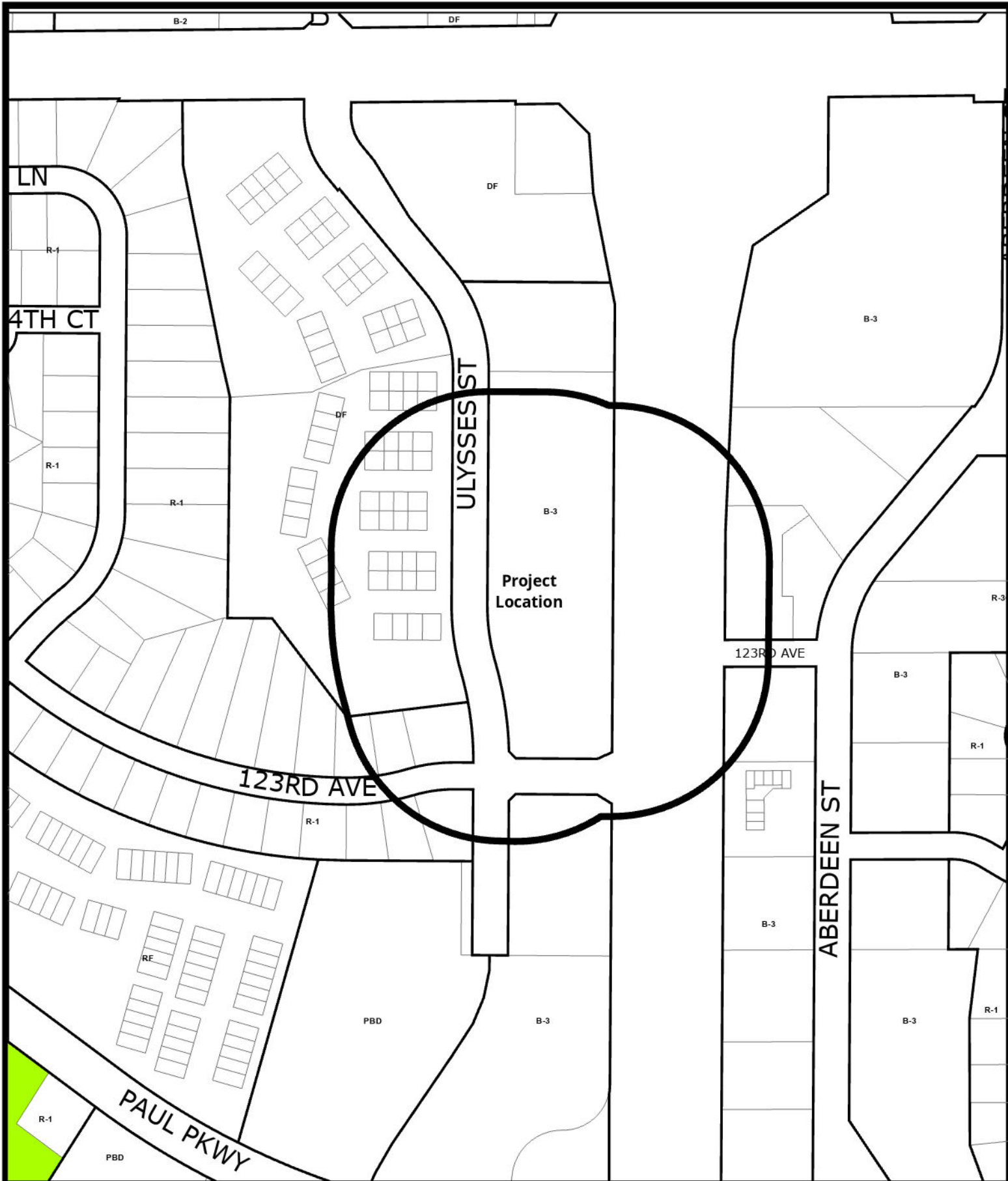
WHEREAS, the Blaine City Council has reviewed said case on May 1, 2023; and

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 30.24 (t) and 27.04 of the Zoning Ordinance to allow outdoor seating for 24 seats in a B-3 (Regional Commercial) zoning district with the following conditions:

1. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.
2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.
3. The outdoor dining area will be limited to no more than 24 seats in the outdoor dining area.
4. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
5. No amplified outdoor music system is allowed.
6. Per the Minnesota Building Code, exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



Case File No. 23-0043
Chick-fil-A

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



SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW
- 1B PAINTED HANDICAP PARKING SYMBOL
- 2A DRIVE-THRU GRAPHICS
- 2B STOP LINE GRAPHIC
- 3 STANDARD PARKING STALL (9.0'x20.0') PER CODE
- 4 STANDARD 60 DEGREE PARKING STALL
- 4A 4" SOLID WHITE STRIPING (PARKING LOT STRIPING)
- 4B 4" SOLID YELLOW STRIPING
- 4C 4" STOP-DASH-YELLOW STRIPING
- 5 BOLLARD MOUNTED SIGN
- 6 ADA ACCESSIBLE PARKING SIGN
- 7 DIRECTIONAL SIGNAGE

ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)

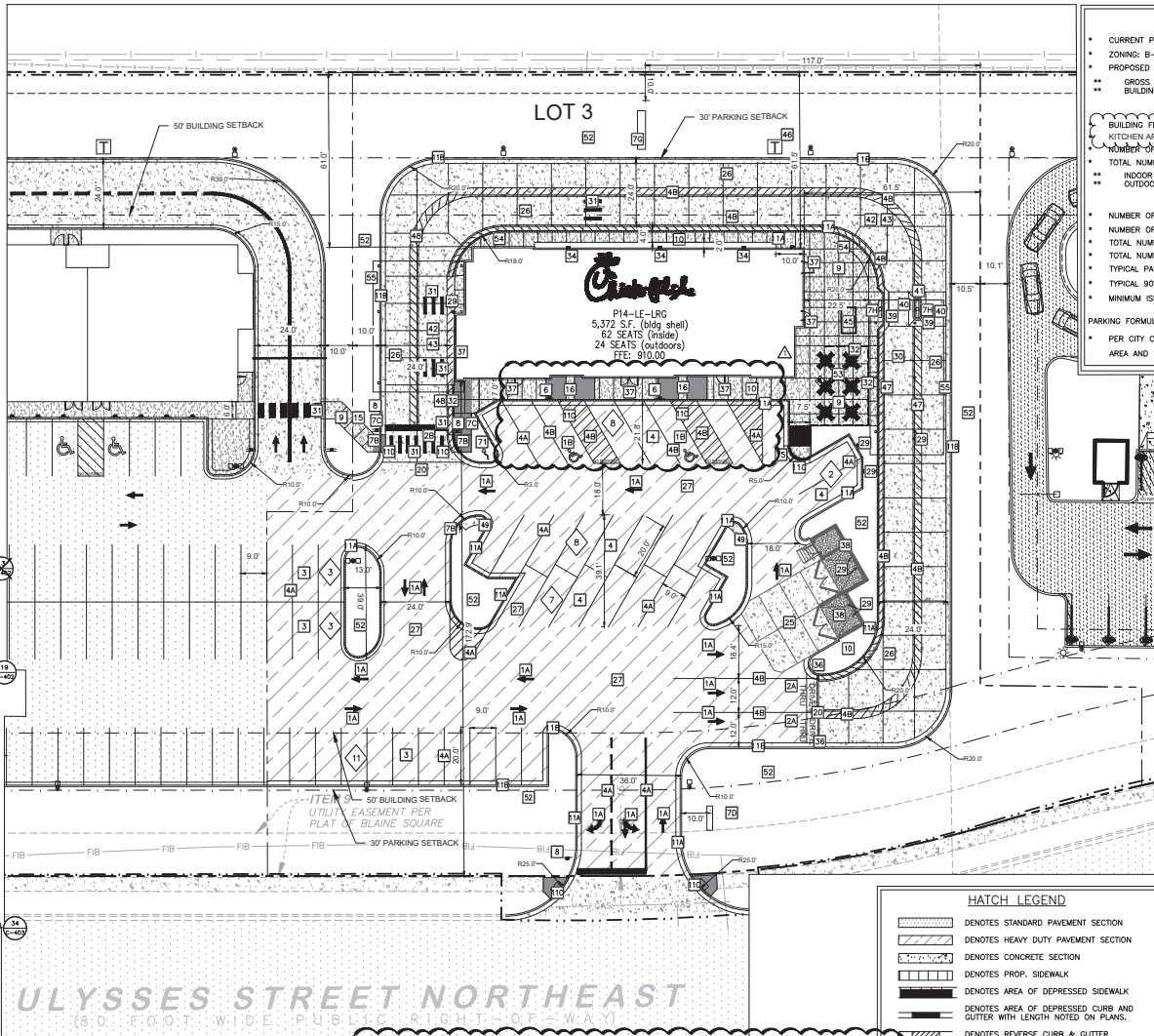
7A THRU 7C (SEE SIGNAGE LEGEND, THIS SHEET)

- 7D CHICK-FIL-A MONUMENT, SEE SIGNAGE PACKAGE
- 7E CHICK-FIL-A "ENTER" SIGN, SEE SIGNAGE PACKAGE
- 7F CHICK-FIL-A "EXIT" SIGN, SEE SIGNAGE PACKAGE
- 7G CHICK-FIL-A PYLON SIGN, SEE SIGNAGE PACKAGE
- 7H DRIVE THRU ORDERING STATION, SEE SIGNAGE PACKAGE
- 7I FLAGPOLE, 40', SEE SIGNAGE PACKAGE

- 8 STOP SIGN, SEE SIGNAGE PACKAGE
- 9 TYPICAL CONCRETE SIDEWALK, 5' MIN.
- 10 7' WIDE SIDEWALK w/ CURB & GUTTER
- 11 24" CONCRETE CURB & GUTTER
- 11A SPILLING CURB SECTION
- 11B CATCHING CURB SECTION
- 11C DEPRESSED SPILLING CURB
- 11D DEPRESSED CATCHING CURB

- 12 CONCRETE PAVEMENT SECTIONS
- 13 HANDICAP RAMP - w/ SHORT FLARED SIDES (GRASSED AREAS)
- 14 HANDICAP RAMP - w/ FLARED SIDES (ON SIDEWALKS)
- 15 RETURNED CURB HANDICAP RAMP
- 16 SIDEWALK (ADA COMPLIANT) RAMP
- 17 DETECTABLE WARNING DEVICES
- 18 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 19 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT

- 20 PAVEMENT EDGE DETAIL
- 21 CONTRACTION JOINT
- 22 KEVED CONSTRUCTION JOINT
- 23 LONGITUDINAL BUTT JOINT
- 24 EXPANSION JOINT
- 25 CONCRETE KURBAN & TRASH ENCLOSURE
- 26 CONCRETE PAVEMENT DRIVE-THRU LANE
- 27 HMA PAVEMENT SECTION
- 28 BUTT JOINT
- 29 CONCRETE BOLLARD
- 30 MULTI-LANE DIRECTIONAL STRIPING
- 31 CROSSWALK MARKINGS
- 32 ALUMINUM HANDRAIL
- 33 TYPICAL ADA RAMP & HANDRAIL
- 34 BUILDING DOWNSPOUT CONNECTION TO SITE DRAINAGE SYSTEM
- 35 ROLL-OVER/MOUNTABLE CURB
- 36 DRIVE-THRU CLEARANCE BAR
- 37 ENTRY DOOR FROST SLAB DETAIL
- 38 SCREENED REFUSE ENCLOSURE FOUNDATION
- 39 MENU BOARD LOOP DETECTION SYSTEM
- 40 MENU BOARD LOOP DETECTION SYSTEM (50' VIEW)
- 41 DRIVE-THRU ORDER POINT ISLAND
- 42 DRIVE-THRU PLAN FLUSH WITH FFE
- 43 DRIVE-THRU ISOMETRIC PLAN
- 44 DRIVE-THRU PLAN 2" BELOW FFE
- 45 GREASE TRAP
- 46 PROPOSED TRANSFORMER
- 47 DRIVE-THRU STRIPING
- 48 MEAL DELIVERY AREA STRIPING
- 49 LANDSCAPE & IRRIGATION PROTECTOR
- 50 SOLID PLASTIC WHEEL STOP
- 51 DRIVE-THRU
- 52 LANDSCAPE AREA
- 53 TYPICAL LOCATION FOR OUTDOOR TABLES (SEE EQUIPMENT SCHEDULE)
- 54 CONCRETE PAD FOR OPTIONAL CASH STATION
- 55 FACE-TO-FACE DRIVE-THRU CANOPY SYSTEMS



SITE DATA:

- CURRENT PARCEL ID # 08-31-23-12-0018
- ZONING: B-3 REGIONAL COMMERCIAL
- PROPOSED PARCEL SIZE: 67,110 ± SQ. FT. (1.54 ACRES)
- GROSS AREA OF SITE: 67,110 SQ. FT.
- BUILDING FLOOR AREA: 5,372 SQ. FT.

BUILDING DATA:

- BUILDING FLOOR AREA: 5,372 SQ. FT.
- KITCHEN AREA: 1,815 SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 15 EMPLOYEES
- TOTAL NUMBER OF SEATS = 86
- INDOOR SEATS = 62
- OUTDOOR SEATS = 24

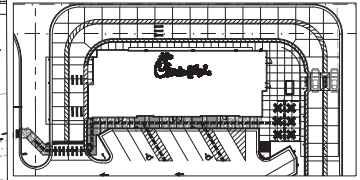
PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES (WITHIN SUBJECT PARCELS): 42
- NUMBER OF ADA SPACES: 2
- TOTAL NUMBER OF SPACES PROVIDED: 42
- TOTAL NUMBER OF SPACES REQUIRED: 32
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 20.0'
- MINIMUM ISLE WIDTH: 24.0' (90°)

PARKING FORMULA:
PER CITY CODE: 1 SPACE PER 100 SQ FT OF SERVING/DINING/RESTROOM AREA AND 1 PARKING SPACE PER 200 SQ FT OF KITCHEN/STORAGE AREA.

SIGN LEGEND

- 6 DENOTES "HANDICAPPED PARKING" 8' x 18" (TYP.)
- 7A DENOTES "ADA ACCESSIBLE" 10'-6" (BOLLARD MOUNTED WITH 6B)
- 7B DENOTES "DO NOT ENTER" RS-1, 30" x 30" (TYP.)
- 7C DENOTES "PEDESTRIAN CROSSWALK" 12' x 18" (TYP.)
- 8 DENOTES "STOP" R1-1, 30" x 30" (TYP.)



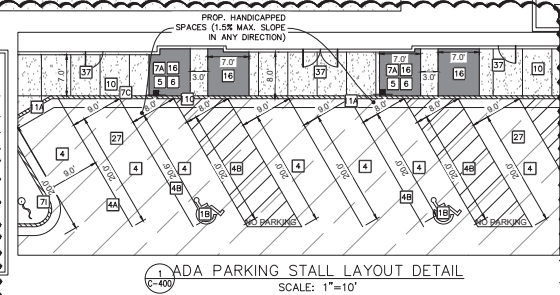
ADA ROUTE SCHEMATIC
SCALE: 1"=40'

HATCH LEGEND

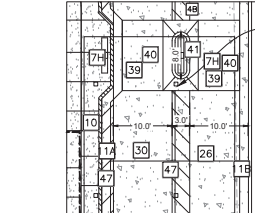
- DENOTES STANDARD PAVEMENT SECTION
- DENOTES HEAVY DUTY PAVEMENT SECTION
- DENOTES CONCRETE SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES REVERSE CURB & GUTTER

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF BLAINE STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET C-401.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.



ADA PARKING STALL LAYOUT DETAIL
SCALE: 1"=10'



ORDER CANOPY LAYOUT DETAIL
SCALE: 1"=10'

PROP. CANOPY FOOTINGS. SEE CANOPY DRAININGS FOR FOOTING SIZE. REFER TO SHEET C-500 FOR TOP OF FOOTING ELEVATIONS.



1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

		12331 ULYSSES STREET NE PREPARED FOR CAPITAL REAL ESTATE BLAINE
PROJECT NO. 16007000 DATE: 03/22/2023 SCALE: AS SHOWN FORWARDED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature]	CITY REVIEW COMMENTS: [Blank] REVISIONS: [Blank] DATE: [Blank]	SHEET NUMBER C400

E

D

C

B

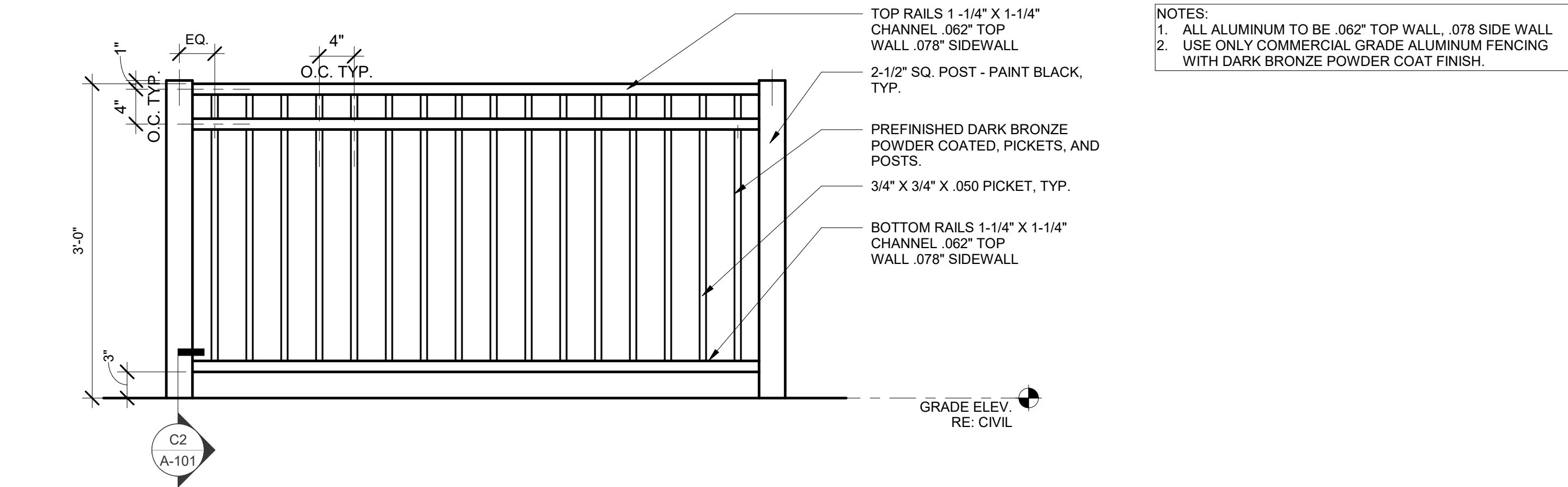
A

4

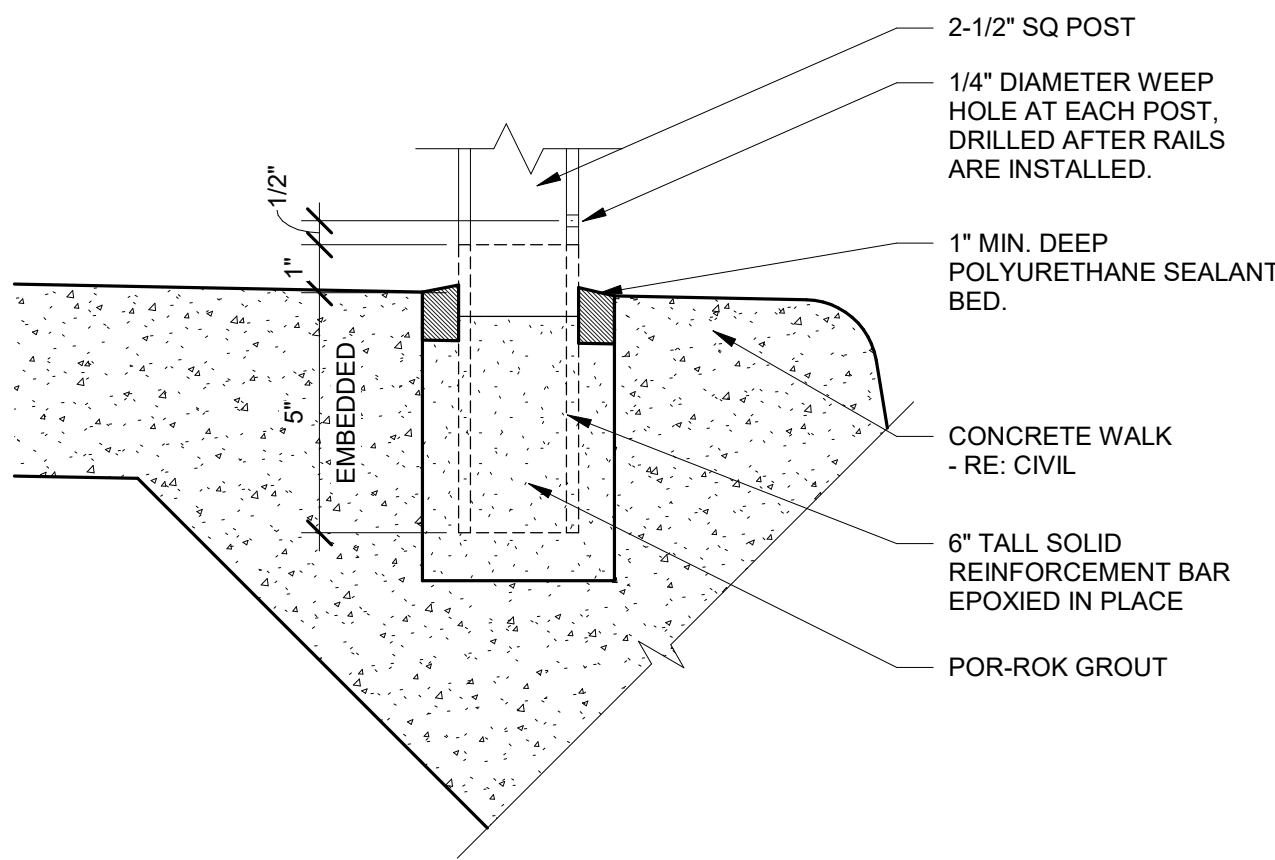
3

2

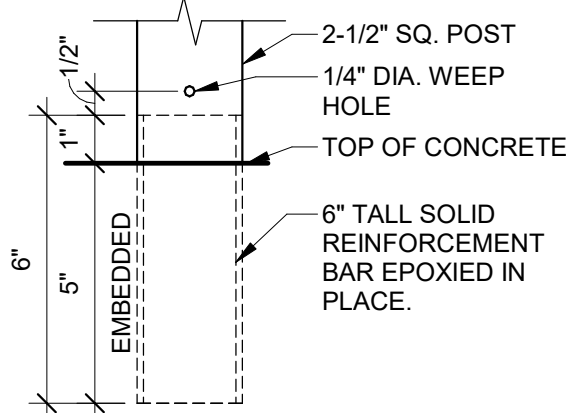
1



D1 TYP ALUMINUM RAIL
1" = 1'-0"

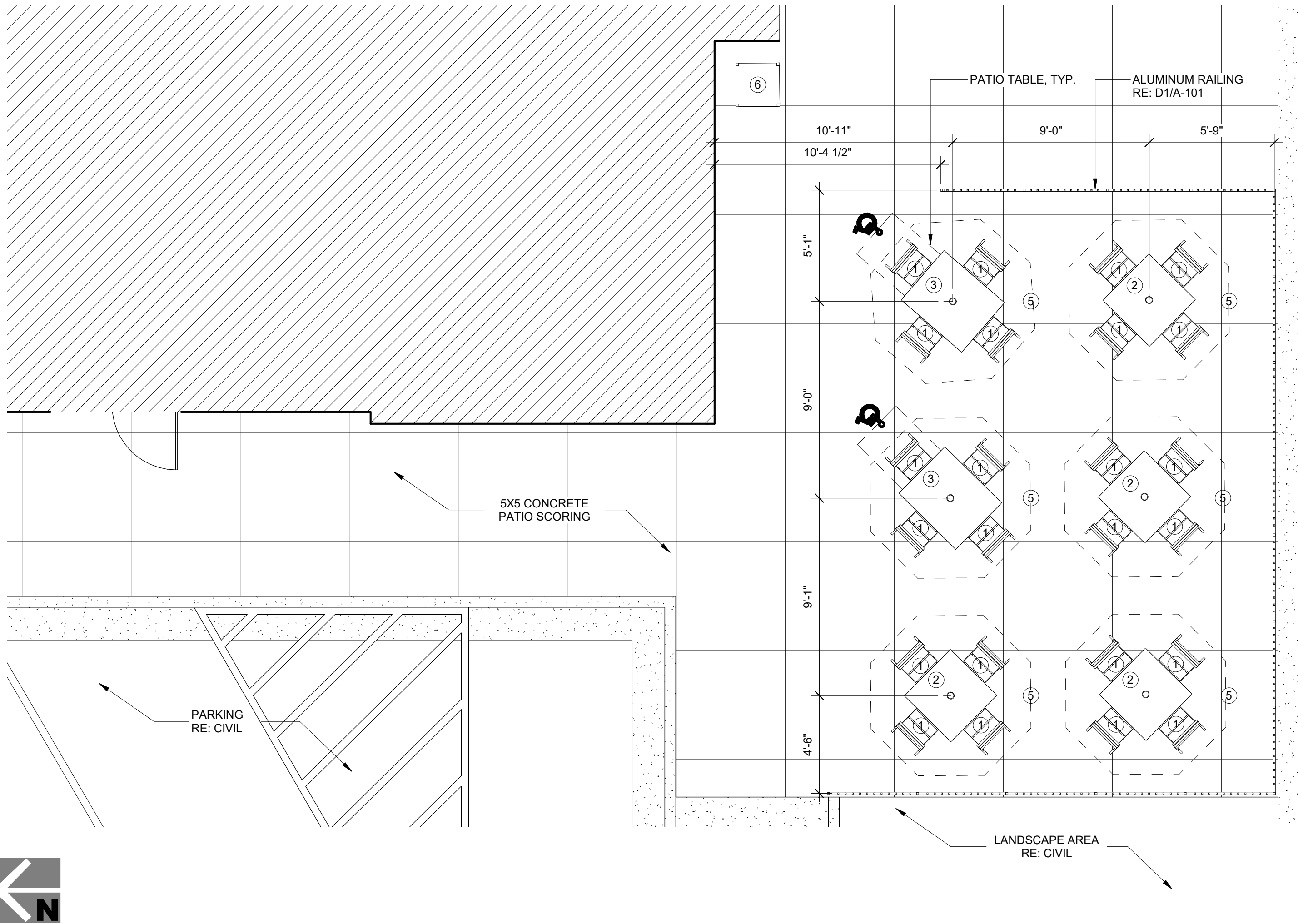


C2 TYP EXTERIOR RAILING FIELD EMBEDMENT DETAIL
3" = 1'-0"



C1 EMBEDDED POST DETAIL
3" = 1'-0"

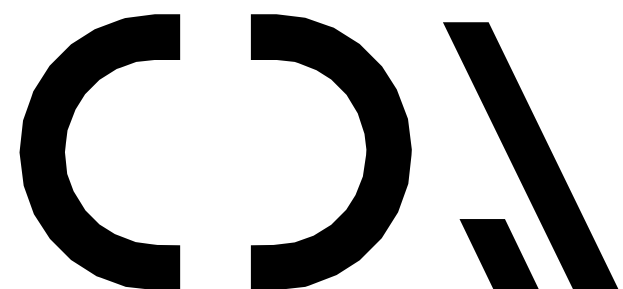
PATIO SEATING SCHEDULE										
Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish	
1	Patio Chair	24	Benchmark Design Group	WENDOVER CHAIR						
2	Patio Table - 4 Top	4	Benchmark Design Group	TAB3055-3636-AAL-WJ-LH-BDT	3'-0"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	
3	Patio Table - 4 Top - ADA	2	Benchmark Design Group	TAB3055-3644-AAL-WJ-LH-BDT	3'-6"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	
5	Patio Umbrella	6	Tuuci	OCEAN MASTER PARASOL						
6	FN - OUTSIDE TRASH RECEPTACLE	1	Benchmark Design Group	CFA-AL-2444	2'-0"	2'-0"	3'-11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	



A1 DINING PATIO PLAN
1/4" = 1'-0"



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHIPMAN DESIGN
ARCHITECTURE INC

1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018

TEL : 8 4 7 . 2 9 8 . 6 9 0 0

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF Blaine, MN RELATING TO STRUCTURES AND BUILDINGS.

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 Architect under the laws of the State of Minnesota.
Print Name: DANIEL J. SAROLO, JR.
Signature: [Signature]
Date: Feb 7, 2023 License # 56917

CHICK-FIL-A
Blaine FSU

12331 Ulysses Street NE
Blaine, MN 55434

FSR#05214

BUILDING TYPE / SIZE: P14 LE
RELEASE: 22.08

REVISION SCHEDULE

NO. DATE DESCRIPTION
02/07/23 ISSUED FOR PERMIT

ISSUED FOR PERMIT

CONSULTANT PROJECT # 22-2307.00
PRINTED FOR ISSUED FOR PERMIT
DATE 02/07/23
DRAWN BY ZJ
CHECKED BY CG
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET PATIO PLAN AND DETAILS

SHEET NUMBER

A-101

Chick-fil-A
12331 Ulysses St. NE
Lot 3, Blaine Square Third Addition
Date Prepared: April 7, 2023

Amendment to Conditional Use Permit(s)

Project Narrative

Blaine Square II LLC is requesting an amendment to the Conditional Use Permit approved on July 6, 2022 pursuant to Resolution 22-113 as to the approval to permit Outdoor Dining on Lot 3. Condition 9 currently states that “The outdoor dining area will be limited to no more than five tables and 14 seats in the outdoor dining area.”

We hereby request that up to six (6) tables and 24 seats be permitted in the outdoor dining area in accordance with the updated patio plan submitted with this application.



City of Blaine

Staff Report

File Number: RES 23-78

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

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

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit for an Art Therapy Business in an I-2 (Heavy Industrial) Zoning District at 1613 99th Lane NE. Art Lab Rx, LLC (Case File No. 23-0044/EES)

Executive Summary

The applicant is requesting to use a portion of an existing industrial building for an art therapy business. The business will primarily consist of office and storage uses with group programs of up to 12 people on evenings and weekends.

Background

City Council (Conditional Use Permit)	05/01/23
Action Deadline	06/09/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Zoning

The property is zoned I-2 - Heavy Industrial and guided HI (Heavy Industrial).

Surrounding Zoning and Uses

The property is located in an industrial park with a variety of warehousing, manufacturing, and auto repair businesses.

Existing Conditions

The property is an existing approximately 25,000 square foot industrial building with nine tenant spaces.

History

Planning Case file (PC) 90-35 approved a variance from the parking setback to extend an existing nonconformity when a building addition was proposed.

There are no conditional use permits for the subject tenant space. PC 90-35 granted a CUP for a contractors' yard with outside storage for 1615 99th Lane. Outside storage was limited to small fenced-in area. PC 96-68 granted a CUP for a truck repair shop at 1601 99th Lane with up to four trucks outside against the south building wall, and an occasional tractor trailer parked parallel to 99th Lane.

Evaluation of Request

The applicant is requesting a conditional use permit for an art therapy business. The code lists "Personal care, health care, recreation, fitness, or education related commercial services" as a conditional use in the industrial zoning districts, with the condition that sites must demonstrate adequate parking and not generate traffic volumes measurably above the range expected for other I-2 uses.

The business provides most services off site and will primarily be using the building for storage and an office for the executive director with occasional daytime staff meetings. Art therapy services at the subject site will be limited to 12 clients and will occur in the evenings or on weekends. This will not cause a greater burden on the parking for the building than a typical industrial tenant, and traffic will be minimal.

The applicant is requesting to be able to hold up to two fundraisers a year on the site with up to 50 people in attendance.

Site Plan

The site does not meet the 25 foot parking setback that is required on the southern and western property lines. Consequently, the parking lot encroaches up to 8 feet into the right of way. This was approved with a variance in 1990 (PC90-35). The building does meet the applicable setback requirements. No site changes are proposed.

The property has 58 parking stalls which allows for 20% of the building to be used as office, 40% as manufacturing, and 40% as warehouse, which is a reasonable mix of parking ratios for a mixed use industrial building. Staff does not anticipate that the parking needs for Art Rx will exceed the available parking since most of the time the parking needs will be one staff person working on site and occasional staff picking up materials. The applicant has indicated that staff meetings with 5-6 people may be during the week, which is a comparable number of employees to an industrial use. The use of the space for offering services to clients will be limited to evenings and weekends to avoid parking conflicts.

Architecture

The building is constructed of block and is similar to the other block buildings in the area. No

changes to the appearance of the building are proposed.

Landscaping

Eight trees were planted as part of the applications in 1990. While this does not meet the landscaping requirements, it is the maximum that will fit with the lack of parking setbacks. No changes to the landscaping are proposed.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

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

There are no wetlands or FEMA flood plain on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks 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.

Conditional Use Permit

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 create additional burden on public facilities or 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 appearance of the property will not change from the current conditions and the use will be operated in a way that is compatible with the industrial uses in the area.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The appearance will not change from the current condition.
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 is consistent with the purpose of the zoning code and district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Heavy Industrial land use.
7. The use will not cause traffic hazard or congestion.
 - The limitations on occupancy will prevent any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List

Zoning and Location Map

Project Narrative

Site Plan

Floor Plan

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 23-78

Resolution Granting a Conditional Use Permit for an Art Therapy Business in an I-2 (Heavy Industrial) Zoning District at 1613 99th Lane NE. Art Lab Rx, LLC (Case File No. 23-0044/EES)

WHEREAS, an application has been filed by Art Lab Rx, LLC as Conditional Use Permit Case File No. 23-0044 for Art Lab Rx, LLC; and

WHEREAS, said case involves the property described as follows:

Lot 5, Block 3, BLAINE INDUSTRIAL SQUARE

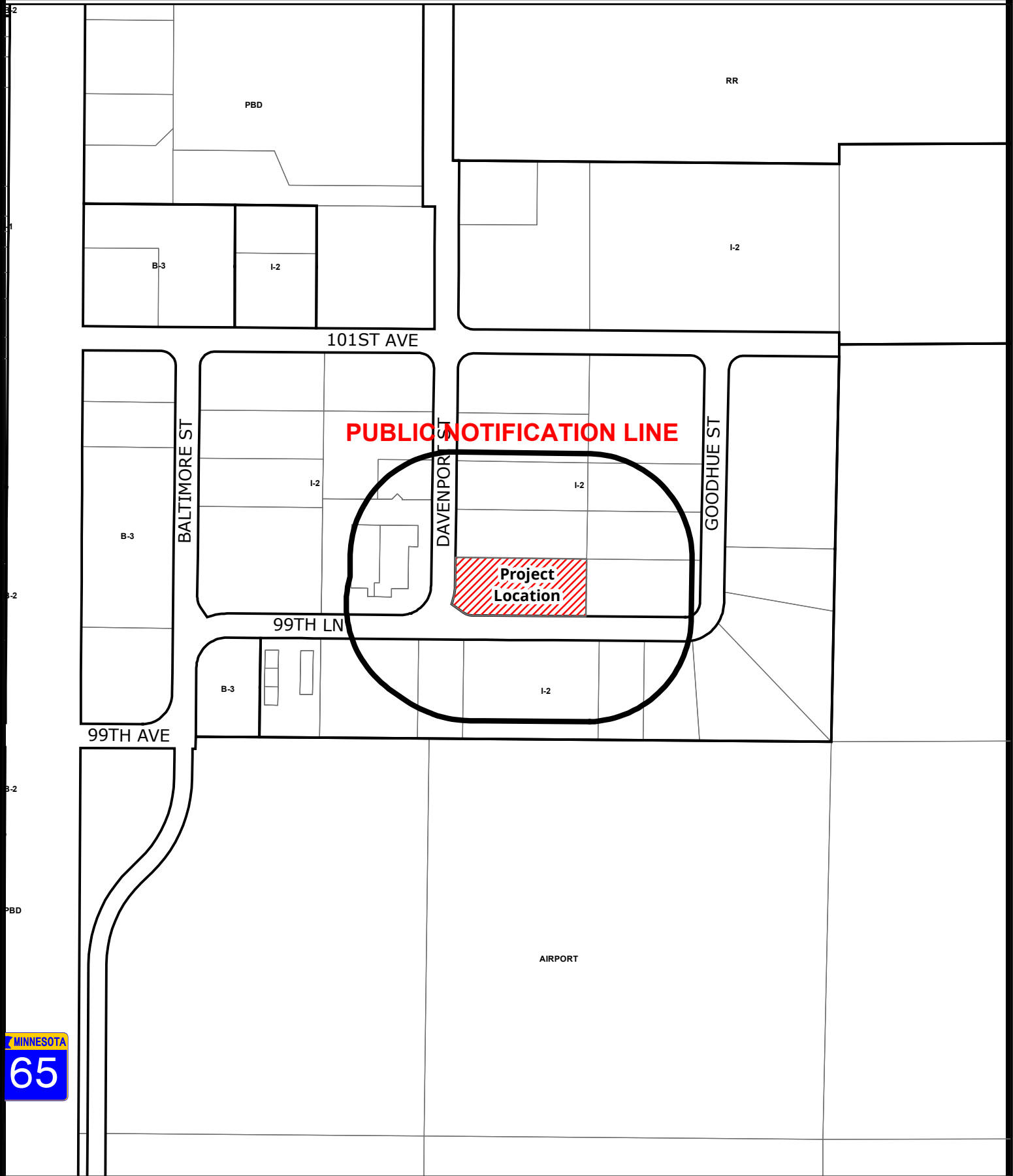
WHEREAS, the Blaine City Council has reviewed said case on May 1, 2023; and

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 31.24 (u) and 27.04 of the Zoning Ordinance to allow an art therapy business in an I-2 (Heavy Industrial) Zoning District with the following conditions:

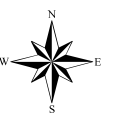
1. Client services occurring on site will be limited to 12 clients at a time and must occur after 5:30PM on weekdays or at any time on Saturdays or Sundays.
2. Up to two fundraisers may occur on the property per year and must not occur prior to 5:30PM if held on weekdays. Fundraisers must be limited to no more than 50 attendees.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



Case File No. 23-0044
Art Lab Rx, LLC

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



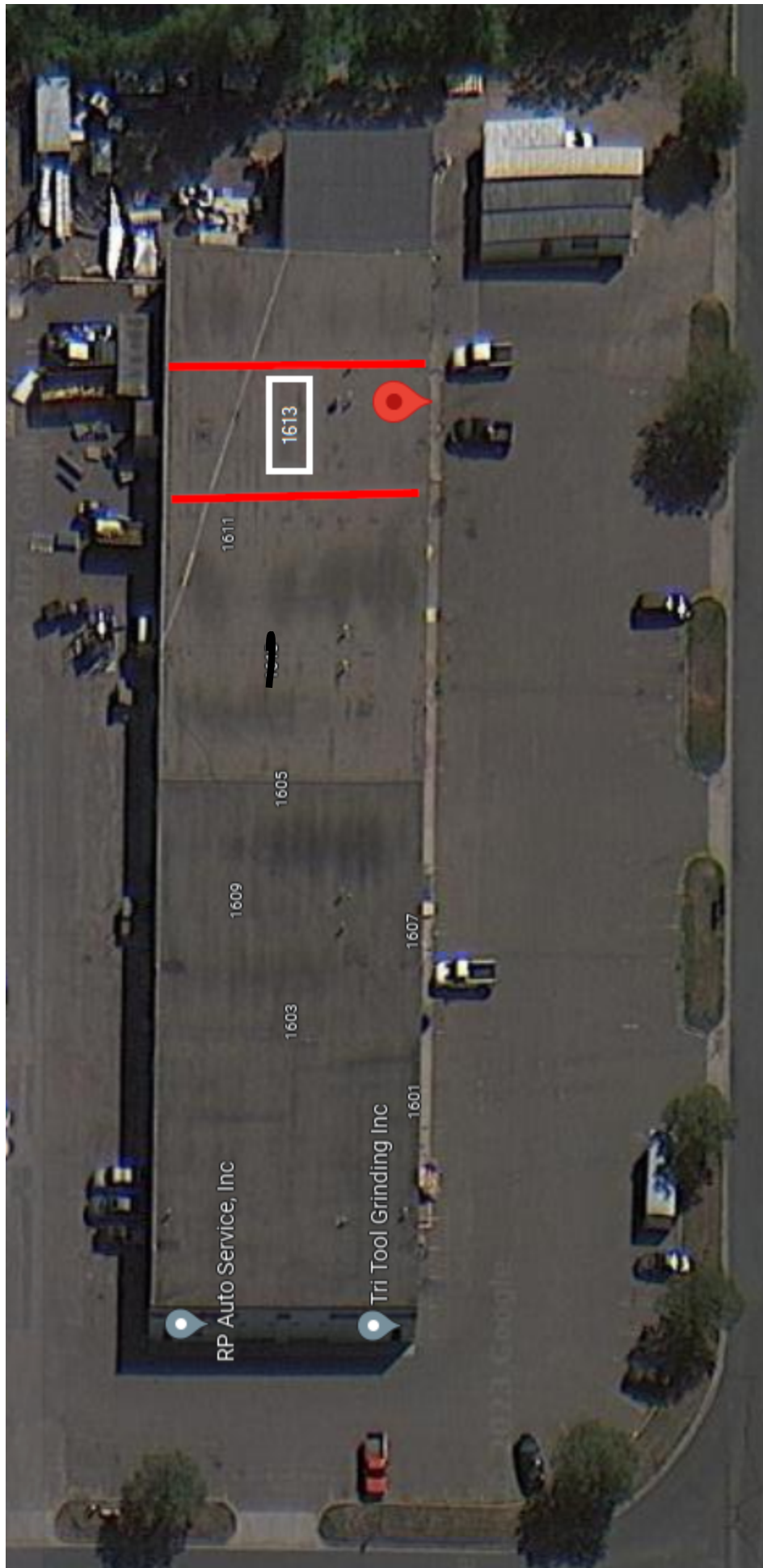
To the City of Blaine:

Art Lab Rx, LLC. will be conducting the following in the site at 1613 99th Lane NE, Blaine, MN 55449. The front area is for team meetings, art gallery, and waiting room. The office will be the Executive Director's private office and meeting space. The large warehouse space will be storage for our mobile art therapy studio bus, and the remaining space will be storage of art materials and tables for facilitating groups.

Our main work during the week will consist of one person in the office on M,W,F, with perhaps once per week a team member will come to load materials. Periodically there will be team meetings during the week with about 5-6 people. Groups of approximately 12 individuals will be facilitated during the evenings and perhaps on Saturdays.

Twice during the year, we intend to facilitate events with approximately 50 people at a time. These events will be held either during an evening or weekend, as to not interfere with the industry for our neighbors.

Thank you,
Lisa M. Lounsbury
Executive Director
Art Lab Rx, LLC.





City of Blaine

Staff Report

File Number: RES 23-72

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 11.1

Resolution Granting a Conditional Use Permit Amendment to Store up to Five Outdoor Vehicles as Part of an Auto Repair Business in a B-3 (Regional Commercial) Zoning District at 30 County Road 10 NE. Blaine Wholesale Transmission (Case File No. 23-0027)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) amendment for outside overnight storage of five vehicles. Site improvements will be required to bring the site into compliance with a previously issued CUP and to provide screening for the vehicles from County Road 10.

Background

Planning Commission Public Hearing	04/12/23
City Council (Conditional Use Permit)	05/01/23
Action Deadline	04/30/23
Action Deadline (Extended by City)	06/29/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Zoning

The property is zoned B-3 (Regional Commercial) and guided CC (Community Commercial).

Surrounding Zoning and Uses

Surrounding properties are also zoned B-3. Murray Animal Hospital is directly to the west and Cabinets to Go/Lumber Liquidators Flooring is directly south of the property. The northwestern property line is adjacent to County Road 10 Service Drive.

Existing Conditions

The property has an existing auto repair business.

History

The building was constructed in 1949, prior to the incorporation of the City and adoption of zoning regulations. A CUP was issued for the property in 2001 (Resolution 01-35/Case File No. 01-05) for a transmission shop with no overnight storage of vehicles. A condition of that CUP was that curbing and landscaping be installed in order to bring the nonconforming property closer to compliance with current site design standards. The improvements to the property were never made.

At this time, the applicant is requesting an amendment to that conditional use permit to allow for outside storage of vehicles.

Evaluation of Request

Site Plan

The applicant has submitted the site plan that was approved in 2001. It shows the establishment of a curbed area defining two distinct access points onto the service drive which should reduce right of way encroachment.

The dumpster is currently located on the west side of the building, without a trash enclosure. A trash enclosure is proposed, which is required by the zoning code and does not currently exist. At the time the submitted plan was originally developed, properties in the B-3 district were permitted to have trash enclosures made of board on board fencing. The current standards require the enclosure to be made of masonry in a color complimentary to the building. A recommended condition of approval is construction of a trash enclosure that meets current requirements.

Parking

The submitted site plan shows 12 total parking stalls, including one accessible stall. The required access aisle for the accessible stall is not shown. The number of available stalls is currently 11.

The parking requirement for auto repair businesses is two stalls per service bay and four additional stalls. Traditionally, this has been interpreted that the two stalls per bay may not be used for overnight outside storage and are intended for use for customer cars during the day and staff use. The shop has three bays, therefore six stalls must be reserved for daily use, allowing five to be used for overnight outside storage. Staff recommends that the overnight outside storage be limited to the stalls labeled 5-9 on the attached site plan. All stalls must be striped and a parking lot permit from the Building Inspections Department will be required to ensure compliance with the Minnesota Accessibility Code.

Setbacks

Due to construction prior to the City's adoption of zoning regulations, neither the building nor the parking lot meet setback requirements. The parking lot has no setback from the western (rear) and northeastern (front) property lines, and is set back approximately 40 feet from the southern (side) property line. The building is setback approximately 5 feet from the southern side yard property line, 18 feet from the northeastern front yard property line, and 30 feet from the western rear yard property line. No changes to the setback are proposed.

Architecture

No changes to the building are proposed. The existing building is brick on the two sides (visible from County Road 10), and white painted block on the other two sides of the building. This does not meet the current architectural standards, which require a four-sided design and the use of three premium materials on each side of the building. The architecture is legal nonconforming (grandfathered).

There are three bay doors on the front of the building. Bay doors may be located on the front of the building when permitted by the Zoning Administrator with screening. The proposed new landscaping will achieve the necessary screening.

Landscaping

There are no existing trees or shrubs on the property. If the building were constructed today, 5 overstory trees, 3 conifer trees, 3 ornamental trees, and 18 shrubs would be required. The submitted plan shows 2 overstory trees, 3 conifer trees, 2 ornamental trees, and 10 shrubs.

A new landscaped area is proposed adjacent to County Road 10 to provide visual screening and to establish two distinct entrances. This area must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.

With the conditional use permit, the city is attempting to mitigate any impacts from the requested conditional use, which in this case is achieved through requiring some landscaping to mitigate the appearance of outdoor storage of vehicles. Staff believes that the proposed landscaping achieves a reasonable level of mitigation in relation to the request.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The proposed construction of the landscape island will allow for the creation of two standard access points to the property. No additional street design, sidewalks 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.

Conditional Use Permit

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.

Section 27.04 Criteria for granting conditional use permits:

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 addition of five vehicles being stored outside will not create an excessive burden on public facilities or 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 improvements proposed will make the use compatible with the adjoining properties and the character of the zoning district. The adjacent properties were built after the adoption of zoning regulations, but prior to the current setback and landscaping regulations, and are therefore also nonconforming in substantial ways.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - With the addition of landscaping and curbing, the appearance of the use will not have an adverse effect upon adjacent properties.
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 is consistent with the purposes of the zoning code and zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.

- The use is consistent with the comprehensive plan.
- 7. The use will not cause traffic hazard or congestion.
 - The limitations on occupancy will prevent any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Plan

Narrative

Resolution 01-35

Unapproved Planning Commission Minutes 4/12/23

Strategic Plan Relationship

Not applicable

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit amendment. There were no comments at the public hearing.

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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 4/12/23



City of Blaine

Signature Copy

Resolution: RES 23-72

Resolution Granting a Conditional Use Permit Amendment to Store up to Five Outdoor Vehicles as Part of an Auto Repair Business in a B-3 (Regional Commercial) Zoning District at 30 County Road 10 NE. Blaine Wholesale Transmission (Case File No. 23-0027)

WHEREAS, an application has been filed by Blaine Wholesale Transmission as Conditional Use Permit Case File No. 23-0027; and

WHEREAS, said case involves the property described as follows:

AUD SUB NO 143 LOT 5 AUD SUB NO 143-SUBJ TO PIPELINE EASE TO N NAT GAS-SUBJ TO EASE TO RURAL COOP POWER ASSN-(EX W 143 FT)(SUBJ TO UNITED POWEREASE OVER THE S 35 FT, 10/13/72)

WHEREAS, the Blaine Planning Commission held a public hearing on April 12, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 1, 2023; and

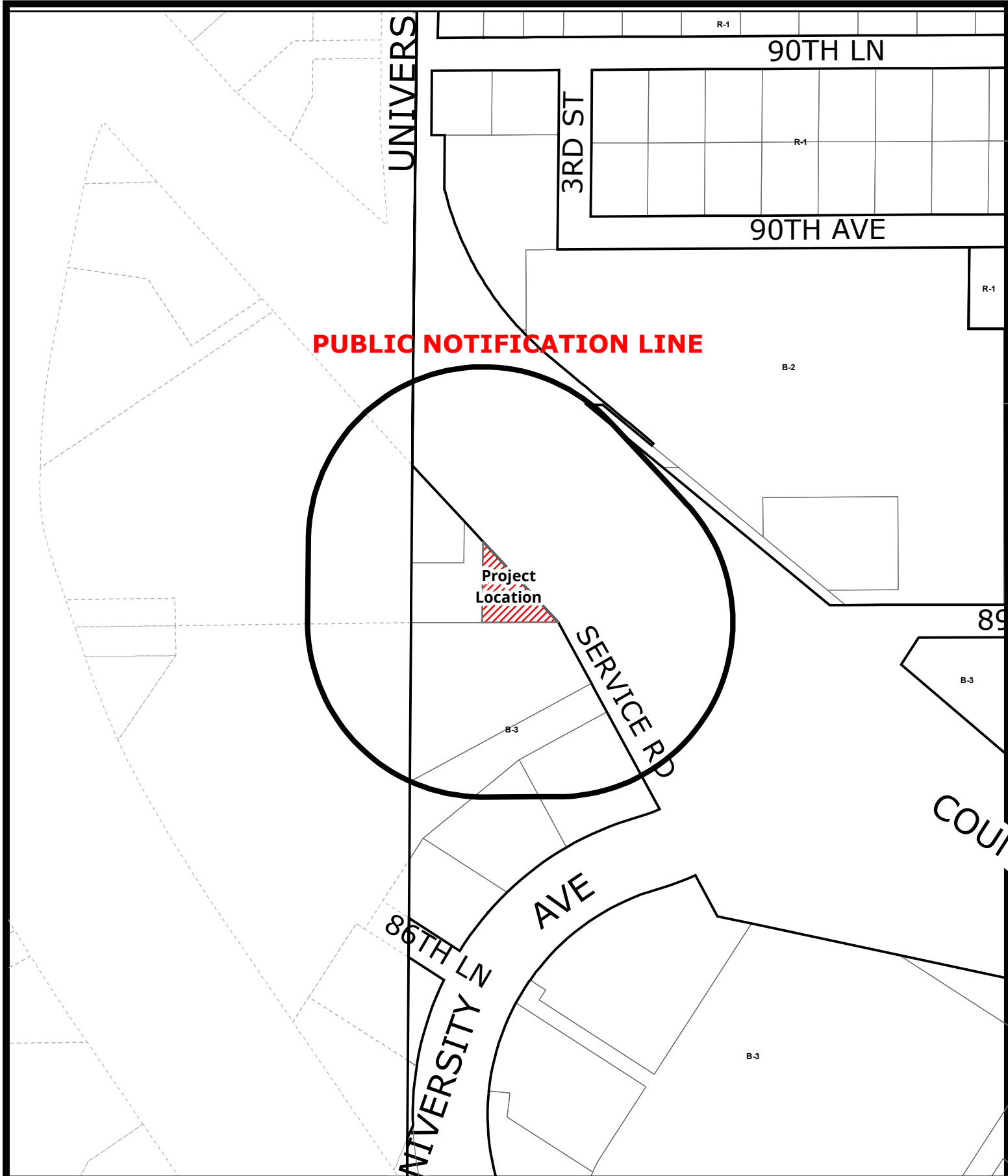
WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.24(f) and 27.04 of the Zoning Ordinance to store up to five outdoor vehicles as part of an auto repair business in a B-3 (Regional Commercial) zoning district with the following conditions:

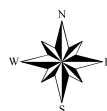
1. Site improvements must be constructed as shown on the attached site plan by September 30, 2023, with the following modifications:
 - a. The trash enclosure shall be constructed of rock faced block in a color matching the front of the building.
2. Applicant shall apply for administrative site plan approval and provide a Site Improvement Performance Agreement and associated financial guarantee by July 31, 2023.
3. Overnight vehicle storage shall be limited to stalls 5-9 on the attached site plan.
4. No repair work can be done outside.
5. The new landscape area adjacent to County Road 10 must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.

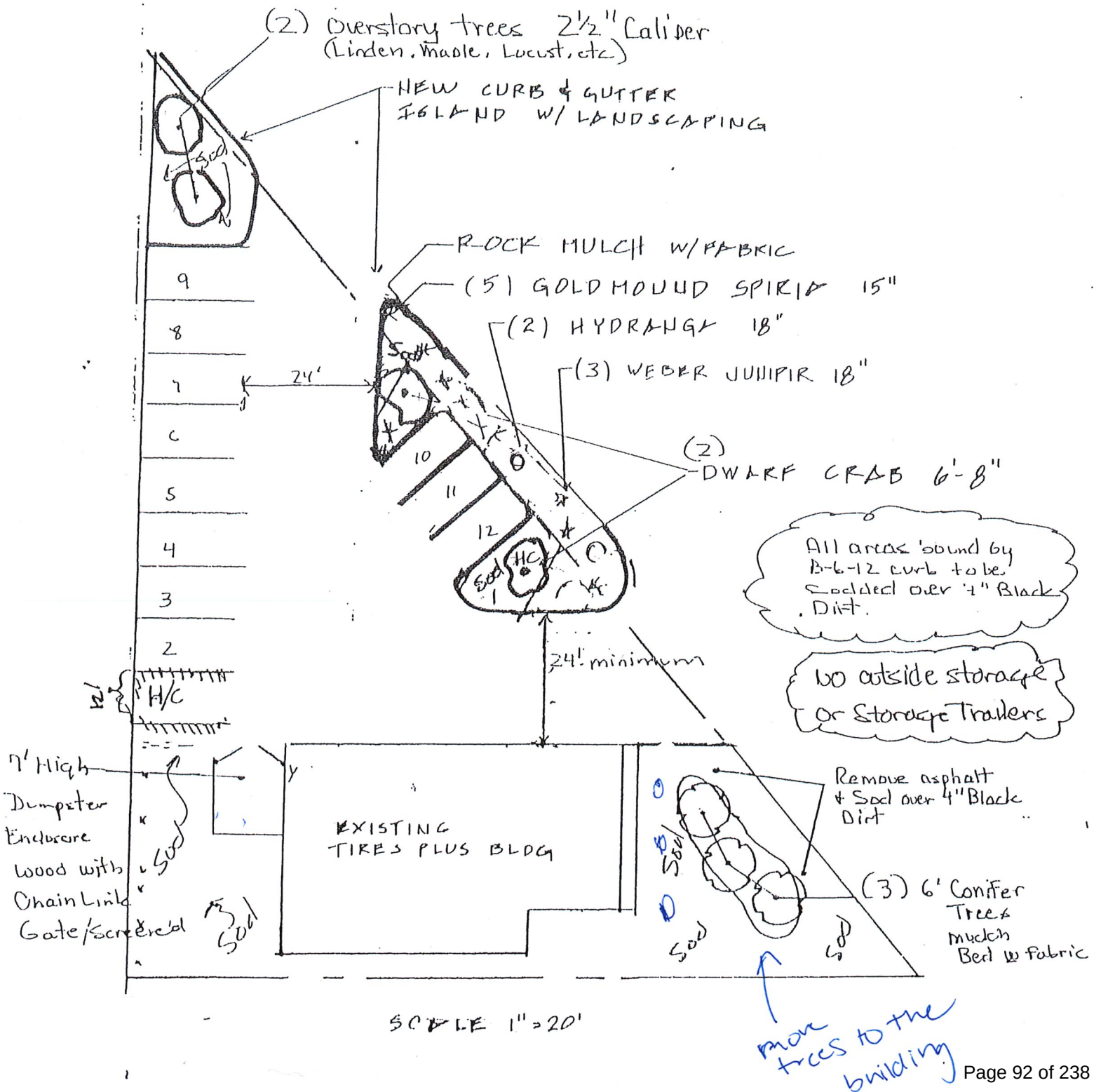
6. This resolution replaces Resolution 01-35.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



Case File No. 23-0027
Blaine Wholesale Transmission





Blaine Wholesale Transmission Operations

Four employees

8-5 Monday through Friday, 8-12 Saturday

Three bays

Vehicles need to be stored outside when towed in at night

Typically work is completed on a vehicle in 3-4 days, can be longer when vehicle owner needs to get loan for the repairs.

CITY OF BLAINE

RESOLUTION NO. 01-35

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 30.24 (ee) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
WHOLESALE TRANSMISSION
30 HIGHWAY 10 NE**

WHEREAS, an application has been filed by Wholesale Transmission as Conditional Use Permit Case File No. 01-05; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 13, 2001; and

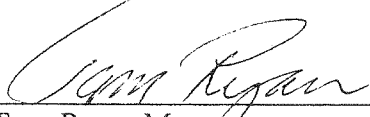
WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on March 1, 2001.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.24 (ee) of the zoning ordinance to allow a transmission shop at 30 Highway 10 based on the following conditions:

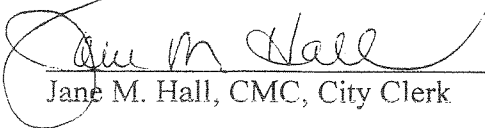
1. No outdoor display areas or overnight storage of vehicles is allowed.
2. No work pertaining to the business can be done outside.
3. Inside use of the building must comply with all fire and building codes and a Certificate of Occupancy must be obtained.
4. Any signage to be used must meet City requirements and requires a separate permit.
5. The additional landscaping required on site should coincide with the attached site plan, and the owner should sign a letter of intent and provide \$2,500 letter of credit prior to Certificate of Occupancy to ensure the installation of the landscape improvements.
6. This Conditional Use Permit and conditions are based on the expectation that this site and building, given its close proximity to Northtown and other shopping facilities, may be part of a larger redevelopment effort at some time in the near future. If however that does not occur the site will need to be further modified to meet all appropriate zoning and site performance criteria within five (5) years of this action or March 1, 2006.

PASSED by the City Council of the City of Blaine this 1st day of March, 2001.



Tom Ryan, Mayor

ATTEST:



Jane M. Hall, CMC, City Clerk

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023**

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 6.1 – Case File No. 23-0027 – Public Hearing – The applicant is requesting a conditional use permit amendment to store up to five outdoor vehicles as part of an auto repair business in a B-3 (Regional Commercial) zoning district.

BLAINE WHOLESALE TRANSMISSION, 30 COUNTY ROAD 10 NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0027 was opened at 7:07PM. As no one wished to appear, the public hearing was closed at 7:08PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0027 based on the following conditions:**Case 23-0027:**

1. Site improvements must be constructed as shown on the attached site plan by September 30, 2023, with the following modifications:
 - a. The trash enclosure shall be constructed of rock faced block in a color matching the front of the building.
2. Applicant shall apply for administrative site plan approval and provide a Site Improvement Performance Agreement and associated financial guarantee by July 31, 2023.
3. Overnight vehicle storage shall be limited to stalls 5-9 on the attached site plan.
4. No repair work can be done outside.
5. The new landscape area adjacent to County Road 10 must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.
6. This resolution replaces Resolution 01-35.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.



City of Blaine

Staff Report

File Number: RES 23-79

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 11.2

Resolution Granting a Conditional Use Permit to Operate an Approximately 1,700 Square Foot Themed Party Room in a B-2 (Community Commercial) Zoning District at 12074 Central Avenue NE. Star Party Room Rental (Blaine Retail Center LLC) (Case File No. 23-0029/SLK)

Executive Summary

The applicant is requesting to operate a small party room for approximately 40 people (but generally around 20 people) at each party.

Background

Planning Commission Public Hearing	04/12/23
City Council (Conditional Use Permit)	05/01/23
Action Deadline	05/14/23

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

Zoning

The property is zoned B-2 (Community Commercial) and guided CC (Community Commercial).

Surrounding Zoning and Uses

The property to the east is occupied by Small World Daycare and is zoned B-2. On the west is Ulysses Street and a property that is zoned PBD (Planned Business District) with a park and ride parking lot. The property to the south is Blainebrook Entertainment Center which is also zoned B-2.

Existing Conditions

The subject property is occupied by the Blaine Convenience Center building which includes a

variety of gas, retail, and office. The site has a shared drive and access with the properties to the east and south.

History

The site received a Conditional Use Permit (CUP) to operate a convenience store and gas station in 1981. In 1994, the site received a CUP amendment to allow the expansion of two gas pumps. A variance to the front yard setback from 30 feet to 11 feet was granted for Paul Parkway in 1994.

Evaluation of Request

Site Plan

The applicant is proposing to operate a themed party room (event venue) in a suite with no more than 40 people for birthday parties and similar small events. Event venues/centers are regulated as meeting and assembly halls in the zoning code and are a conditional use in the B-2 district.

The building and parking appear to be legal non-conforming as it was built in the 1980s before current zoning standards were adopted. However, a variance was approved in 1994 for the front yard setback adjacent to Paul Parkway for the construction of an updated parking lot.

Typical hours of operation would be:

- Monday-Thursday 3pm-10pm
- Friday 3pm-Midnight
- Saturday 9am-midnight
- Sunday 9am-10pm
- Earlier times by request on a case by case basis

Parking

The primary concern with event centers is provision of adequate parking. The code requires a minimum of one stall per 100 square feet for dining areas within establishments serving food and beverage, including event centers. Following the feedback provided by the Planning Commission and City Council, staff are currently reviewing the parking requirements in general, and are specifically reviewing the parking for event centers. Upon review of other cities' parking requirements, staff will be recommending a parking requirement of parking spaces equal in number to one-half the seating capacity plus employee parking. Through the conditional use permit process, the City can apply a higher parking requirement if necessary.

The center has several vacant tenant spaces currently. Therefore, parking was calculated at a general retail number for each of the tenants, with the exception of 3,000 square feet of potential restaurant, and 1,676 square feet of theme party room space. To meet the needs of the current tenants (including the small party room), 92 stalls are required under the

requirements of the current code, or 95 stalls under the proposed new requirement. The proposed changes have not been reviewed by Planning Commission or City Council and are not enforceable as a standard at this time.

Tenant	Ratio	Stalls
Retail (9,160 sf)	1/200	45
Restaurant (3,000 sf)	1/100	30
Party Room (1,676 sf)	1/100 -- 1 per 2 seats plus employees	17/20
Total		92/95

The parking lot for the shopping center identifies 31 parking stalls. The applicant has provided a shared parking agreement with the property owner to the south (Blainbrook Entertainment Center) who has a very large parking lot with over 300 parking stalls. The agreement allows the applicant and other tenants of the multi-tenant building to use the 86 parking stalls just south of the Blaine Convenience Center. This brings the total amount of parking provided to 117 stalls.

Architecture

The building is constructed of concrete block, brick, and glass.

Landscaping

The site has two trees on the northwest corner of the site and several trees on the east side of the site.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA floodplain on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks 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.

Conditional Use Permit

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.

Section 27.04 Criteria for granting conditional use permits:

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 limitations on occupancy will prevent excess burdens on streets and the use in general will not create burden on parks, schools, or other public facilities.
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. (Ord. No. 20-2447, 7-20-2020)
 - No changes are proposed to the design of the building which is compatible with adjoining properties. The shared parking agreement allows compatibility with the adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use will not change the appearance of the existing building.
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 of a small room rental is consistent with the intent of the Community Commercial zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Community Commercial land use designation which is intended to include retail and services serving neighborhood or regional needs.
7. The use will not cause traffic hazards or congestion.
 - The limitations on occupancy will prevent any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access road, drainage and necessary facilities.

- The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Plan

Floor Plan

Parking Plan

Narrative

Parking Agreement

Unapproved Planning Commission Minutes 4/12/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 4/12/23



City of Blaine

Signature Copy

Resolution: RES 23-79

Resolution Granting a Conditional Use Permit to Operate an Approximately 1,700 Square Foot Themed Party Room in a B-2 (Community Commercial) Zoning District at 12074 Central Avenue NE. Star Party Room Rental (Blaine Retail Center LLC) (Case File No. 23-0029/SLK)

WHEREAS, an application has been filed by Blaine Retail Center LLC as Conditional Use Permit Case File No. 23-0029 for Star Party Room Rental; and

WHEREAS, said case involves the property described as follows:

That part of Outlot F, DONNAY'S OAK PARK 15th, according to the plat on file and of record in the office of the Registrar of Titles, Anoka County, Minnesota, lying northerly of the South 1073.27 feet of said Outlot F and West of Tract A, REGISTERED LAND SURVEY NO. 77, files of the Registrar of Titles, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission held a public hearing on April 12, 2023, and recommended approval regarding said Conditional Use Permit; and

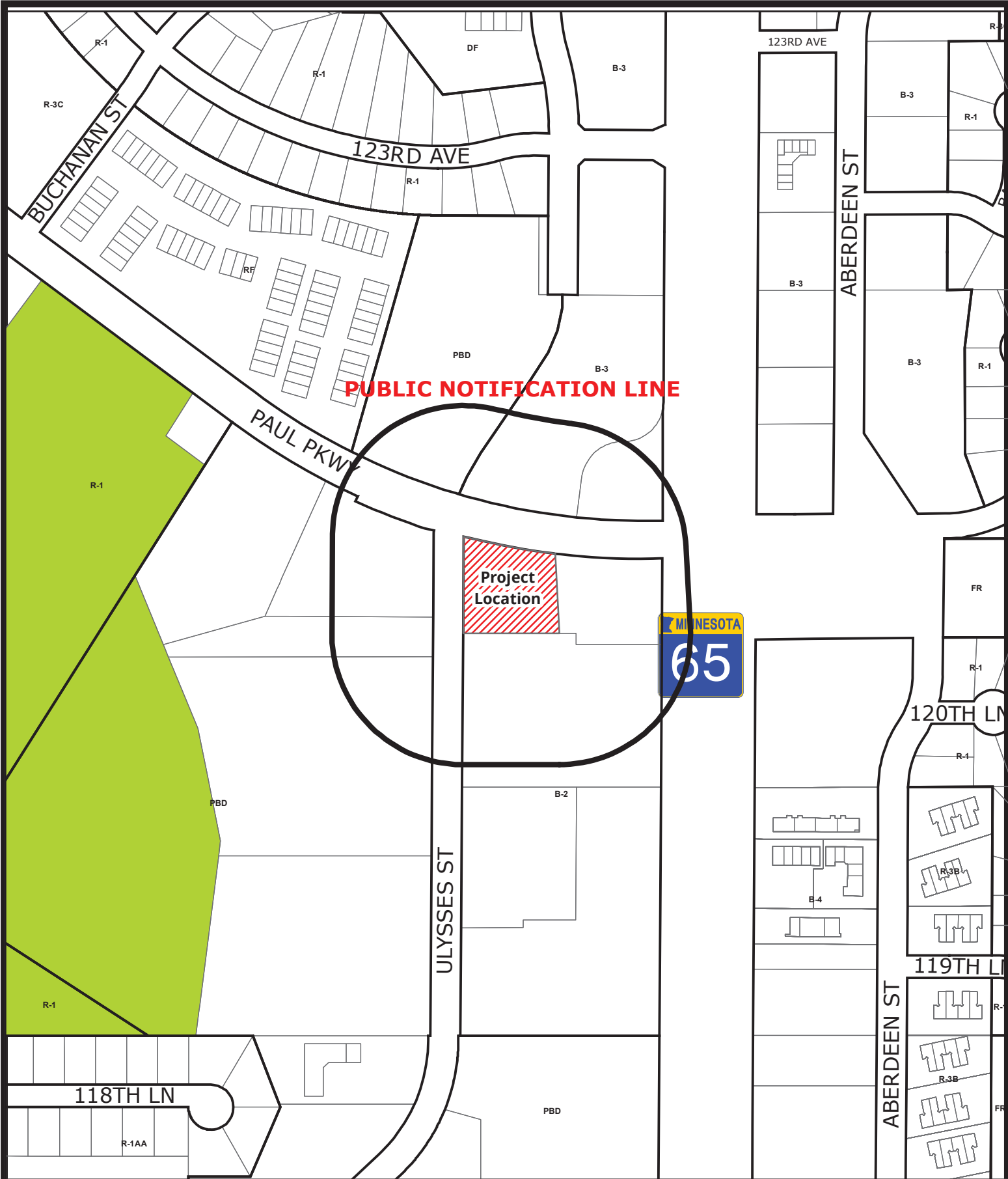
WHEREAS, the Blaine City Council has reviewed said case on May 1, 2023; and

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 30.14(k) and 27.04 of the Zoning Ordinance to allow an approximately 1,700 square foot themed party room in a B-2 (Community Commercial) zoning district with the following conditions:

1. The applicant to show proof that the signed parking agreement allowing the shared parking of 86 parking stalls has been recorded (Anoka County) on the property prior to any occupancy of the tenant space.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



BlaineMN.gov

Case File No. 23-0029
Star Party Room Rental

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

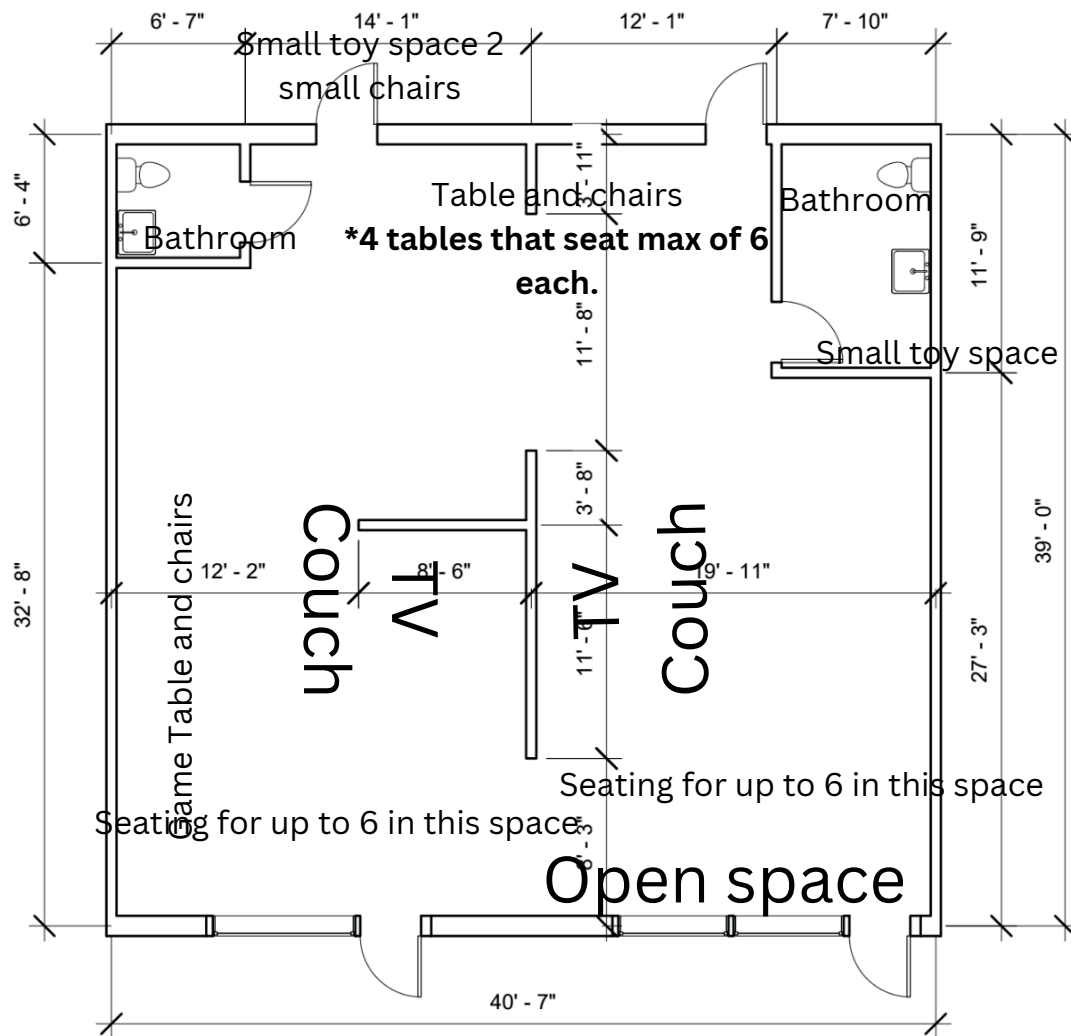


EXHIBIT C
FLOORPLAN

Tenant's premises is highlighted in Red below



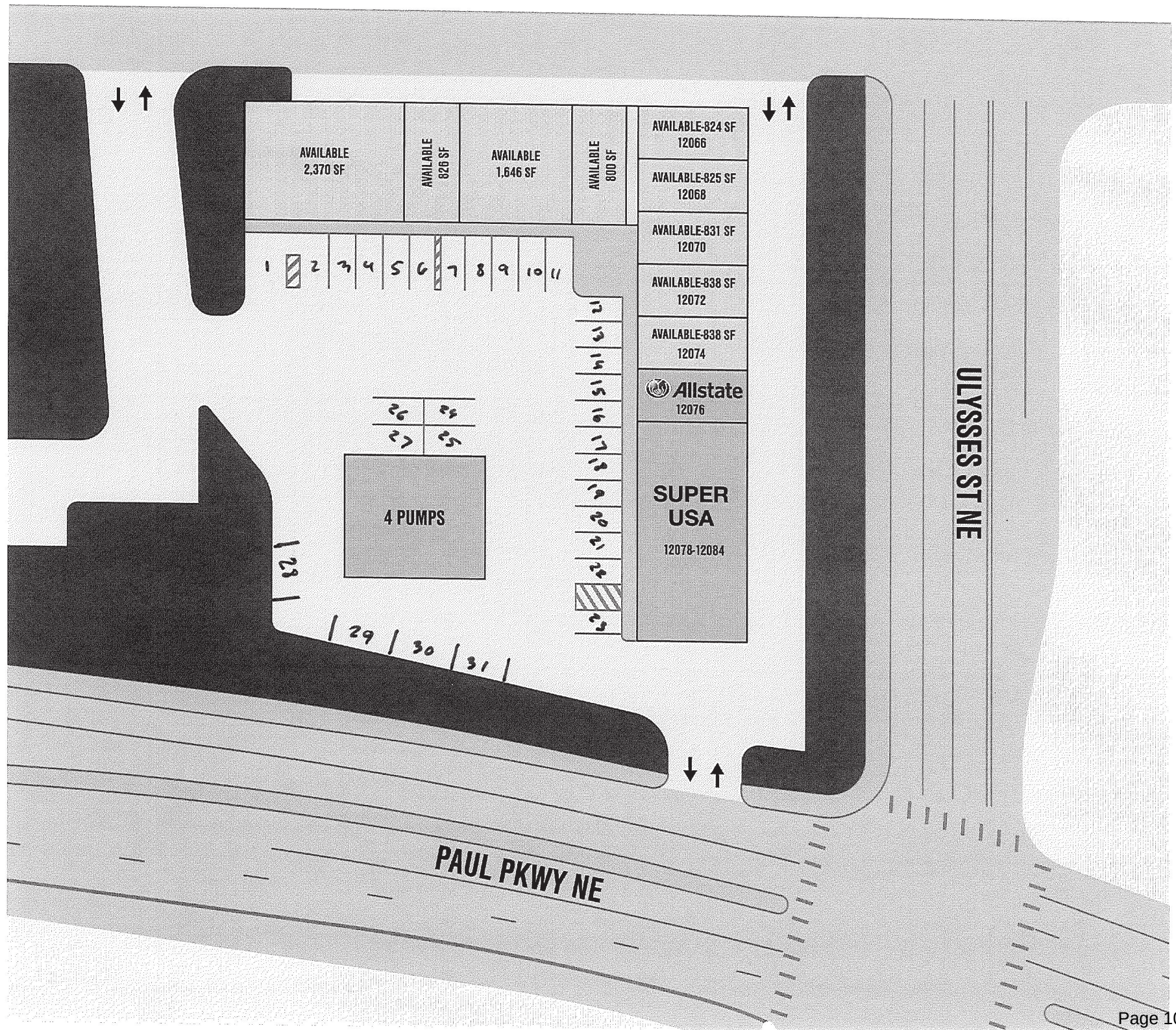
Red Space is Star Party.- There is not a demising wall between the bays as it appears on this layout from the building owner.



This space is just used for it's theme and tables and chairs.

There is no food service.

Total seats in the space for 38





Star Party Narrative

Star Party is a little dream that my son and I had when we were celebrating his high school graduation. We were visiting Star Wars Galaxy Edge in Disney and we started talking about how it would have been so fun to have had a birthday party for him when he was little at a place like this. Fully decked out in a Star Wars theme instead of some back room at a pizza joint. You can always order pizza! He replied "Forget when I was little, I would love that now." My 22 year old son everyone!

With that conversation in the middle of this we discussed how to make this as simple as possible. So the basic thought is this. A parent, or person with interest, would schedule a time to use the room. They would pay for the time they use, clean up after themselves and then the next people could use the space.

There is no open to close time in reality but a party would likely never start before 9am or start after 9pm. Midnight would be the latest someone would be there cleaning up.

On weekdays I am assuming that the use would be very limited, as it would only be open if someone requested a party.

Typical hours of operation would look like:

Monday-Thursday 3pm-10pm

Friday 3pm-Midnight

Saturday 9am-midnight

Sunday 9am-10pm

*Earlier times by request on a case by case basis

I would like a max capacity of 40 people. I do not foresee that being the regular attendance of a party but would like the option. Typical party would be less than 20 people.

People would host their own party, bring their own refreshments (if desired) and clean up after themselves.

I would imagine that if it was a child's party many parents would drop off their child with the adult in charge and few would stay.

Overall we hope to be a fun positive addition to this area and hope that our little Star Wars dream will make another little's party a couple hours of birthday fun a memory they will carry forever!

D & D Realty, LLC.

To whom it may concern:

This letter is be used as proof of the shared parking agreement between D & D Realty, LLC. (Business currently occupying this space is Blainbrook Bowling) located at 12000 Central Ave NE, Blaine, MN 55434, and Blaine Retail Center, LLC. Located at 12050 Central Ave NE, Blaine, MN 55434.

D & D Realty, LLC. PID: 08-31-23-31-0008	Legal Description	TRACT A REG LAND SURVEY NO 187 , EX RD SUBJ TO EASE OF REC
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Blaine Retail Center, LLC. PID: 08-31-23-31-0001	Legal Description	OUTLOT F DONNAYS OAK PARK 15TH EX THE N 410.50 FT OF THE S 1073.27 FT OF SD OUTLOT EX PT PLATTED AS REG LAND SURVEY NO 77 EX RD SUBJ TO EASE OF REC
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Effective immediately, D & D Realty gives permission for Blaine Retail Center patrons to use 86 parking stalls in the north parking lot of 12000 Central Ave NE, as needed, for overflow cases that there is not adequate parking available within the convenience center lot.

The term of the agreement shall automatically renew every year unless mutually agreed with a notice of termination being delivered to the City.

This letter serves as an update to the previously held agreement from 1981.

Notary Acknowledgment

The State of _____

County of _____

Please wait to sign document until notary instructs you to.

This instrument was acknowledged before me on _____
by _____ (name of signatory)

Signature

Notary Public Signature

Print: _____

Title: _____

Printed Name

Position: Owner of D & D Realty

My commission expires: _____

Acting in County of: _____

Stamp

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023**

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 6.2 – Case File No. 23-0029 – Public Hearing – The applicant is requesting a conditional use permit to operate an approximately 1,700 square foot themed party room in a B-2 (Community Commercial) zoning district.

STAR PARTY ROOM RENTAL (STAR PARTY, LLC), 12074 CENTRAL AVENUE NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0029 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Chair Goracke requested further information regarding the proposed request.

Ginger Olson, Star Party Room Rental applicant, stated she was proposing to offer a daytime Airbnb type room that could be rented on a daily basis noting the space would have a Star Wars theme. She commented further on the hours of operation.

Commissioner Gorzycki asked if the parking agreement was for the event center or the entire strip mall.

Ms. Olson explained she spoke with the landlord about her needs and it was her understanding the parking could be used by anyone at the complex.

Commissioner Olson questioned how other tenants within the strip center would be impacted by the shared parking.

Planner Kaye reported the City does not know what other tenants would be located within the strip center. She explained the shared parking would be available to all tenants within the strip center.

Chair Goracke indicated he was thrilled to see this new business coming to the city of Blaine.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0029 based on the following conditions:

Case 23-0029:

1. The applicant to show proof that the signed parking agreement allowing the shared parking of 86 parking stalls has been recorded (Anoka County) on the property prior to any occupancy of the tenant space.

Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.



City of Blaine

Staff Report

File Number: ORD 23-2525

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 11.3

Second 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. 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

Zoning

The subject site is zoned 105th Avenue Redevelopment District.

Surrounding Zoning and Uses

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, adopt the Ordinance.

Attachment List

1. Unapproved PC Minutes 4/12/23



City of Blaine

Signature Copy

Ordinance: ORD 23-2525

Second 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. 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 this 1st day of May, 2023.

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023**

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 6.3 – Case File No. 23-0032 – Public Hearing – The applicant is requesting the following:

1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.

SOUTH SIDE ENTERTAINMENT DISTRICT, 2030 105TH AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0032 was opened at 7:22PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Swanson asked if the drive thru were approved would this be just for this property or would drive thru's now be allowed throughout the entire redevelopment district.

City Planner Sellman explained staff was recommending the drive thru be approved only for the properties on the south side of 105th Avenue.

Commissioner Olson asked why the drive thru was not a condition for approval.

City Planner Sellman reported the 105th Redevelopment District does not permit drive thru's. She stated this led staff to bring forward a code amendment which would allow one drive thru on property south of 105th Avenue with a conditional use permit and limit one drive-thru per parcel.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032A a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Ave NE, limited to one drive-thru per parcel, as a conditional use permit.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032B a preliminary plat to create one lot and one outlot to be known as National Sports Village with the following conditions:

Case 23-0032B:

1. 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.
2. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
4. Plans and specifications must be approved by the City prior to start of construction.
5. An Anoka County right-of-way permit is required prior to start of any site work.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall 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.
9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

10. A protective buffer strip of natural vegetation, at least 15-feet in width around all wetlands. This buffer strip shall be placed in easement.
11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The Developer shall process 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, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032C a conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru with the following conditions:

Case 23-0032C:

1. Shared parking facilities agreement shall be recorded with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.
2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.

3. Plans for amplified music or a public address system for the outdoor dining area is to be reviewed by the City and approved by the management company prior to installation. Noise level of the music in the outdoor dining area is not to exceed normal conversation level.
4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.
9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.



City of Blaine

Staff Report

File Number: RES 23-80

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 11.4

Resolution Granting a Conditional Use Permit for Two Buildings on One Lot, Outdoor Dining, Shared Parking and Drive-thru at 2030 105th Avenue NE. South Side Entertainment District (105th Blaine Business Park, LLC) (Case File No. 23-0032/SAS)

Executive Summary

The applicant is requesting a conditional use permit for two buildings on one lot, outdoor dining, shared parking and a drive-thru. The site plan includes the first building as proposed for a Pizza Pub Prime with a roof top and ground patio. The second building is a multi-tenant building with patio seating.

Background

Planning Commission Public Hearing	04/12/23
City Council (Conditional Use Permit)	05/01/23
Action Deadline	05/15/23

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.

Evaluation of Request

Plat

The preliminary plat creates two new lots. Lot 1, Block 1, National Sports Village is 2.975 acres, and Outlot A is 33.33 acres. Lot 1 is proposed to be developed with two commercial buildings and the outlot is to remain as is. No new development is proposed at this time.

Site Plan

The proposed site plan includes two buildings on one lot. A Conditional Use Permit (CUP) is required for two buildings on one lot. The first building at the corner of Radisson Road and 105th Avenue, is proposed to be a 9,100 square foot Pizza Pub Prime with a 3,000 square foot roof top patio and a 1,000 square foot ground patio. The second building will consist of 20,000 square feet of mixed uses. As proposed, there will be a Mexican restaurant, private member club, office, health/athletic services, retail and grab and go food. Building two will have roof top patios and ground floor patios. Outdoor dining requires a CUP.

A drive-thru is proposed on the southern side of building two. The 105th Avenue Redevelopment District does not allow drive-thrus, therefore the applicant is requesting a code amendment. All CUP's have been applied for and are part of this review.

Architecture

At least seventy-five percent (75%) of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.

- The proposed buildings are comprised of brick, glass, composite wood (similar to cementous siding) and architectural metal. All buildings incorporate a four-sided design.

Façade articulation shall be provided through any of the following elements:

- (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
- (2) A ground-level recess.

(3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.

- The buildings incorporate all three façade articulations listed above. All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.
- The buildings mainly face Radisson Road. Due to the high volume of traffic along this road, entrances are not provided on this side. Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.
- The buildings have metal awnings that provide a material change, which are visible from the street. All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility, are prohibited. The buildings meet this requirement.

Section 30.910 outlines development standards for commercial development in the 105th Avenue Redevelopment District.

(a) Setbacks. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include property adjacent to a water feature, surface parking, or other instances the city council deems appropriate.

- Building one is located at the corner of 105th Ave and Radisson Road. The northern portion of the building is along the street edge. The east side is adjacent to Radisson Road with a building setback of 30 feet. The proposed outdoor patio has a 20 foot setback. Building two is internal to the site and only adjacent to Radisson Road. The setback varies from 58 feet to 68 feet. The patio is about 50 feet from the property line along Radisson Road. With the speeds and traffic on Radisson Road, it is appropriate to have a greater setback.

(b) Building height. All buildings shall be in compliance with Federal Aviation Administration regulations. Any building over 50 feet, with a maximum height of 150 feet, requires a conditional use permit.

- The proposed building height is about 31 feet or 36 feet as measured to the rooftop mechanical equipment.

(c) Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk network.

- There is existing sidewalk along 105th Avenue and Radisson Road.

(d) Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical equipment shall not be located in the front or street side yards.

- The proposed elevations show the building equipment screened with a material that is identified but appears to be brick. Staff suggests using the metal paneling that is on the buildings.

(e) Trash enclosure. Refuse facilities 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.

- This requirement is met.

Section 30.912 Outdoor seating and service of food and beverages.

(a) The use shall not be located in the interior or rear yard if the use is adjacent to a parcel that is occupied by a residential use. This will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential use or if a residential use is located above the principal use.

- The outdoor dining is not adjacent to residential uses.

(b) Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.

- The outdoor dining areas are part of the submitted parking analysis and are accounted for in the parking calculations.
- Fencing is required around patios and shall comply with design guidelines.

Section 30.911 Commercial Parking

Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan approval process. A parking analysis is required as part of the review. On street parking, parking structure, and shared parking are encouraged.

(a) Surface parking.

(1) Parking lots when feasible should be located to the rear of the buildings, or side yard.

- This requirement is met.

(2) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

- Landscaping is proposed, this requirement is met.

(b) Shared parking.

(1) A conditional use permit may be granted for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately.

(2) Conditions required for shared parking.

(aa) The building or use for which application is being made to utilize off-street parking facilities provided by another building or use shall be located within 800 feet of such parking facilities.

(bb) The application shall demonstrate there is no substantial conflict in using shared facilities through a professional parking analysis.

(cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

- The parking analysis that was submitted indicated that at peak weekday demand, there is a need for 232 parking spaces. The analysis showed there is a need for 198 stalls for the restaurants (includes the patios), 19 for the office space, and 15 for retail. The site plan shows 157 stalls onsite. There will be shared parking with the NSC on their existing parking lot to the west, which has about 136 stalls. Combined, that is a total of 293 stalls. Shared parking requires a CUP. The 105th Redevelopment District does not have specific numbers for parking and relies on parking analysis. Applying the typical requirements, the required parking would be 208 parking stalls. The site has adequate spaces with shared parking.

Landscaping

The submitted landscape plan includes a mixture of trees and shrubs and meets the landscape requirements. Existing trees that are being removed are being replaced onsite.

Lighting

The site lighting shall follow the design guidelines and be approved with the building permit.

Signage

All signage must be approved by the City Council. Detailed sign design with specifications and details shall be submitted for approval. Signage for the development should not deviate from what is approved, any deviations from the approved sign plan will require city council approval. Staff suggests the applicant review the design guidelines and be creative with signage. Roof top signage and incorporating signage with metal awnings should be explored.

Park Dedication

Park dedication is being waived for the plat as part of the City's financial commitment to the

project that was approved on March 20, 2023.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the CCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer. 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 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.

Utilities

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 around all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Coon Creek Watershed District (CCWD). 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 the 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 an existing access drive to 105th Ave NE and a connection to Radisson Road NE. The developer will need to acknowledge that

the City is currently in the process of a master development plan on the north side of 105th Avenue. This plan will affect 105th Avenue and has the potential to alter the current layout of this corridor. Also of note, Radisson Road is a county road. The developer will need to obtain authorization from the county for the proposed access and construct any/all improvements as outlined in the development review of Anoka County's plat review comments.

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

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.

Section 27.04 Criteria for granting conditional use permits:

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 uses will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities. 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.
2. The use is located and designed to meet the intended character of the redevelopment area.
 - The design includes higher finishes and a four-sided design. The proposed uses are compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The design includes higher finishes and a four-sided design. The proposed uses will not have an adverse effect on adjacent properties.
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 uses are consistent with the purposes of the zoning code and the redevelopment district.
- 6. The use shall not be in conflict with the comprehensive plan of the City. The subject site is guided Planned Commercial.
 - The proposed uses are not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion in the area.
- 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

Elevations

Tree removal

Landscape Plan

Parking Analysis

Future Phases

Preliminary Plat

Unapproved Planning Commission Minutes 4/12/23

Strategic Plan Relationship

The 105th Redevelopment Area is identified as part of Growth Management in the strategic plan.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

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, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 4/12/23



City of Blaine

Signature Copy

Resolution: RES 23-80

Resolution Granting a Conditional Use Permit for Two Buildings on One Lot, Outdoor Dining, Shared Parking and Drive-thru at 2030 105th Avenue NE. South Side Entertainment District (105th Blaine Business Park, LLC) (Case File No. 23-0032/SAS)

WHEREAS, an application has been filed by 105th Blaine Business Park, LLC as Conditional Use Permit Case File No. 23-0032 for South Side Entertainment District; and

WHEREAS, said case involves the property described as follows:

The Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23, EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23 lying northerly of the northerly right-of-way line of 105th Avenue Northeast and lying westerly of the westerly right-of-way line of Anoka County Right of Way Plat No. 62, Anoka County, Minnesota.

Abstract Property

WHEREAS, the Blaine Planning Commission held a public hearing on April 12, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 1, 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 30.90 Code of Ordinances and 27.04 of the Zoning Ordinance to allow two buildings on one lot, outdoor dining, shared parking and drive-thru, with the following conditions:

1. Shared parking facilities agreement shall be recorded with the County (an irrevocable covenant running with the land). A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.
2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.
3. Plans for amplified music or a public address system for the outdoor dining area are to be reviewed by the City and approved by the management company prior to installation.

Noise level of the music in the outdoor dining area is not to exceed normal conversation level.

4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors on any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance for combustibles if they are to be used on site.
8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.
9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.



Case File No. 23-0032 South Side Entertainment District



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



**Project Narrative RE: South Side Entertainment District
February 10th, 2023
Presented by: PinPoint Community Development, LLC
Owner: 105th Blaine Business Park, LLC**

Summary:

PinPoint Community Development, LLC is proud to present a two-phase development plan to accentuate the ambitious city of Blaine goals to expand opportunities for local residents and traveling guests to enjoy more options in the realm of restaurants, retail, entertainment and Class A office space. At its completion, local and traveling folks will find plenty to enjoy for the entire day and into the evening; even overnight at the upcoming adjacent city center hotel located next to Kwik Trip. Phase I will consist of two commercial buildings of mixed use.

Building One will be a 9,100+ square foot Pizza Pub Prime (7,000 FFL, 2,100 SFL) with a 3,000+ square foot roof top patio and 1,000+ square feet of ground patio space. This is the 10th Pizza Pub to be built, with the 9 previous restaurants all operating today and at a profit. The design is to provide customers with unique experiences at each visit, as the interior and multiple floors and patios will enjoy different ambiances. Features will include a condensed version of the Pizza Pub staple menu plus a new addition to the Blaine pub, the enhanced Prime menu featuring higher end appetizers and entrees. The main level will be constructed to accommodate families and the 2nd floor will serve and entertain more of an adult crowd, including private banquets and events. The design scheme will show a higher end finish without intimidating a family that enjoyed a day at the NSC, Victory Links or other activities. A true balance of higher end feel but built to endure higher athletic traffic as well.

Building Two will consist of 20,000+ square feet (12,000 FFL, 8,000 SFL) mixed use of a Mexican restaurant with a Tequila Bar focus, private member club, office, health/athletic services, retail and grab n' go food. Many tenants to be determined, thus the buildings final design to be finalized, however, a planned concept to fill tenants to suite is also accompanied in the package. Both buildings will tie together in exterior aesthetics and carry into phase II if successful. Amenities in building two will include roof top patios for the Private Club and Restaurant as well as office tenants, courtyard design in the middle for smaller retailers and a shared elevator for 2nd floor tenants and ground patios. Synergistic mixed uses of the site will be the lead determining factor in tenant and use selection.

PinPoint for a potential Phase II, not for contemplation today, is in negotiations to expand to the south 12 acres, to include but not limited to: 40,000 square foot indoor Pickle Ball facility, 15,000 square foot Minnesota Hockey Hall of Fame, 13,000 square foot Day Care with drop and go, two more 12,000 square foot retail buildings and another restaurant/clubhouse facility. This phase is in vision development along with negotiations with the MAC, NSC and Blaine. The site plan for phase I is constructed with ability to enable phase II expansion.

Timeline:

Phase I is positioned to start ground development by April 2023 pending planning and council approvals. Building one will start vertical construction immediately upon ground work being completed. Building two will start vertical construction once 80%+ of the building is leased. The Pizza Pub Prime has an internal goal of opening by the first week of the 2023-2024 NFL season, but no later than mid-November. Building two construction will take 8 months upon achieving leasing targets. The optimal scenario would be to be constructing building two in close consort of building one but starting no later than the fall of 2023.

Phase II has too many variables at this stage to create timeline commitments, however, the goal is to have contract negotiations with the MAC and NSC completed by middle summer 2023, preliminary site enthusiasm from the city of Blaine and Anoka County by Fall and begin construction in Spring of 2024.

As the developer, the value of each site being built out as quickly as possible is a foundational main objective as the energy and attraction being fully developed will bring the anticipated success and potentially more.

The Team:

PinPoint Community Development, LLC will be the developer including the overseer of construction and tenant procurement. Micheal Breese will be the lead contact and will work closely with the rest of the development team. The core development team members are:

- Kevin Bohl with BKBM Engineers will provide all civil engineering services.
- Jeremy Nelson with Little Box Inc is the lead Architect.
- Jesse Symynkywicz with Damon Farber is the landscaping Architect.
- Keegan Wallace with PinPoint will be the project manager.
- Tony Capra with PinPoint will focus on due diligence and lease procurement.
- Jerry McConnell is the founder of The Pizza Pub and expert in restaurant operations.
- Michael Klemm, council with HJ Law Firm to provide beneficial contracts and leasing agreements.

This team has worked together on other projects and enjoys a positive, high energy & creative approach to design and development. Our projects stand out from others as we strive to be unique, local and different. Jeremy has designed over 600 restaurants, 400 franchises and 200 custom designs as an example. The combined backgrounds and experiences by all will draw out the full potential of the site's excellent location.

Capital Stack, Planning & Public Contributions:

- Local Bank Debt
- Investor cash
- Developer cash
- City Economic Development Funding for infrastructure (NSC conditions, dirt, underground water management)
- Anoka County – Radisson road turn lane, right in/right out 100’ south of the re-platted boundary
- National Sports Center/Metropolitan Airport Commission (NSC/MAC)

The site plan sits on a ‘golden’ opportunity for development expansion with the location and potential county approval to provide needed access for residents and travelers to safely and conveniently enjoy Blaine’s newest potential in a quest to raise the standards on commercial development in line with its destination vision. The site has a history of sod farming then a conversion into a soccer field. The combination of its history, land being leased from the MAC, along with a high-water table has created unique challenges to ground work that will require City & County assistance to enable both phases of the project. In today’s environment of peak construction costs; developers are faced with extra-ordinary challenges to deliver a better product at a suitable risk for investors and a manageable cost to prospective qualified tenants, while importantly keeping consumer costs at market norms. With the required assistance, PinPoint can deliver this vision in a responsible way to fit the long-term outlook for the city’s residents. Investor and bank funding are contingent to public development funds to retro fit the site that has been degraded over time from its use as a sod farm. Additionally, as mentioned, access will be critical from Radisson road as the 105th medians, NSC traffic and the upcoming City Center create new peak volumes of traffic flow with limited turning. The new private road connections and Radisson road right in, right out will safely and effectively resolve intense traffic pressure as demonstrated in the traffic analysis. The NSC & MAC have also agreed in principle (legal documentation in process) to a shared use agreement of an existing adjacent parking lot with conditions, parking which enables the site to ‘park out’ based on the parking analysis. The agreement will be co-terminus (NSC/PinPoint) with the MAC to protect the parking and accesses being delivered by adjacent land through the entirety of the developers land lease.

Impact:

Through countless community interviews, market analysis and collaboration with city officials; South Side Entertainment District will infuse a ‘bolt’ of energy residents are desperately looking for. Local brands with local owners that will be the majority make up of this new site and will enhance the local culture desired by all for new developments. The site will bring opportunity for local residents and businesses to flourish for the foreseeable future. The economic impact, even although still to be determined, will undoubtedly provide net positive growth with

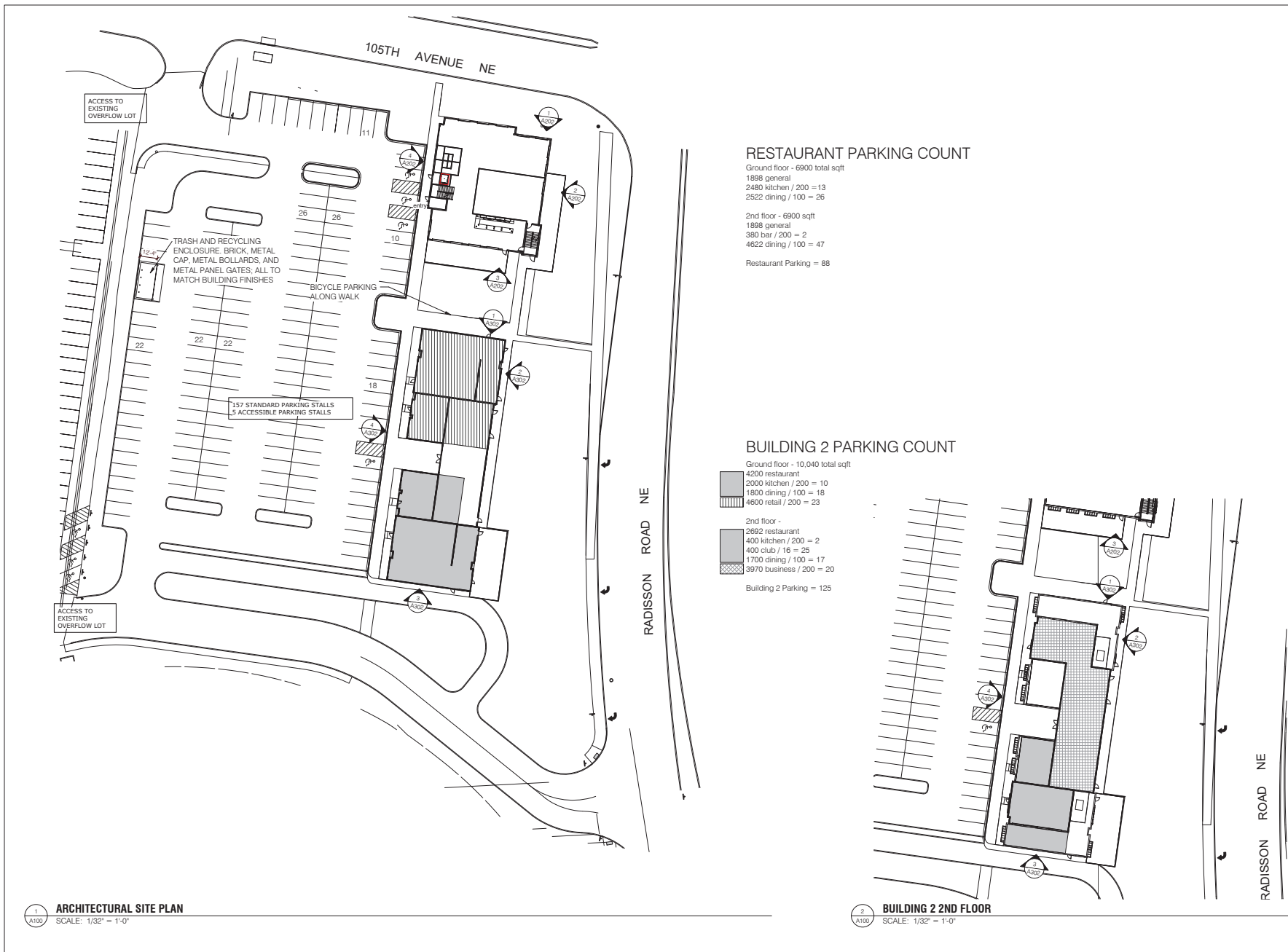
sustainability protected if the plan is approved and followed. The core mission is to ensure that the growth of revenues stays within the city of Blaine to promote continued development of similar projects in the future, including phase two of the potentially expanded site as well as many others yet to come around the city of Blaine. The site is currently tax exempt; thus, all improvements will yield new significant revenues for the county and city upon stabilization.

Summary:

PinPoint is proud to present this project to the Planning Commission and hopefully eventually to the city council for review and approval. Conceptually, the mixed-use plan promotes activities and experiences for residents and guests to enjoy for the foreseeable future. Community engagement will be front and center to the site plan; promoting a coming together for all to enjoy as Blaine enters into a new era of diverse development to serve all. Blaine is full of potential; we are excited to explain in greater detail how this site plan will tap into the bottled-up energy the residents keenly await to use. Thank you for your time and look forward to continuing the exciting collaborative work with the city of Blaine, Anoka County, NSC, MAC and the Minnesota Sports Authority.

Sincerely,

Micheal Breese
Chief Executive Officer
PinPoint Community Development
MJB@pinpointnational.com
612-978-3688



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South Side Entertainment District
A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE

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BUILDING AREAS AND PARKING

A100



RENDERING - RESTAURANT FROM LOT



RENDERING - RESTAURANT FROM INTERSECTION



RENDERING - RETAIL FROM LOT



RENDERING - RETAIL FROM SE

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South Side
Entertainment
District

A Development By:
PinPoint Equity Group

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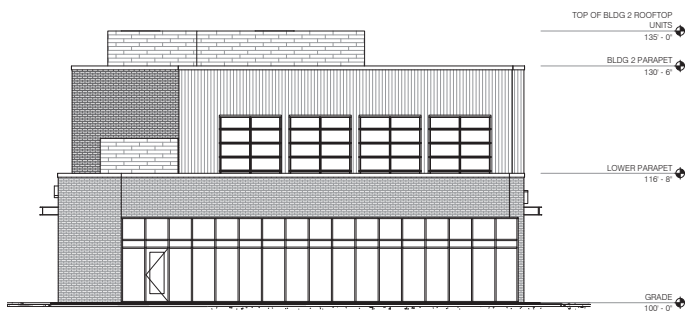


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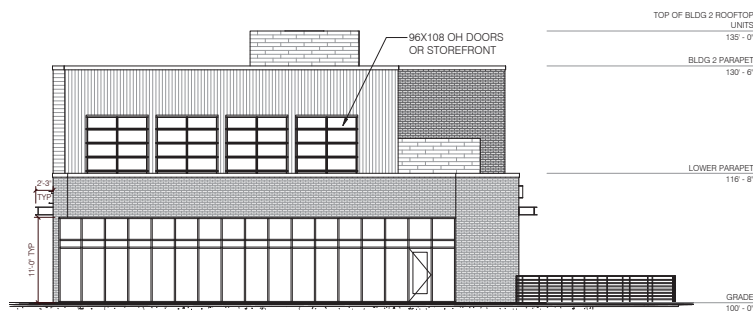
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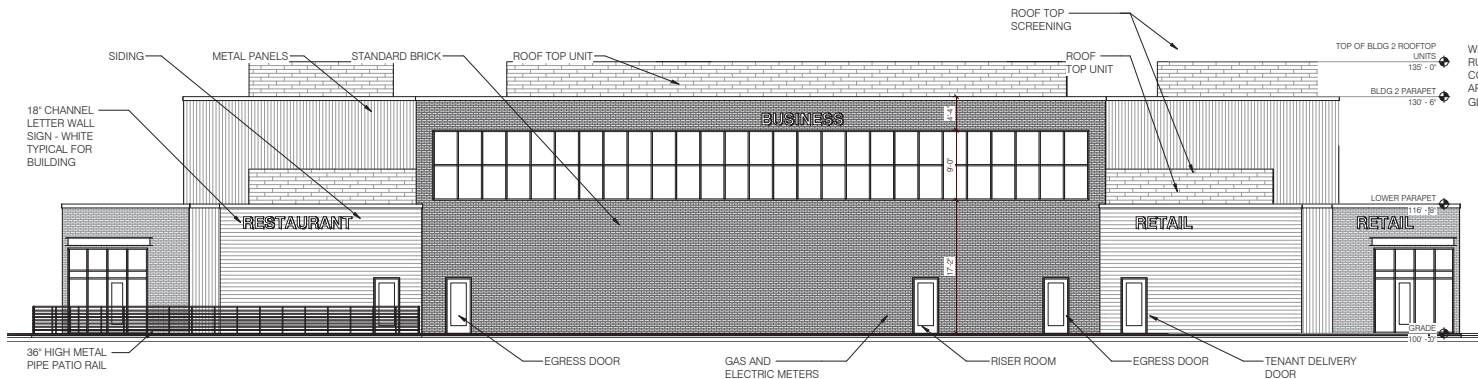
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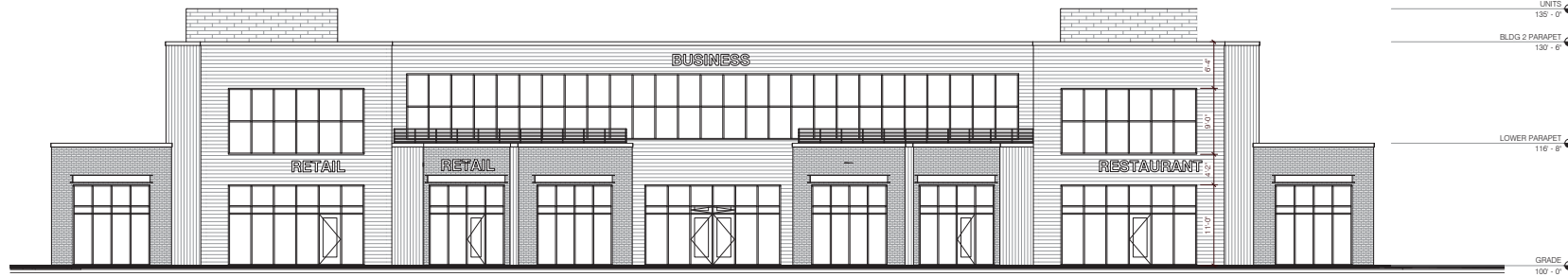
1 ELEVATION - RETAIL NORTH
SCALE: 1/8" = 1'-0"



3 ELEVATION - RETAIL SOUTH
SCALE: 1/8" = 1'-0"



2 ELEVATION - RETAIL EAST
SCALE: 1/8" = 1'-0"



4 ELEVATION - RETAIL WEST
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES BY ELEVATION:

NORTH:
RUNNING BOND STANDARD BRICK - 646 SQFT = 34.1%
COMPOSITE WOOD RAINSCREEN SIDING - 23 SQFT = 01.1%
ARCHITECTURAL METAL PANELS - 374 SQFT = 19.8%
GLAZING / DOORS - 1,080 SQFT = 45.0%
TOTAL 1,893 SQFT

EAST:
RUNNING BOND STANDARD BRICK - 2,150 SQFT = 41.2%
COMPOSITE WOOD RAINSCREEN SIDING - 880 SQFT = 16.9%
ARCHITECTURAL METAL PANELS - 1,096 SQFT = 21.0%
GLAZING / DOORS - 1,080 SQFT = 20.9%
TOTAL 5,215 SQFT

SOUTH:
RUNNING BOND STANDARD BRICK - 646 SQFT = 34.1%
COMPOSITE WOOD RAINSCREEN SIDING - 23 SQFT = 01.1%
ARCHITECTURAL METAL PANELS - 374 SQFT = 19.8%
GLAZING / DOORS - 1,080 SQFT = 45.0%
TOTAL 1,893 SQFT

WEST:
RUNNING BOND STANDARD BRICK - 788 SQFT = 15.1%
COMPOSITE WOOD RAINSCREEN SIDING - 1,422 SQFT = 27.3%
ARCHITECTURAL METAL PANELS - 628 SQFT = 12.0%
GLAZING / DOORS - 2,377 SQFT = 45.6%
TOTAL 5,215 SQFT

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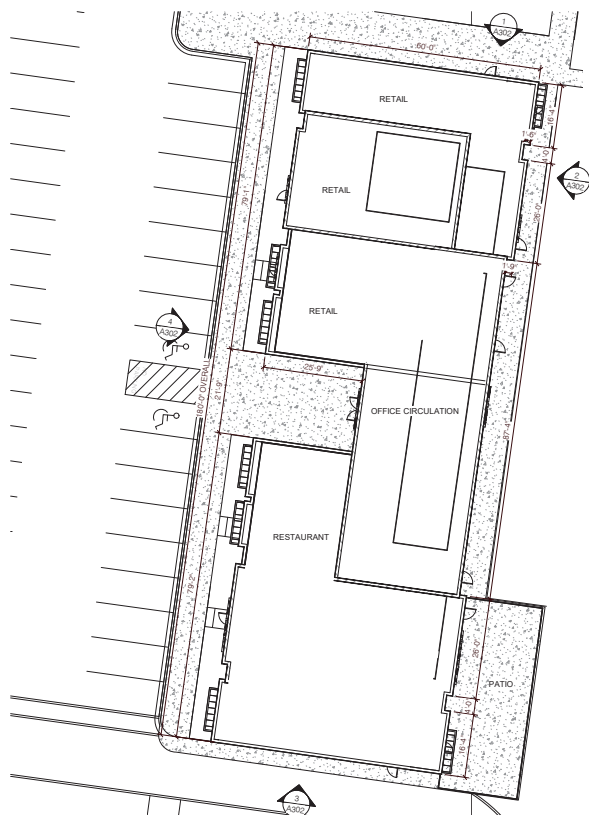
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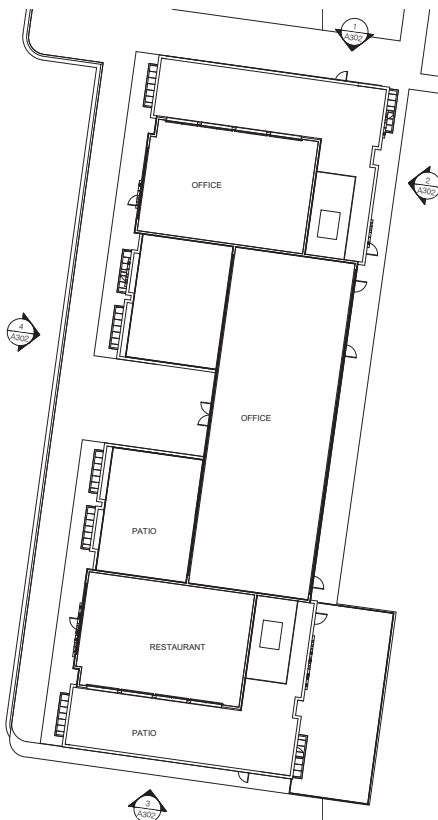
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RETAIL
ELEVATIONS

A302



SITE PLAN RETAIL 1
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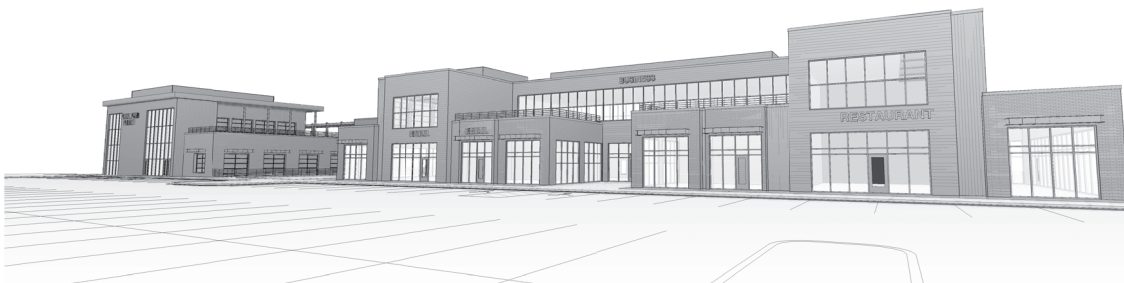
2ND FLOOR
SCALE: 1/16" = 1'-0"



FROM NE



FROM SE



WEST VIEW

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DESIGN FOR
PHASE 1 RETAIL

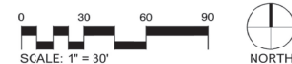
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SYMBOL	DESCRIPTION	CAU/SIZE	TYPE	STATUS
T-01	DEMO	9	EVERGREEN - SPRUCE	DEMO
T-02	DEMO	9	EVERGREEN - SPRUCE	DEMO
T-03	DEMO	10	EVERGREEN - SPRUCE	DEMO
T-04	DEMO	(2) 22	SOFTWOOD - COTTONWOOD	DEMO
T-05	DEMO	25	SOFTWOOD - COTTONWOOD	DEMO
T-06	DEMO	8	EVERGREEN - SPRUCE	DEMO
T-07	DEMO	7	EVERGREEN - SPRUCE	DEMO
T-08	DEMO	12	EVERGREEN - SPRUCE	DEMO
T-09	DEMO	10	EVERGREEN - SPRUCE	DEMO
T-10	DEMO	8	EVERGREEN - SPRUCE	DEMO
T-11	DEMO	(3) 23	SOFTWOOD - COTTONWOOD	DEMO
T-12	DEMO	(2) 20	SOFTWOOD - COTTONWOOD	DEMO
T-13	DEMO	7	HARDWOOD - OAK	DEMO
T-14	DEMO	(2) 23	SOFTWOOD - COTTONWOOD	DEMO
T-15	DEMO	42	SOFTWOOD - COTTONWOOD	DEMO
T-16	PRESERVE	15	HARDWOOD - OAK	PRESERVE
T-17	PRESERVE	18	HARDWOOD - OAK	PRESERVE
T-18	DEMO	(2) 20	SOFTWOOD - COTTONWOOD	DEMO
T-19	DEMO	8	EVERGREEN - SPRUCE	DEMO
T-20	DEMO	10	EVERGREEN - SPRUCE	DEMO
T-21	DEMO	12	EVERGREEN - SPRUCE	DEMO
T-22	DEMO	48	SOFTWOOD - COTTONWOOD	DEMO
T-23	DEMO	22	SOFTWOOD - COTTONWOOD	DEMO
T-24	DEMO	22	SOFTWOOD - COTTONWOOD	DEMO
T-25	DEMO	18	HARDWOOD - OAK	DEMO
T-26	DEMO	26	SOFTWOOD - COTTONWOOD	DEMO
T-27	DEMO	(3) 20	SOFTWOOD - COTTONWOOD	DEMO
T-28	DEMO	24	SOFTWOOD - COTTONWOOD	DEMO
T-29	DEMO	28	SOFTWOOD - COTTONWOOD	DEMO
T-30	PRESERVE	5	HARDWOOD - OAK	PRESERVE
T-31	PRESERVE	3	HARDWOOD - OAK	PRESERVE

LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- ✕ REMOVE EXISTING TREE



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South Side
Entertainment
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A Development By:
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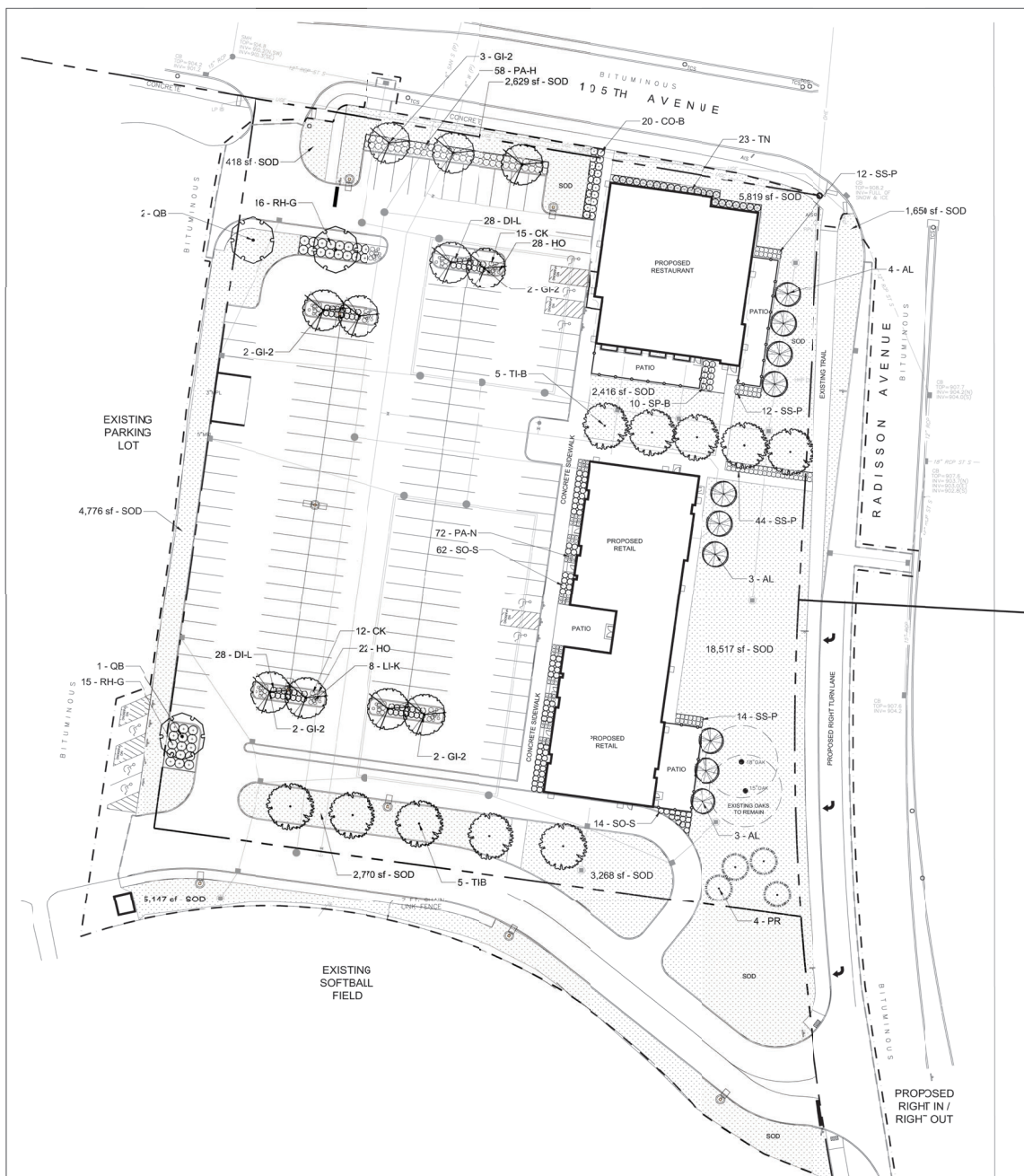
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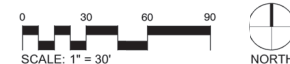
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TREE REMOVAL /
PRESERVATION
PLAN
L000



PLANT SCHEDULE L100			
DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AL	10	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE
	GI-2	11	QLEDITSIA TRIACANTHOS INEIMS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	QB	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	TI-B	10	TLIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PR	4	PNUS RESINOSA / RED PINE
SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	CO-B	20	CORNUS SERICEA 'BALEDELIN' TM / FIREDANCE DOGWOOD
	DI-L	56	DERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	RH-G	31	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SO-S	76	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
	SP-B	10	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA
	TN	23	TXLUS X MEDIA 'TAUNTON' / TAUNTON YEW
GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	CK	27	CALAMAGROSTIS X ACUTIFLOA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	PA-H	58	PNICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
	PA-N	72	PNICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
	SS-P	76	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
PERENNIALS			
	CODE	QTY	BOTANICAL / COMMON NAME
	HO	50	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	LI-K	18	LATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR
GROUND COVERS			
	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	47,410 SF	SOD



PINPOINT

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Email: mike@pinpointeng.com

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ENGINEERS

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Minneapolis, MN 55430
Phone: 763-843-9427
Email: kbobi@bkbm.com

DF/ DAMON FARBER
LANDSCAPE ARCHITECTS

Address: 311 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7908
Email: jmyrnykewicz@damonfarber.com

South Side
Entertainment
District

A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE
1	CITY RESUBMITTAL	02/27/2023

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S
PROJECT NO: 2023/02/27
DRAWN BY: Author
CHECK BY: Checker

NOT FOR CONSTRUCTION

LANDSCAPE
PLAN

L100

To:	Mike Breese	From:	Ed Terhaar, PE
	PinPoint Community Development, LLC		
File:	193806052	Date:	February 9, 2023

Reference: Trip Generation and Parking Information for Commercial Development in Blaine, MN

I hereby certify that this 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: February 9, 2023

Edward Terhaar
License No. 24441

Purpose and Background

This memorandum presents trip generation and parking information for the proposed commercial development located in the southwest quadrant of the Radisson Road NE/105th Avenue NE intersection in Blaine.

Existing Conditions

The project site currently consists of athletic fields and parking lots. The proposed development will be located in the southwest quadrant of the Radisson Road NE/105th Avenue NE intersection.

Proposed Development Characteristics

The proposed project consists of constructing new commercial buildings in two phases. The land uses and sizes for each phase are as follows:

Phase 1

- Sit-down restaurant – 12,000 square feet
- Sit-down restaurant – 9,000 square feet
- Retail – 7,500 square feet
- Office – 7,500 square feet

Phase 2

- Daycare – 12,000 square feet
- Retail – 12,000 square feet
- Retail – 12,000 square feet
- Sit-down restaurant – 8,500 square feet
- Pickleball facility with 18 courts and 6,500 square foot restaurant
- Hockey Hall of Fame – 15,000 square feet

Access will be provided at a full movement location on 105th Avenue NE and a right in/right out only location on Radisson Road.

Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the eleventh edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE). Trip generation estimates for the pickleball facility are based on customer count estimates provided by the owner. The Strip Retail land use (ITE 822) was used for the Hockey Hall of Fame. The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Phase 1								
Sit-down restaurant (932)	12,000 SF	0	0	0	66	43	109	1268
Sit-down restaurant (932)	9,000 SF	0	0	0	50	31	81	965
Retail (822)	7,500 SF	11	7	18	25	24	49	408
Office (712)	7,500 SF	10	3	13	6	10	16	108
Phase 2								
Daycare (565)	12,000 SF	70	62	132	63	70	133	571
Retail (822)	12,000 SF	17	11	28	40	39	79	653
Retail (822)	12,000 SF	17	11	28	40	39	79	653
Sit-down restaurant (932)	8,500 SF	0	0	0	47	30	77	911
Sit-down restaurant (932)	6,400 SF	0	0	0	35	23	58	686
Pickleball facility	18 courts	72	72	144	72	72	144	1872
Hockey Hall of Fame (822)	15,000 SF	21	14	35	49	50	99	817
Totals		218	180	378	493	431	924	8912

Notes: SF=square feet

Sit-down restaurants are not open during the a.m. peak hour.

Trip Distribution

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 35 percent to/from the north on Radisson Road
- 35 percent to/from the south on Radisson Road
- 30 percent to/from the west on 105th Avenue

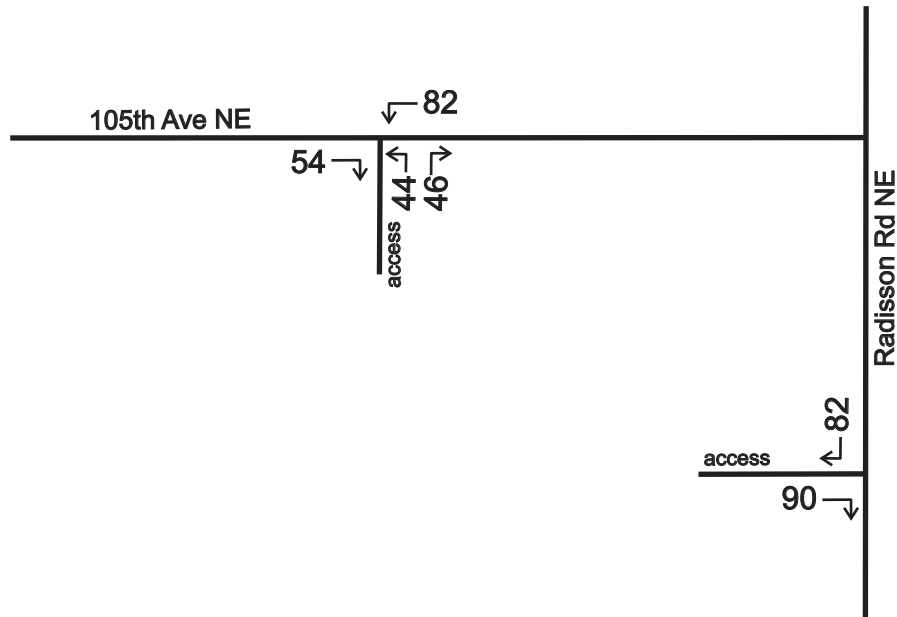
Using the preceding trip distribution percentages, trips were assigned to the access locations. The resultant number of trips added at each location are shown in Figure 1.

Parking Demand for Phase 1

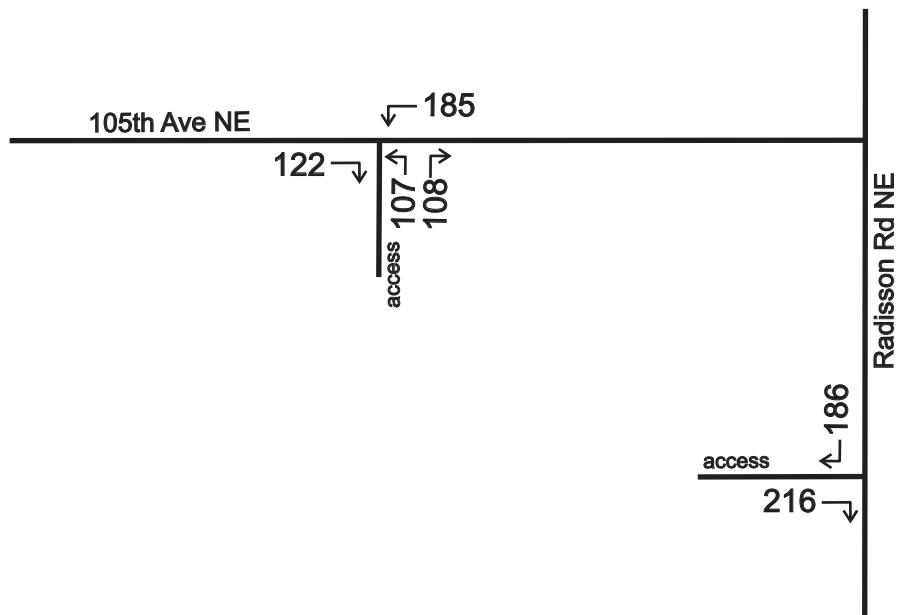
Parking data from the Institute of Transportation Engineers (ITE) was used to determine the expected parking demand for the proposed land uses in Phase 1. Data provided in the ITE publication *Parking Generation*, 5th Edition, indicates the various proposed uses peak at different times during the day.

Based on the ITE data, the peak weekday parking demand is 232 spaces, which occurs between 11 am and 2 pm. This includes 198 spaces for the sit-down restaurants, 19 spaces for the office, and 15 spaces for the retail. The parking demand by time of day is shown in Table 2.

WEEKDAY AM PEAK HOUR



WEEKDAY PM PEAK HOUR



BLAINE COMMERCIAL
DEVELOPMENT

FIGURE 1

**WEEKDAY AM AND PM
PEAK HOUR TRIP
DISTRIBUTION**

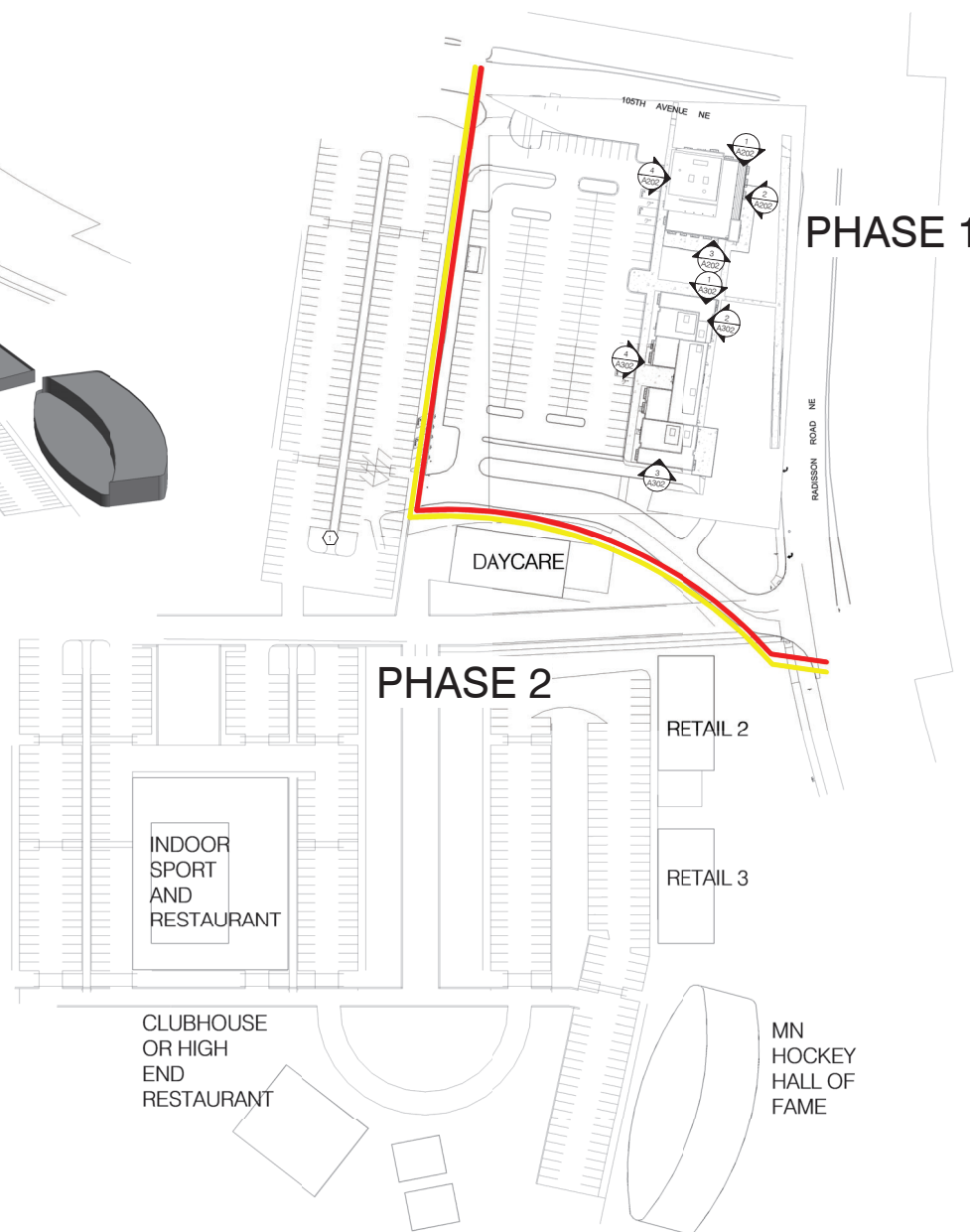
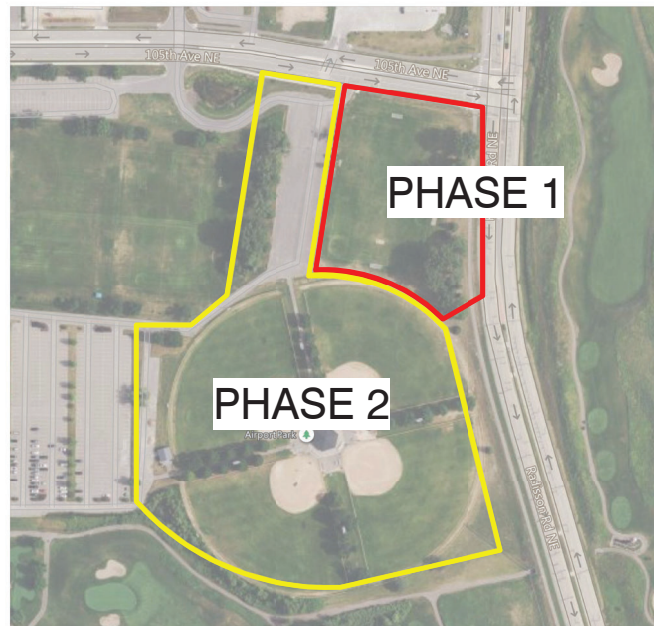
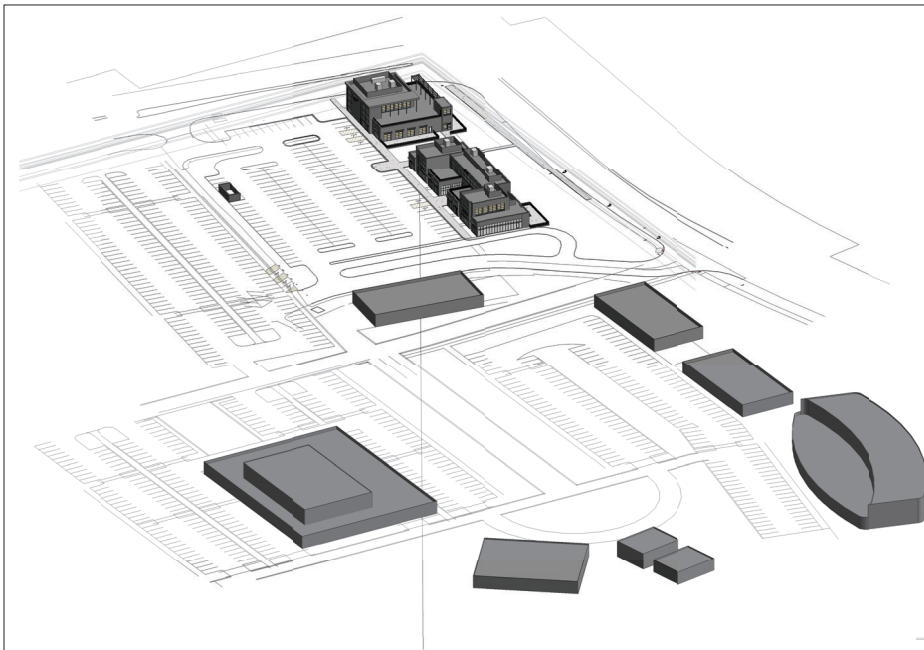
TABLE 2
PHASE 1 - WEEKDAY PARKING DEMAND

Land Use	Size	Unit	Gross Parking Rate	Adjustment Factor for Walking, Transit Multi-Purpose, and Vacancies	Month of Year Adjust. Factor (MAX)	Time of Day Factor						Net Parking Needs by Time of Day					
						6 am- 8 am	8 am- 11 am	11 am- 2 pm	2 pm- 4 pm	4 pm- 6 pm	6 pm- 9 pm	6 am- 8 am	8 am- 11 am	11 am- 2 pm	2 pm- 4 pm	4 pm- 6 pm	6 pm- 9 pm
Sit down restaurant	12000	sq. ft.	9.44/1000	0%	100%	10%	10%	100%	60%	100%	100%	11	11	113	68	113	113
Sit down restaurant	9000	sq. ft.	9.44/1000	0%	100%	10%	10%	100%	60%	100%	100%	8	8	85	51	85	85
Office	7500	sq. ft.	2.56/1000	0%	100%	50%	100%	100%	100%	75%	10%	10	19	19	19	14	2
Retail	7500	sq. ft.	1.95/1000	0%	100%	10%	75%	100%	80%	80%	10%	1	11	15	12	12	1

Note: Gross parking rates from ITE Parking Generation, 5th edition

TOTAL PARKING DEMAND

30 49 232 150 224 201



PINPOINT

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LANDSCAPE ARCHITECTS

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South Side
Entertainment
District

A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE

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original drawing.

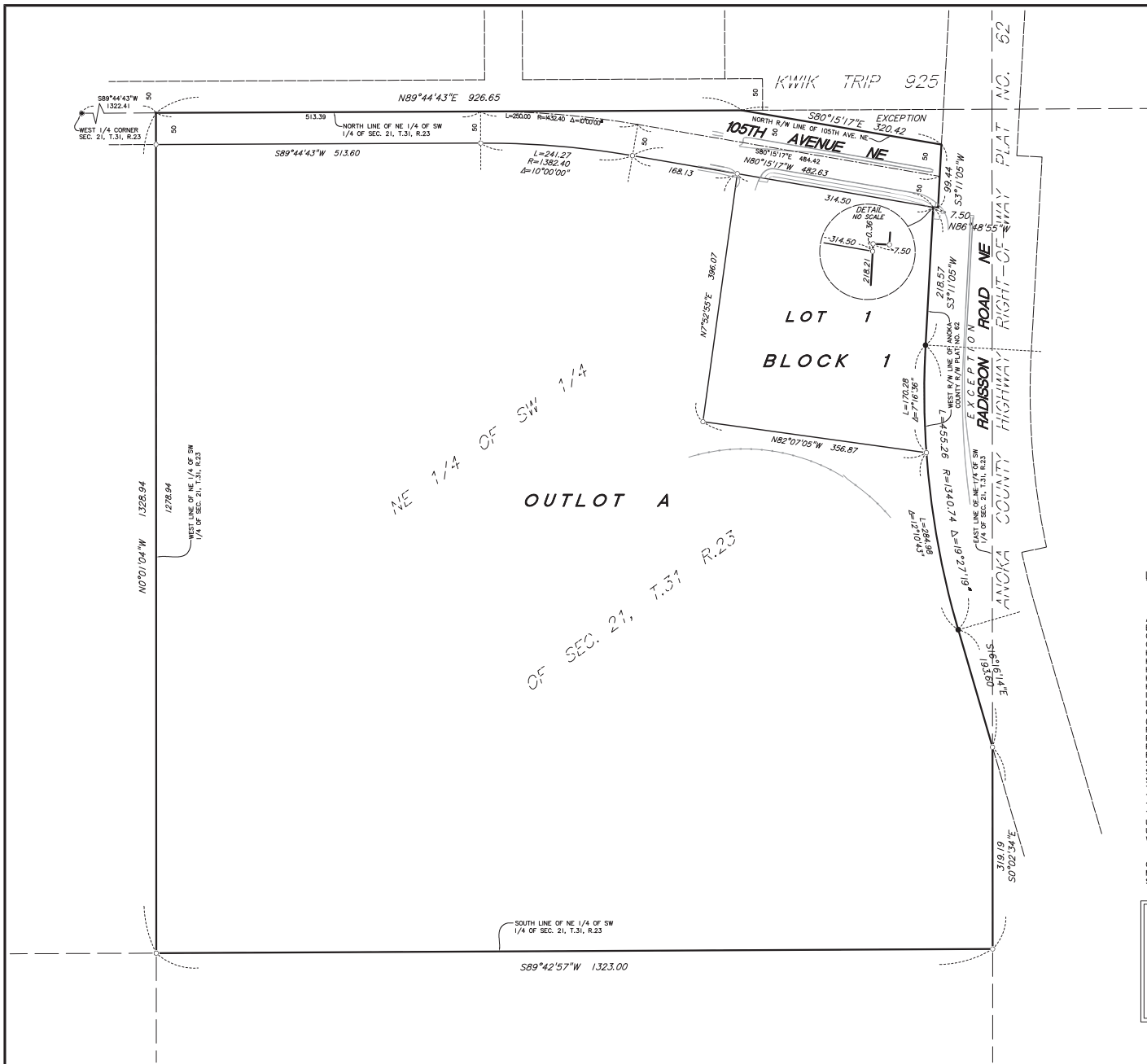


S
PROJ NO
DATE 2023/01/13
DRAWN BY Author
CHECK BY Checker

NOT FOR CONSTRUCTION

FUTURE PHASE

A500



DESCRIPTION OF PROPERTY SURVEYED

(Per CHB Title, LLC as agent for Old Republic National Title Insurance Company, Commitment for Title Insurance Commitment No. 58092, commitment date February 27, 2023)

The Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23, EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23 lying northerly of the northerly right-of-way line of 105th Avenue Northeast and lying westerly of the westerly right-of-way line of Anoka County Right of Way Plat No. 62, Anoka County, Minnesota.

Abstract Property

TITLE COMMITMENT

CHB Title, LLC as agent for Old Republic National Title Insurance Company, Commitment for Title Insurance Commitment No. 58092, commitment date February 27, 2023, was relied upon as to matters of record.

Schedule B Exceptions:

- A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein.
- Terms and conditions of Declaration of Restrictions and Covenants for Replacement Wetland, filed January 12, 2012, as Document No. 2026980.001.
- Terms and conditions of Resolution: RES 18-34 Granting a Waiver of Platting for a 40.34 Acre Parcel, filed March 27, 2018, as Document No. 2195708.002.

GENERAL NOTES

- Survey coordinate basis: Anoka County Coordinate System (NAD83-1996 Adjustment)
- Latitude: 45° 09 37.3 - Northeast corner of Lot 1
Longitude: -93° 12 54.2
- At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 223620341 and 223620349.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for prelocate onsite location of utilities prior to any excavation.
- Private utilities are shown as marked by Hance Locating Services, Inc. on January 5, 2023. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- AIS Denotes advertising and information sign
- BTL Denotes beaver/kill curb
- CB Denotes catch basin
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HHC Denotes communication handhole
- HIF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PEP Denotes polyethylene pipe
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line

- COT Denotes Cottonwood tree
- MPL Denotes Maple tree
- SPR Denotes Spruce tree

OWNER:
Minneapolis-Saint Paul Metropolitan
Airports Commission

APPLICANT:
Wald Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, Minnesota 55101
Contact: Eric Liner
651-227-7773

BENCHMARKS (BM)

- Top of top nut of 1st fire hydrant west of Radisson Road NE on the north side of 105th Avenue NE.
Elevation = 910.46 feet
- Top of top nut of 2nd fire hydrant west of Radisson Road NE on the north side of 105th Avenue NE.
Elevation = 907.00 feet

AREAS

Lot 1 = 129,610 square feet or 2.975 acres
Outlot A = 1,451,843 square feet or 33.330 acres
Dedicated 105th = 86,025 square feet or 1.975 acres
Total = 1,667,478 square feet or 38.280 acres

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this **PRELIMINARY** day of **REVISION**, 2023.
By: **SUBJECT TO REVISION**
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

80 0 80 160
SCALE IN FEET

Revision	By	Date
	MAP	

Drawing Title:
PRELIMINARY PLAT OF:
PLAT NAME
2030 105TH AVE. NE, BLAINE, MN

SUNDE
LAND SURVEYING
www.sunde.com

900 East Bloomington Freeway (396) • Suite 118
Bloomington, Minnesota 55425-3435
651-881-2465 (Fax: 651-888-8606)

Project: 2022-156	By/Pg: 1248/46	Date: 1/16/2023
Township: 31	Range: 23	Section: 21
File: 2023156001-mapal.dwg		Sheet: 1 of 2

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023**

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 6.3 – Case File No. 23-0032 – Public Hearing – The applicant is requesting the following:

1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.

SOUTH SIDE ENTERTAINMENT DISTRICT, 2030 105TH AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0032 was opened at 7:22PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Swanson asked if the drive thru were approved would this be just for this property or would drive thru's now be allowed throughout the entire redevelopment district.

City Planner Sellman explained staff was recommending the drive thru be approved only for the properties on the south side of 105th Avenue.

Commissioner Olson asked why the drive thru was not a condition for approval.

City Planner Sellman reported the 105th Redevelopment District does not permit drive thru's. She stated this led staff to bring forward a code amendment which would allow one drive thru on property south of 105th Avenue with a conditional use permit and limit one drive-thru per parcel.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032A a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Ave NE, limited to one drive-thru per parcel, as a conditional use permit.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032B a preliminary plat to create one lot and one outlot to be known as National Sports Village with the following conditions:

Case 23-0032B:

1. 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.
2. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
4. Plans and specifications must be approved by the City prior to start of construction.
5. An Anoka County right-of-way permit is required prior to start of any site work.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall 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.
9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

10. A protective buffer strip of natural vegetation, at least 15-feet in width around all wetlands. This buffer strip shall be placed in easement.
11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The Developer shall process 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, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032C a conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru with the following conditions:

Case 23-0032C:

1. Shared parking facilities agreement shall be recorded with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.
2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.

3. Plans for amplified music or a public address system for the outdoor dining area is to be reviewed by the City and approved by the management company prior to installation. Noise level of the music in the outdoor dining area is not to exceed normal conversation level.
4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.
9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.



City of Blaine Staff Report

File Number: RES 23-81

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 11.5

Resolution for Preliminary Plat Approval to Create Two Lots to be Known as National Sports Village at 2030 105th Avenue NE. (South Side Entertainment District) (Case File No. 23-0032/SAS)

Executive Summary

The proposed preliminary plat creates one lot and one outlot.

Background

Planning Commission Public Hearing	04/12/23
City Council (Preliminary Plat)	05/01/23
City Council (Final Plat)	TBD
Action Deadline	05/15/23

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.

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The preliminary plat creates two new lots. Lot 1, Block 1, National Sports Village is 2.975 acres, and Outlot A is 33.33 acres. Lot 1 is proposed to be developed with two commercial buildings and the outlot is to remain as is; no new development is proposed at this time.

Site Plan

The proposed site plan includes two buildings on one lot. A Conditional Use Permit (CUP) is required for two buildings on one lot. The first building at the corner of Radisson Road and 105th Avenue, is proposed to be a 9,100 square foot Pizza Pub Prime with a 3,000 square foot roof top patio and a 1,000 square foot ground patio. The second building will consist of 20,000 square feet of mixed uses. As proposed, there will be a Mexican restaurant, private member club, office, health/athletic services, retail and grab and go food. Building two will have roof top patios and ground floor patios. Outdoor dining requires a CUP. A drive-thru is proposed on the southern side of building two. The 105th Avenue Redevelopment District does not allow drive-thrus, therefore the applicant is requesting a code amendment. All CUP's have been applied for and are part of this review.

Park Dedication

Park dedication is being waived for the plat as part of the city's financial commitment to the project that was approved on March 20, 2023.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the CCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer. 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 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.

Utilities

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 around all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Coon Creek Watershed District (CCWD). 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, provide those documents to the homeowners, and 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 an existing access drive to 105th

Avenue NE and a connection to Radisson Road NE. The developer will need to acknowledge that the city is in the process of a master development plan on the north side of 105th Avenue. This plan will affect 105th Avenue and has the potential to alter the current layout of the corridor. Also of note, is Radisson Road is a county road. The developer will need to obtain authorization from the county for the proposed access onto Radisson Road and construct any/all improvements as outlined in the development review of Anoka County's plat review comments.

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

Preliminary Plat

Unapproved Planning Commission Minutes 4/12/23

Strategic Plan Relationship

The subject site is part of the 105th Redevelopment area and has been identified in the Growth Management section of the Strategic Plan.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

Financial Impact

Park dedication is being waived for the plat as part of the City's financial commitment to the project that was approved on March 20, 2023. If park dedication was paid in 2023, the amount paid would be \$26,112 (\$8,704/acre).

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, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 4/12/23



City of Blaine

Signature Copy

Resolution: RES 23-81

Resolution for Preliminary Plat Approval to Create Two Lots to be Known as National Sports Village at 2030 105th Avenue NE. (South Side Entertainment District) (Case File No. 23-0032/SAS)

WHEREAS, an application has been filed by 105th Blaine Business Park, LLC, Case File No. 23-0032 for a preliminary plat known as National Sports Village; and

WHEREAS, said case involves the division of land described as follows:

The Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23, EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23 lying northerly of the northerly right-of-way line of 105th Avenue Northeast and lying westerly of the westerly right-of-way line of Anoka County Right of Way Plat No. 62, Anoka County, Minnesota.

Abstract Property

WHEREAS, the Blaine Planning Commission has reviewed said case file on April 12, 2023; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

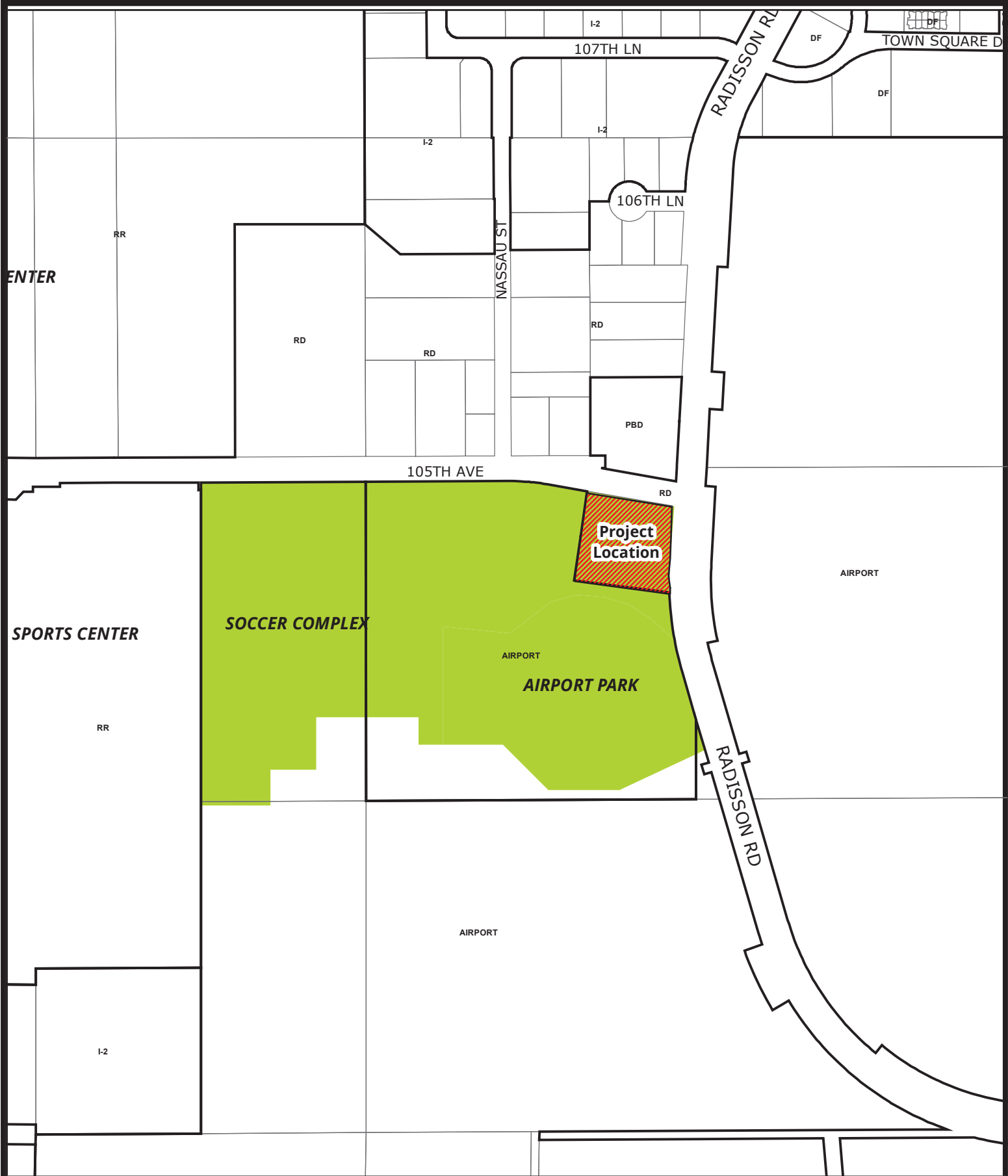
WHEREAS, the Blaine Planning Commission held a public hearing on April 12, 2023 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for National Sports Village permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. 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.
2. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
4. Plans and specifications must be approved by the City prior to start of construction.
5. An Anoka County right-of-way permit is required prior to start of any site work.

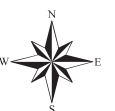
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall include 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.
9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
10. A protective buffer strip of natural vegetation, at least 15 feet in width around all wetlands. This buffer strip shall be placed in easement.
11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The Developer shall process 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, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

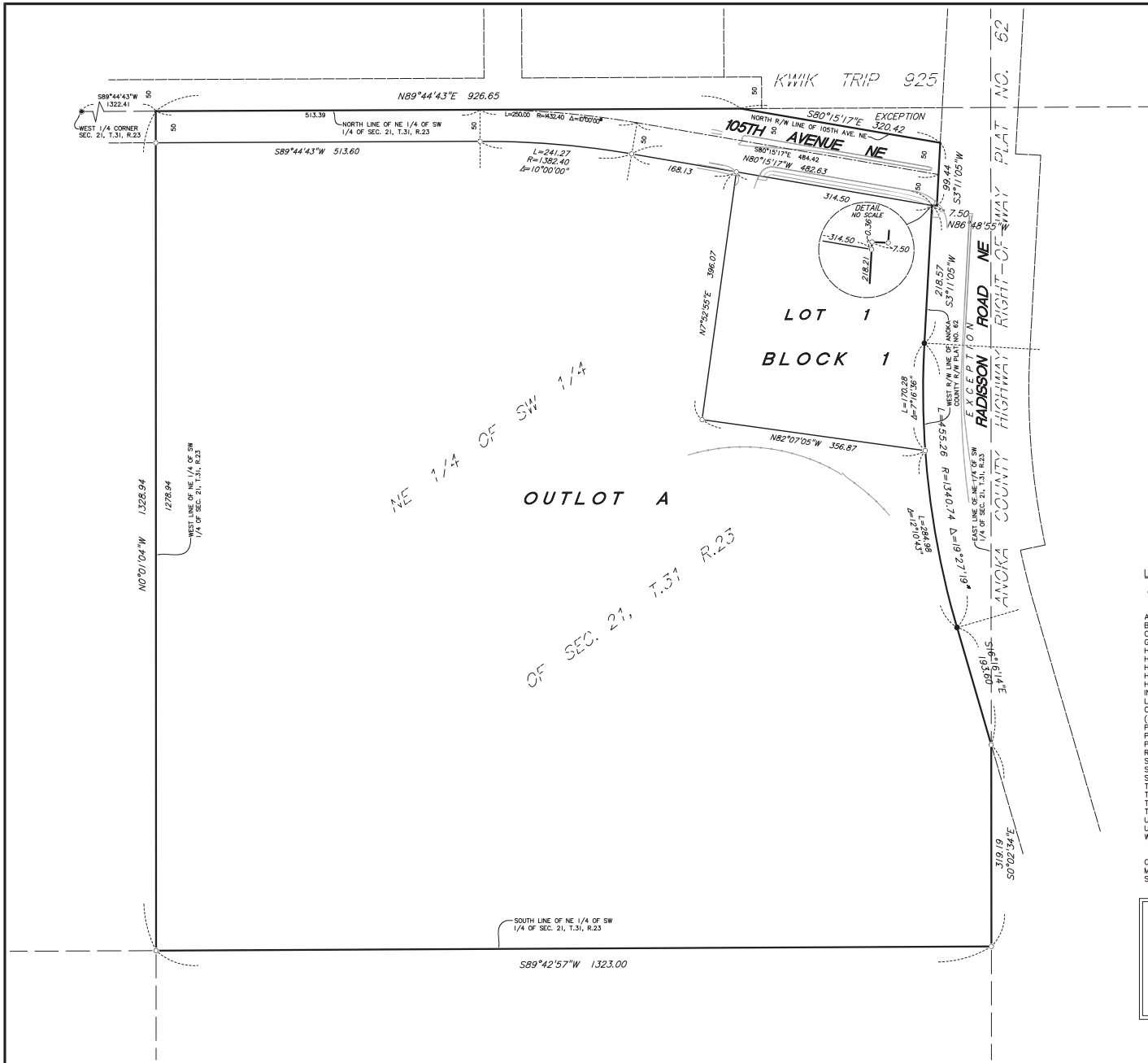
PASSED by City Council of the City of Blaine this 1st day of May, 2023.



Case File No. 23-0018 South Side Entertainment

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





DESCRIPTION OF PROPERTY SURVEYED
(Per CHB Title, LLC as agent for Old Republic National Title Insurance Company, Commitment for Title Insurance Commitment No. 58092, commitment date February 27, 2023)

The Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23, EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23 lying northerly of the northerly right-of-way line of 105th Avenue Northeast and lying westerly of the westerly right-of-way line of Anoka County Right of Way Plat No. 62, Anoka County, Minnesota.

Abstract Property

TITLE COMMITMENT

CHB Title, LLC as agent for Old Republic National Title Insurance Company, Commitment for Title Insurance Commitment No. 58092, commitment date February 27, 2023, was relied upon as to matters of record.

Schedule B Exceptions:

9. A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein.
10. Terms and conditions of Declaration of Restrictions and Covenants for Replacement Wetland, filed January 12, 2012, as Document No. 2026980.001.
11. Terms and conditions of Resolution: RES 18-34 Granting a Waiver of Platting for a 40.34 Acre Parcel, filed March 27, 2018, as Document No. 2195708.002.

GENERAL NOTES

- 1.) Survey coordinate basis: Anoka County Coordinate System (NAD83-1996 Adjustment)
- 2.) Latitude: 45° 09 37.3 - Northeast corner of Lot 1
Longitude: -93° 12 54.2
- 3.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 223620341 and 223620349.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for prelocate onsite location of utilities prior to any excavation.
- 5.) Private utilities are shown as marked by Hance Locating Services, Inc. on January 5, 2023. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- AIS Denotes advertising and information sign
- BTL Denotes beaverkill curb
- CB Denotes catch basin
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HHC Denotes communication handhole
- HIF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PEP Denotes polyethylene pipe
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line

- COT Denotes Cottonwood tree
- MPL Denotes Maple tree
- SPR Denotes Spruce tree

OWNER:
Minneapolis-Saint Paul Metropolitan
Airports Commission

APPLICANT:
Wald Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, Minnesota 55101
Contact: Eric Liner
651-227-7773

BENCHMARKS (BM)
(NAVD 88)

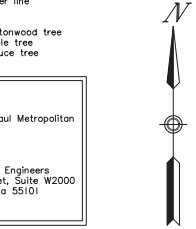
- 1.) Top of top nut of 1st fire hydrant west of Radisson Road NE on the north side of 105th Avenue NE.
Elevation = 910.46 feet
- 2.) Top of top nut of 2nd fire hydrant west of Radisson Road NE on the north side of 105th Avenue NE.
Elevation = 907.00 feet

AREAS

Lot 1 = 129,610 square feet or 2,975 acres
Outlot A = 1,451,843 square feet or 33.330 acres
Dedicated 105th = 86,025 square feet or 1.975 acres
Total = 1,667,478 square feet or 38.280 acres

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this **PRELIMINARY** day of **MARCH**, 2023.
By: **SUBJECT TO REVISION**
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	MFL	

Drawing Title:
PRELIMINARY PLAT OF:
PLAT NAME
2030 105TH AVE. NE, BLAINE, MN

SUNDE
LAND SURVEYING
www.sunde.com

900 East Bloomington Freeway (396) • Suite 118
Bloomington, Minnesota 55425-3435
651-881-2465 (Fax: 651-888-8606)

Project: 2022-156 By/Pg: 1248/46 Date: 3/19/2023
Township: 31 Range: 23 Section: 21
This 2023/06/01 - signed.dwg Sheet: 1 of 2

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023**

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 6.3 – Case File No. 23-0032 – Public Hearing – The applicant is requesting the following:

1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.

SOUTH SIDE ENTERTAINMENT DISTRICT, 2030 105TH AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0032 was opened at 7:22PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Swanson asked if the drive thru were approved would this be just for this property or would drive thru's now be allowed throughout the entire redevelopment district.

City Planner Sellman explained staff was recommending the drive thru be approved only for the properties on the south side of 105th Avenue.

Commissioner Olson asked why the drive thru was not a condition for approval.

City Planner Sellman reported the 105th Redevelopment District does not permit drive thru's. She stated this led staff to bring forward a code amendment which would allow one drive thru on property south of 105th Avenue with a conditional use permit and limit one drive-thru per parcel.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032A a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Ave NE, limited to one drive-thru per parcel, as a conditional use permit.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032B a preliminary plat to create one lot and one outlot to be known as National Sports Village with the following conditions:

Case 23-0032B:

1. 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.
2. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
4. Plans and specifications must be approved by the City prior to start of construction.
5. An Anoka County right-of-way permit is required prior to start of any site work.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall 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.
9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

10. A protective buffer strip of natural vegetation, at least 15-feet in width around all wetlands. This buffer strip shall be placed in easement.
11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The Developer shall process 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, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032C a conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru with the following conditions:

Case 23-0032C:

1. Shared parking facilities agreement shall be recorded with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.
2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.

3. Plans for amplified music or a public address system for the outdoor dining area is to be reviewed by the City and approved by the management company prior to installation. Noise level of the music in the outdoor dining area is not to exceed normal conversation level.
4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.
9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.



City of Blaine

Staff Report

File Number: ORD 23-2524

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 11.6

Second Reading to 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 six 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 interests. 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, and platting. The moratorium does not prohibit tenant improvements or changes in permitted uses that don't require any building modifications.

The property owner of 8700 University Avenue has requested to remove this property from the moratorium, the request is attached.

A different property owner would like the Council to consider allowing conditional use permits for existing buildings when a new building is not proposed. The City Council could consider allowing CUP applications for existing buildings. Staff believes this still would meet the intent of the interim ordinance.

Moratorium Term

The proposed moratorium would be for a term of six months (second reading is on May 1, therefore the term is until November, 2023), unless rescinded earlier by city council action. It could also be extended for an additional time period, should the City deem it 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, adopt the Ordinance.

Attachment List

1. Exhibit A
2. Letter



City of Blaine

Signature Copy

Ordinance: ORD 23-2524

Second Reading to 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.

INTRODUCED and read in full this 17th day of April, 2023.

PASSED by the City Council of the City of Blaine this 1st day of May, 2023.

Northtown Redevelopment Area



Legend

 Parcels



ReUrban, LLC as Manager
8700 University LLC as Owner
5524 Glengarry Parkway
Edina, MN 55436

April 19th, 2023

Attn: Blaine City Council and Planning Staff

**RE: 8700 University Ave NE Blaine
Former Spire Bank**

To Whom It May Concern,

I am writing as the owner of 8700 University Ave NE Blaine, the former Spire Bank site, to express my position on the Moratorium matter in the Northtown Plan area.

Firstly, I strongly urge you not to implement the proposed Moratorium. As the property owner, I have come to terms with a car wash user to redevelop the site. This national first-class user would invest millions in replacing the old Spire Bank building with 100% state-of-the-art building and infrastructure. A Moratorium would kill this deal, and the current rules in place today without any Moratorium already require that redevelopment plans comply with the more Coon Creek Watershed stormwater rules that went into force on 1/1/2023.

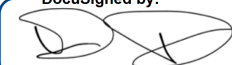
Furthermore, the Northtown Vision states clearly and early that it is a "market-based" approach to the Northtown area, and nowhere in the Northtown Vision document is Eminent Domain or taking property mentioned. If a Moratorium must pass, I request that you exclude the area NW of the University from the Moratorium, as Blaine City Planning has confirmed that the area to the West of University Ave NE is not a primary focus of the Northtown Vision.

I would like to emphasize that my plans to redevelop the site were disclosed to the city prior to my purchase, and the city staff was excited to see the vacant Spire building improve. It was also communicated that the Vision document would NOT govern land use until it gets put into the Comprehensive Plan. No moratoriums had been considered in this area. It would be highly unfair and damaging to my property if a Moratorium is suddenly imposed, causing unnecessary delays and increasing costs, and I could potentially lose my user.

Therefore, please consider my objections to the Moratorium and my plans to redevelop the former Spire Bank site. I have consulted the city frequently about my plans and would appreciate your support in ensuring my project can continue without undue interference.

Thank you for your attention to this matter.

Sincerely,

DocuSigned by:

51923FB6F04D47C...

Dixon Diebold

8700 University LLC (owner)

ReUrban, LLC (mgr)

651-343-1889



City of Blaine

Staff Report

File Number: ORD 23-2526

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 11.7

First Reading to Adopt an Ordinance to Amend Section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to Remove the Requirement for Signs to be Installed by Licensed Contractors. City of Blaine (Case File No. 23-0031/EES)

Executive Summary

The City is proposing to remove the requirement for sign contractors to be licensed to reduce staff time spent on review and improve customer service. Only half of surveyed cities require sign contractors to be licensed, and the City Attorney did not find a legal reason to maintain the requirement.

Background

Planning Commission Public Hearing	04/12/23
City Council (1st Reading)	05/01/23
City Council (2nd Reading)	05/17/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

The City of Blaine requires either verification of a state contractor license or issuance of a city contractor license for most construction work, including sign installation. Sign contractors are currently required to obtain a sign installer license which requires submitting proof of insurance and payment of a \$35 license fee. There is a substantial administrative burden related to enforcing this requirement since many sign contractors only install a few signs in the City per year. Additionally, updated insurance certificates are needed throughout the year (which does not typically occur at the same time as the license expires) which results in most licenses being reviewed by staff twice a year. Staff estimates that on average, each contractor

license takes at least an hour of staff time when accounting for assisting applicants with the application, reviewing the application, reviewing updated insurance certificates, and verifying permit applications are tied to a licensed contractor.

The licensing of sign contractors is not a universal requirement. To potentially reduce administrative inefficiencies and effort required by applicants, staff identified revisiting the licensing requirement as a goal for 2023. Staff surveyed peer communities and found that of the eight cities surveyed, only four required a city license (Maple Grove, Plymouth, Brooklyn Park, and Coon Rapids). Woodbury, Eden Prairie, Eagan, and Burnsville did not require licenses.

The City Attorney reviewed the ordinance and identified that the licensing requirement did not protect the City from liability. The State does require sign installers to post a compliance bond with the Department of Labor and Industry (Minnesota Statute 326B.865).

At this time, staff is recommending that the sign contractor licensing requirement be removed from the code and no longer require contractor licenses for sign installers. This improves customer service for the contractors and will make it easier for staff to efficiently process sign permit applications.

Commercial general contractor licenses will still be required for signs that require a building permit, which are freestanding signs over ten feet in height.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the ordinance. There were no comments at the public hearing.

Financial Impact

Annual revenue for sign contractor licenses is approximately \$500. The change will eliminate that revenue. However, this revenue was not enough to cover the cost of staff time for processing these licenses.

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.

If the ordinance is adopted, staff will contact contractors who have installed signs in Blaine in the last few years to inform them of the change.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the May 15, 2023 Council meeting.

Attachment List

1. Unapproved PC Minutes 4/12/23



City of Blaine

Signature Copy

Ordinance: ORD 23-2526

First Reading to Adopt an Ordinance to Amend Section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to Remove the Requirement for Signs to be Installed by Licensed Contractors. City of Blaine (Case File No. 23-0031/EES)

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

Sec. 18-121. Required; exceptions.

(a) Except as otherwise provided by law, before any person shall engage in the business of doing or performing any of the various types of work listed in this section, such person shall first obtain a license to do so as provided in this section:

- (1) Cement work, cement block work, cement block laying or brick work.
- (2) General construction including erection, alteration, or repair of a building.
- (3) The moving or wrecking of buildings.
- (4) Plastering, outside stucco work, or lathing.
- (5) Blacktopping (parking lots, driveways, etc.)
- (6) Roofing.
- (7) ~~Sign and billboard erecting.~~ Reserved.
- (8) Excavators (for basements, foundations, grading of lots, etc.)
- (9) Heating, ventilating or air conditioning.
- (10) Automatic sprinkler system design and installation contractor.

Blaine Zoning Ordinance

34.11 Contractor's license. Reserved

~~No person, firm, or corporation shall engage in the business of erecting, altering, extending, repairing or maintaining signs or sign structures within the City without first having procured a license as required in Section 6-40 of the Blaine Code, except that the owner, lessee or occupant of the property upon which the sign is located may perform the actual work himself provided he had obtained a permit for the sign.~~

INTRODUCED and read in full this 1st day of May, 2023.

PASSED by the City Council of the City of Blaine the day of , 20 .

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 12, 2023**

The Blaine planning commission met in the City Hall Chambers on Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

ADMINISTRATION OF OATHS OF OFFICE

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

ROLL CALL

Members Present: Commission Members Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 6.4 – Case File No. 23-0031 – Public Hearing – The City is proposing an amendment to section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to remove the requirement for signs to be installed by licensed contractors.
CITY OF BLAINE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0031 was opened at 7:29PM. As no one wished to appear, the public hearing was closed at 7:29PM.

Commissioner Olson asked who managed the electrical permits for signs.

Community Development Specialist Showalter explained electrical permits were regulated by the state.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0031 based on the following conditions:**Case 23-0031:**

1. Requiring a contractor license for sign installation provides no protection to the City of Blaine.
2. Removing the license requirement for sign contractors will reduce staff review time and improve efficiency for applicants.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.



City of Blaine

Staff Report

File Number: RES 23-82

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 12.1

Resolution to Accept Bids and Award a Contract for the Construction of a Bandshell and Associated Improvements in Aquatore Park

Executive Summary

The City Council approved plans and specifications and ordered an advertisement for bids for the Aquatore Park Bandshell at the October 17, 2022 workshop. Bids were opened on Tuesday, April 18th. At this time, council is being asked to decide if the project will be constructed with a half basement (Base Bid) or with a full basement (Alternate Bid) or reject all bids and not complete the project.

Background

Bids were received electronically at 10:00 AM, April 18, 2023, for Project No. 22-44. A total of 5 bids were received, ranging from \$3,289,000.00 to \$4,377,000.00. The 3 lowest bidders and Engineer's estimate are as follows:

Engineers Estimate	\$3,240,225 Base Bid	\$3,340,225 with Alternate
BCI Construction, Inc.	\$3,289,000 Base Bid	\$3,529,000 with Alternate
Ebert Construction	\$3,622,000 Base Bid	\$3,846,000 with Alternate
Brennan Construction	\$3,749,000 Base Bid	\$3,914,000.00 with Alternate

Bids have been checked and tabulated, and it has been determined that BCI Construction, Inc., of Sauk Rapids, Minnesota is the lowest bidder. The Parks and Recreation Department has not

worked with BCI Construction, Inc. on previous contracts. Staff has checked with the owners of similar projects completed by the contractor and believe they have the experience and ability to complete the project as designed.

Following is a break down of the **Base Bid** total project costs.

Construction - \$3,289,000

5% Construction Contingency - \$164,450

Consulting - \$250,000

Other - \$52,500 (Security cameras, cable wiring for the canopy system, Xcel lighting for park trails, material testing and audio/visual equipment and connections)

Project Total Cost - \$3,755,950

Following is a break down of the **Alternate Bid** total project costs.

Construction - \$3,529,000

5% Construction Contingency - \$176,450

Consulting - \$250,000

Other - \$52,500 (Security cameras, cable wiring for the canopy system, Xcel lighting for park trails, material testing, and audio/visual equipment and connections)

Project Total Cost - \$4,007,950

At the Blaine Festival Committee meeting on April 20, 2023, the committee requested pursuing the alternate bid. To date, the Festival Committee has donated \$650,000 and has agreed to donate an additional \$350,000 for a total of \$1,000,000.

The Resolution Accepting bids for the Aquatore Park Bandshell, Improvement Project No. 22-44 and awarding the contract to BCI Construction Inc. for the base bid (half basement/storage) in the amount of \$3,289,000.00 below can be amended based on the Council's decision to move the project forward and award the base bid, or alternate bid or to choose not to construct the project at all as bid.

A more thorough and complete background of this item is included as an attachment to this item.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of Well - Maintained Infrastructure.

Board/Commission Review

The Park Board reviewed the item at their April 25, 2023 park board meeting and recommended the item be adopted.

Financial Impact

Funding sources for the project are a combination of donations from the Festival Committee, park dedication fees, and tax levy money. The Blaine Festival Committee has already donated \$650,000 towards the project and has agreed to donate additional money up to a total of

\$1,000,000. The total approved project budget for the bandshell and associated improvements to Aquatore Park is \$3,775,000. The base bid plus 5% contingency totals \$3,755,950. There are sufficient funds to cover the projected full project costs if the base bid is awarded. The project total for the alternate bid, including contingencies, is \$4,007,950 - \$232,950 more than the project's budget as approved in the CIP. While sufficient park dedication funds are currently available to fund the full cost of the project, including the bid alternates, funding the project to this level could compromise the ability to fund future projects through park dedication fees.

Public Outreach/Input

Staff Recommendation

Staff has not worked with BCI Construction, Inc on any previous projects, but after checking references for previous projects they have completed, staff believes the contractor is capable of successfully completing the project if the Council chooses to move forward.

Attachment List

1. Drawings
2. 2023-2027 Parks Development CIP
3. Bandshell Project Analysis
4. Aquatore Bandshell Information and Background



City of Blaine

Signature Copy

Resolution: RES 23-82

Resolution to Accept Bids and Award a Contract for the Construction of a Bandshell and Associated Improvements in Aquatore Park

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 22-44, said bids were received on April 18, 2023, electronically opened and tabulated according to law, and the following 5 bids were received complying with the advertisement:

Contractor	Base Bid Total	Base Bid + Alternate Bid Total
BCI Construction, Inc.	\$3,289,000.00	\$3,529,000.00
Ebert Construction	\$3,622,000.00	\$3,846,000.00
Brennan Construction	\$3,749,000.00	\$3,914,000.00
Morcon Construction Co. Inc	\$3,725,194.00	\$3,982,328.00
Versacon, Inc.	\$4,115,000.00	\$4,377,000.00

AND WHEREAS, City Council has resolved to construct the project based on the base bid:

AND WHEREAS, BCI Construction, Inc. of Sauk Rapids, Minnesota is the lowest responsible bidder.

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

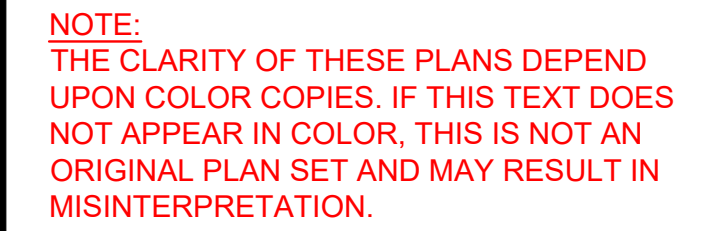
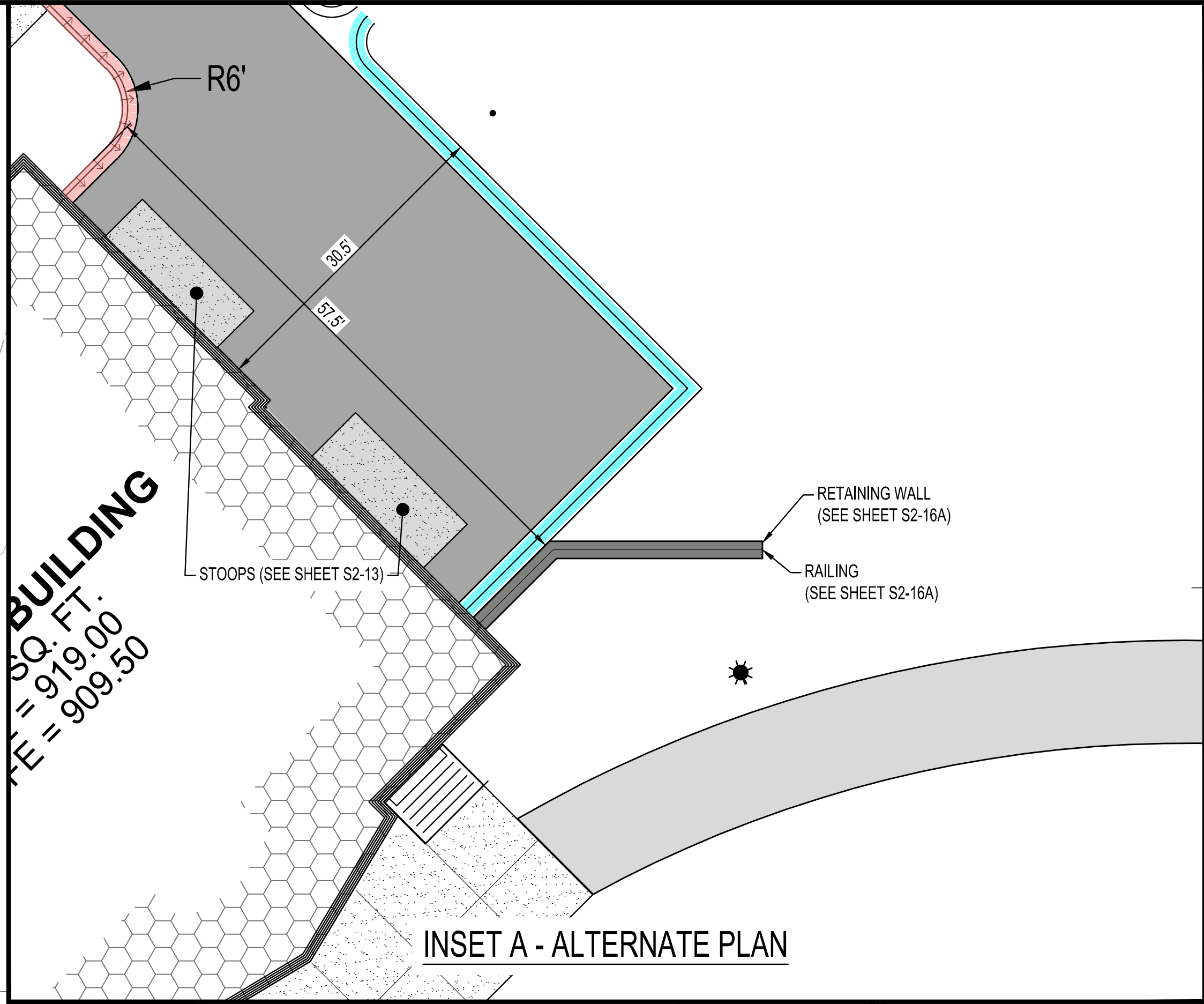
1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with BCI Construction, Inc. for the designated improvements in the amount of \$3,289,000.00.
2. A contingency of \$164,450 is hereby approved to bring the total project budget to \$3,755,950 and the Senior Parks and Recreation Manager 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 1st day of May, 2023.



Diagram illustrating a proposed crosswalk configuration with the following labeled components:

- BIKE RACK (SEE DETAIL)
- DETECTED WARNING PAD (SEE DETAIL)
- CROSSWALK STRIPING (SEE DETAIL)
- CONCRETE PAVEMENT (SEE DETAIL)
- MATCH WIDTH OF EXISTING WALKS
- ACCESSIBLE PARKING (SEE DETAIL)



REESE A. SUDTELGTE

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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PROJECT

AQUATORE PARK BANDSHELL

BLAINE MINNESOTA

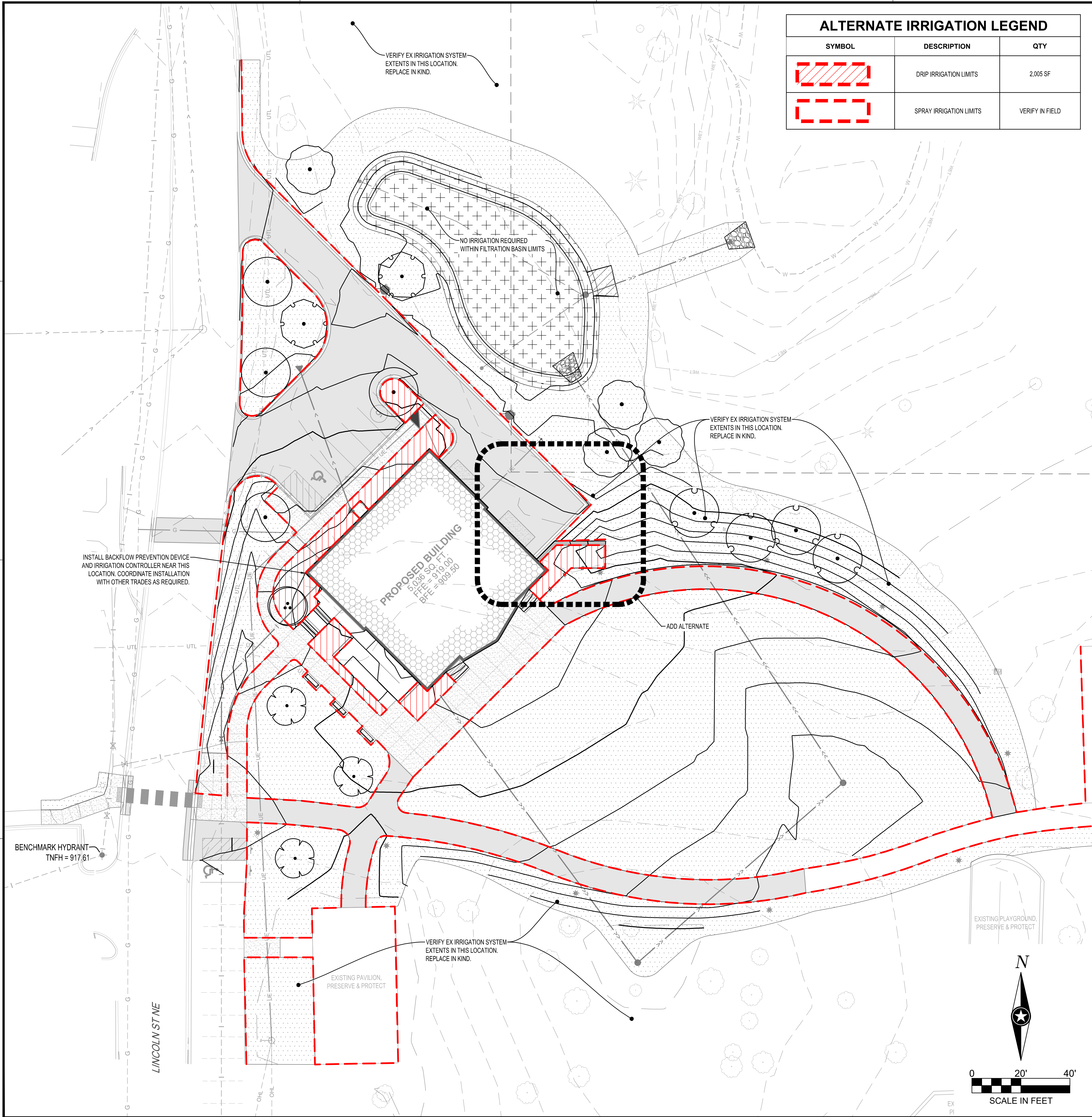
PROJECT NO.	22-26335
FILE NAME	26335 C3-SITE
DRAWN BY	LMM, AJR
DESIGNED BY	BAH, LMM, AJR
REVIEWED BY	BAH, RAS
ORIGINAL ISSUE DATE	03/13/2023
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

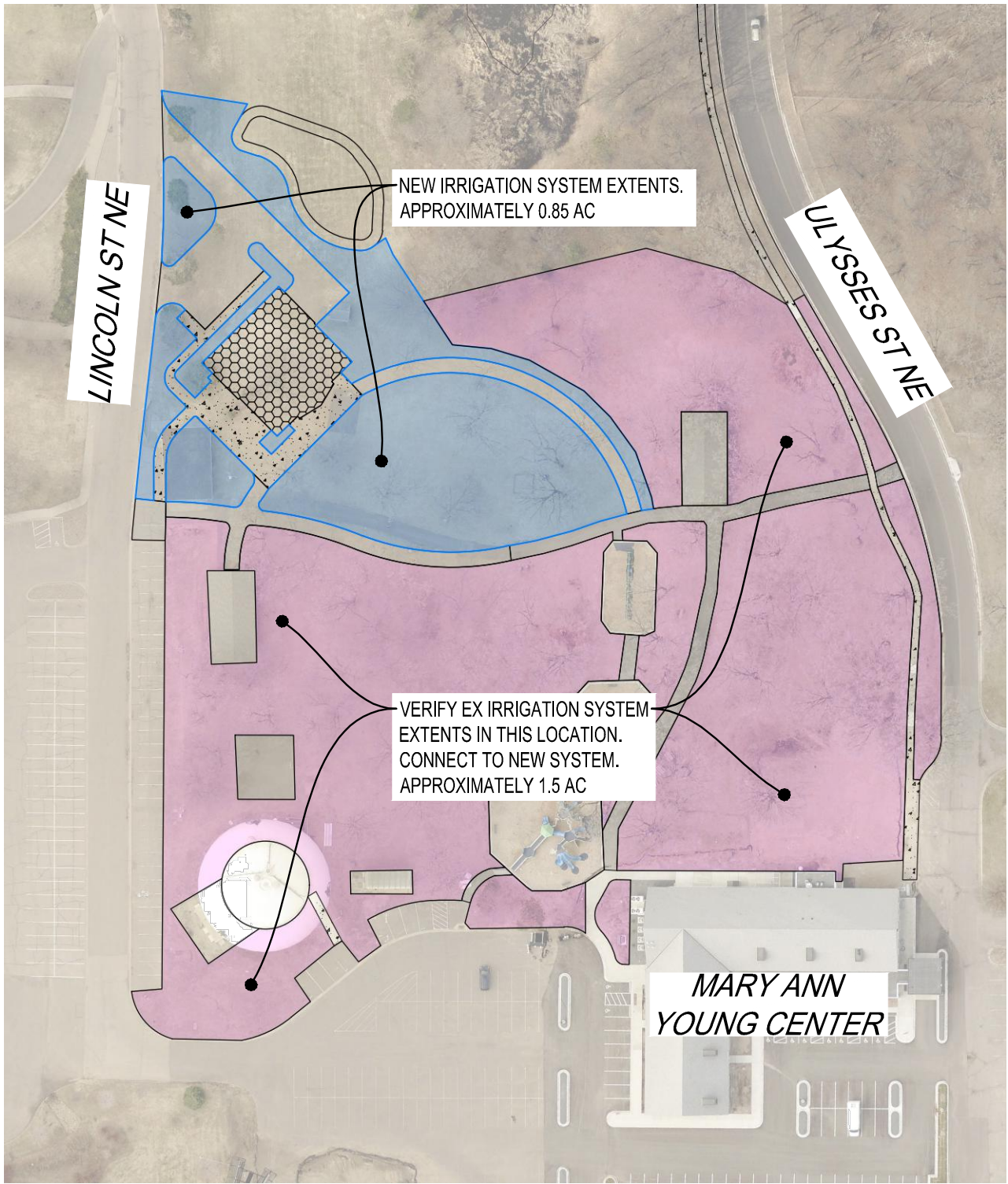


ALTERNATE IRRIGATION LEGEND		
SYMBOL	DESCRIPTION	QTY
	DRIP IRRIGATION LIMITS	2,005 SF
	SPRAY IRRIGATION LIMITS	VERIFY IN FIELD

ALTERNATE IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
- IRRIGATION CONTRACTOR TO EVALUATE EXISTING IRRIGATION SYSTEM AND SALVAGE EXISTING COMPONENTS, LINES, HEADS, ETC. WHERE FEASIBLE. NEW IRRIGATION SYSTEM EXTENTS SHALL PROVIDE SIMILAR COVERAGE IN SCOPE.
- IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH PROPOSED AND EXISTING VEGETATION, SITE FURNITURE, AND UTILITIES.
- INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED. GENERAL CONTRACTOR AND IRRIGATION CONTRACTOR ARE RESPONSIBLE FOR COORDINATING SLEEVE LOCATIONS PRIOR TO COMMENCEMETN
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
- THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
- INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COORDINATE WITH THE CITY OF BLAINE, MN TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
- IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO INSTALL NEW APPROPRIATELY SIZED CONTROLLER FROM HUNTER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES IN INCONSPICUOUS LOCATIONS WHERE FEASIBLE. COORDINATE LOCATIONS WITH PLANTING PLAN AND PLANTING CONTRACTOR.
- PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
- CONTRACTOR SHALL SET INITIAL WATERING SCHEDULE AND PERIODICALLY INSPECT IRRIGATION DURING THE PLANT ESTABLISHMENT PERIOD TO ENSURE PROPER OPERATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR TO PROVIDE AN ON SITE OPERATION TUTORIAL OF THE IRRIGATION SYSTEM TO THE OWNER OR OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
- CONTRACTOR SHALL PROVIDE (2) COPIES OF AN AS BUILT DRAWING OF THE IRRIGATION SYSTEM INCLUDING ZONE INFORMATION, LOCATION OF MAIN AND LATERAL LINES AND APPROXIMATE HEAD LOCATIONS. (1) COPY SHALL BE LETTER SIZE AND LAMINATED AND STORED WITHIN IRRIGATION CONTROLLER HOUSING. (1) COPY SHALL BE ARCH D SIZE AND GIVEN TO OWNER UPON COMPLETION OF WORK.

AQUATORE PARK OVERALL IRRIGATION MAP



NOTE:
THE CLARITY OF THESE PLANS DEPEND
UPON COLOR COPIES. IF THIS TEXT DOES
NOT APPEAR IN COLOR, THIS IS NOT AN
ORIGINAL PLAN SET AND MAY RESULT IN
MISINTERPRETATION.

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.

REESE A. SUDTELGTE

Reese A. Sudtelgte

DATE 03/13/2023 LIC. NO. 54243

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
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

BRETT HARRIS

Brett Harris

DATE 03/13/2023 LIC. NO. 60537

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PROJECT

AQUATORE PARK
BANDSHELL

BLAINE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26335
FILE NAME	26335 C5-LAND-ALT
DRAWN BY	BAH
DESIGNED BY	BAH, LMM, AJR
REVIEWED BY	BAH, RAS
ORIGINAL ISSUE DATE	03/13/2023
CLIENT PROJECT NO.	-

TITLE

IRRIGATION PLAN
ALTERNATE

SHEET

C5-20A

Parks Development Capital Improvement Program
Projects with Executive Summary

2023-2027

Project Name and Executive Summary	Proj Budget to Date	2023 Budget	2024	2025	2026	2027	Beyond 2027	Project Total
Aquatore Bandshell	972,500	2,202,500	600,000	-	-	-	-	3,775,000
The project is to build a new bandshell, bathrooms, lighting, trails, underground storage, a garage, and flex space at Aquatore Park. A portion of the project will be funded through Blaine Festival donations, with the rest funded by park dedication fees. This project is part of the Parks Master Plan. This project enhances current service levels of the park.	972,500	2,202,500	600,000	-	-	-	-	3,775,000
Aquatore Park Shelters	350,000	(27,508)	-	-	-	-	-	322,492
This project is to build two shelters at Aquatore Park.	350,000	(27,508)	-	-	-	-	-	322,492
Blaine Baseball Complex Site Improvements	-	-	-	75,000	425,000	-	-	500,000
Site improvements for all 6 fields. Dugouts, fencing, backstops, pitching mounds, tarps, wind screens, and lighting. The complex has original equipment from the 1980's and is need of replacement. This replacement is included in the Parks Master Plan.	-	-	-	75,000	425,000	-	-	500,000
Happy Acres Parking Expansion	713,000	-	-	-	-	-	-	713,000
This project is to expand the parking at Happy Acres Park.	713,000	-	-	-	-	-	-	713,000
Jim Peterson Field and Hockey lighting	-	335,000	475,000	-	-	-	-	810,000
This project is to add lighting to the Jim Peterson Park to accommodate later sports events and the skating season. Lighting will be set up to accommodate both hockey and ball field needs.	-	335,000	475,000	-	-	-	-	810,000
Jim Peterson Hockey Rink	-	150,000	150,000	-	-	-	-	300,000
Project is to build two new hockey rinks at Jim Peterson Park and includes a portable warming house. The original park plan includes a hockey rink at Jim Peterson. Council gave a directive in 2022 to build hockey rinks in the Spring Lake Park School District.	-	150,000	150,000	-	-	-	-	300,000
Jim Peterson Parking Lot expansion	-	355,000	-	-	-	-	-	355,000
Build an additional parking lot at Jim Peterson park. This project is identified in the Parks Master Plan. Jim Peterson Park is heavily used and is need of additional parking to accommodate users.	-	355,000	-	-	-	-	-	355,000
Jim Peterson Wheel Park	50,000	(50,000)	-	-	50,000	375,000	-	425,000
This project is to build a new wheel park at Jim Peterson Park. The project was identified in the original plans for the Jim Peterson Park as well as the Parks Master Plan. This project is to enhance the park's service level. Project was included in 2022 capital program, but is being delayed until 2026.	50,000	(50,000)	-	-	50,000	375,000	-	425,000
Lexington Athletic Complex Additional Hockey and General Rink	25,000	350,000	-	-	-	-	-	375,000
This project is in the Parks Master Plan. Project includes the correction of the LAC parking lot, additional boards, goals and netting for the second hockey rink and general rink in the middle.	25,000	350,000	-	-	-	-	-	375,000
Lexington Athletic Complex Sign	130,000	-	-	-	-	-	-	130,000
This project is to install a sign at the Lexington Athletic Complex.	130,000	-	-	-	-	-	-	130,000
New Park West of Lexington/North of Main	-	-	-	75,000	625,000	-	-	700,000
Build a new park west of Lexington and North of Main. This park is scheduled in the Master Plan to be the final park in Blaine. Project is a placeholder for now.	-	-	-	75,000	625,000	-	-	700,000
Sunrise Ponds Park	125,000	850,000	-	-	-	-	-	975,000
This project is for the 66th park in Blaine and includes building a new park in the Lexington Waters development with playground, irrigation, benches, electricity, lights, and shelter. This project is part of the Parks Master Plan.	125,000	850,000	-	-	-	-	-	975,000
Trail and Parking Lot Assessments	38,695	-	-	-	-	-	-	38,695
Braun Trail and Parking Lot Assessment project.	38,695	-	-	-	-	-	-	38,695

Parks Development Five-Year Capital Improvement Program

2023-2027

Projects by Revenue Source

Revenue Sources	Revenue Budget to Date	2023 Budget	2024	2025	2026	2027	Beyond 2027	Revenue Total
Donations	650,000	350,000	-	-	-	-	-	1,000,000
Park Dedication Fees - Park Development	1,529,195	407,492	1,225,000	150,000	1,100,000	375,000	-	4,786,687
Property Taxes	75,000	-	-	-	-	-	-	75,000
Park Development Reserve	150,000	3,407,500	-	-	-	-	-	3,557,500
Grand Total	2,404,195	4,164,992	1,225,000	150,000	1,100,000	375,000	-	9,419,187

Project Name and Revenue Sources	Revenue Budget to Date	2023 Budget	2024	2025	2026	2027	Beyond 2027	Revenue Total
Aquatone Bandshell	972,500	2,202,500	600,000	-	-	-	-	3,775,000
Donations	650,000	350,000	-	-	-	-	-	1,000,000
Park Dedication Fees - Park Development	247,500	-	600,000	-	-	-	-	847,500
Property Taxes	75,000	-	-	-	-	-	-	75,000
Park Development Reserve	-	1,852,500	-	-	-	-	-	1,852,500
Aquatone Park Shelters	350,000	(27,508)	-	-	-	-	-	322,492
Park Dedication Fees - Park Development	350,000	(27,508)	-	-	-	-	-	322,492
Blaine Baseball Complex Site Improvements	-	-	-	75,000	425,000	-	-	500,000
Park Dedication Fees - Park Development	-	-	-	75,000	425,000	-	-	500,000
Happy Acres Parking Expansion	713,000	-	-	-	-	-	-	713,000
Park Dedication Fees - Park Development	713,000	-	-	-	-	-	-	713,000
Jim Peterson Field and Hockey lighting	-	335,000	475,000	-	-	-	-	810,000
Park Dedication Fees - Park Development	-	335,000	475,000	-	-	-	-	810,000
Jim Peterson Hockey Rink	-	150,000	150,000	-	-	-	-	300,000
Park Dedication Fees - Park Development	-	150,000	150,000	-	-	-	-	300,000
Jim Peterson Parking Lot expansion	-	355,000	-	-	-	-	-	355,000
Park Development Reserve	-	355,000	-	-	-	-	-	355,000
Jim Peterson Wheel Park	50,000	(50,000)	-	-	50,000	375,000	-	425,000
Park Dedication Fees - Park Development	50,000	(50,000)	-	-	50,000	375,000	-	425,000
Lexington Athletic Complex Additional Hockey and General Rink	25,000	350,000	-	-	-	-	-	375,000
Park Development Reserve	25,000	350,000	-	-	-	-	-	375,000
Lexington Athletic Complex Sign	130,000	-	-	-	-	-	-	130,000
Park Dedication Fees - Park Development	130,000	-	-	-	-	-	-	130,000
New Park West of Lexington/North of Main	-	-	-	75,000	625,000	-	-	700,000
Park Dedication Fees - Park Development	-	-	-	75,000	625,000	-	-	700,000
Sunrise Ponds Park	125,000	850,000	-	-	-	-	-	975,000
Park Development Reserve	125,000	850,000	-	-	-	-	-	975,000
Trail and Parking Lot Assessments	38,695	-	-	-	-	-	-	38,695
Park Dedication Fees - Park Development	38,695	-	-	-	-	-	-	38,695
Grand Total	2,404,195	4,164,992	1,225,000	150,000	1,100,000	375,000	-	9,419,187

Parks Development Five-Year Capital Improvement Program
Projects by Expense Category

2023-2027

Expense Category	Exp Budget to Date	Exp Budget Remaining	2023 Budget	2024	2025	2026	2027	Beyond 2027	Project Total
Construction	2,027,500	943,990	3,869,992	1,225,000	75,000	1,025,000	375,000	-	8,597,492
Consulting	376,695	210,814	295,000	-	75,000	75,000	-	-	821,695
Grand Total	2,404,195	1,154,804	4,164,992	1,225,000	150,000	1,100,000	375,000	-	9,419,187

Project Name and Expense Category	Exp Budget to Date	Exp Budget Remaining	2023 Budget	2024	2025	2026	2027	Beyond 2027	Project Total
Aquatore Bandshell	972,500	923,140	2,202,500	600,000	-	-	-	-	3,775,000
Construction	837,500	837,500	2,162,500	600,000	-	-	-	-	3,600,000
Consulting	135,000	85,640	40,000	-	-	-	-	-	175,000
Aquatore Park Shelters	350,000	27,508	(27,508)	-	-	-	-	-	322,492
Construction	350,000	27,508	(27,508)	-	-	-	-	-	322,492
Blaine Baseball Complex Site Improvements	-	-	-	-	75,000	425,000	-	-	500,000
Construction	-	-	-	-	75,000	425,000	-	-	500,000
Happy Acres Parking Expansion	713,000	174	-	-	-	-	-	-	713,000
Construction	660,000	-	-	-	-	-	-	-	660,000
Consulting	53,000	174	-	-	-	-	-	-	53,000
Jim Peterson Field and Hockey lighting	-	-	335,000	475,000	-	-	-	-	810,000
Construction	-	-	225,000	475,000	-	-	-	-	700,000
Consulting	-	-	110,000	-	-	-	-	-	110,000
Jim Peterson Hockey Rink	-	-	150,000	150,000	-	-	-	-	300,000
Construction	-	-	150,000	150,000	-	-	-	-	300,000
Jim Peterson Parking Lot expansion	-	-	355,000	-	-	-	-	-	355,000
Construction	-	-	325,000	-	-	-	-	-	325,000
Consulting	-	-	30,000	-	-	-	-	-	30,000
Jim Peterson Wheel Park	50,000	50,000	(50,000)	-	-	50,000	375,000	-	425,000
Construction	50,000	50,000	(50,000)	-	-	-	375,000	-	375,000
Consulting	-	-	-	-	-	50,000	-	-	50,000
Lexington Athletic Complex Additional Hockey and General Rink	25,000	-	350,000	-	-	-	-	-	375,000
Construction	-	-	325,000	-	-	-	-	-	325,000
Consulting	25,000	-	25,000	-	-	-	-	-	50,000
Lexington Athletic Complex Sign	130,000	28,982	-	-	-	-	-	-	130,000
Construction	130,000	28,982	-	-	-	-	-	-	130,000
New Park West of Lexington/North of Main	-	-	-	-	75,000	625,000	-	-	700,000
Construction	-	-	-	-	-	600,000	-	-	600,000
Consulting	-	-	-	-	75,000	25,000	-	-	100,000
Sunrise Ponds Park	125,000	125,000	850,000	-	-	-	-	-	975,000
Construction	-	-	760,000	-	-	-	-	-	760,000
Consulting	125,000	125,000	90,000	-	-	-	-	-	215,000
Trail and Parking Lot Assessments	38,695	-	-	-	-	-	-	-	38,695
Consulting	38,695	-	-	-	-	-	-	-	38,695
Grand Total	2,404,195	1,154,804	4,164,992	1,225,000	150,000	1,100,000	375,000	-	9,419,187

			4/19/2023	
			Option 1	Option 2
			3,289,000	3,289,000
			-	240,000
			328,900	202,900
			<u>3,519,230</u>	<u>3,731,900</u>
			Option 1	Option 2
			3,775,000	3,775,000
			(250,000)	(250,000)
			<u>3,519,230</u>	<u>3,731,900</u>
			(34,000)	34,000
			<u>(46,730)</u>	<u>(259,400)</u>
			Option 1	Option 2
			(1,852,500)	(1,852,500)
			<u>(46,730)</u>	<u>(259,400)</u>
			<u>(1,899,230)</u>	<u>(2,111,900)</u>
			Option 1	Option 2
			1,854,113	1,808,113

7% contingency
\$230,230

Bandshell Project Analysis

Bandshell Construction Cost

Base Bid

Alternate Bid

7% Contingency

Bandshell Construction Cost

Project Budget Analysis

Project Budget

ISG Consulting Contract

Bandshell Construction Cost

Other costs (AV equipment)

Project Under (Over) Budget

\$52,500 (needed
to add lights and
construction
testing)

7% contingency
\$247,030

Project Impact to Reserves

Reserves Appropriated to Project

Additional Reserves Needed for Project

Total Project Impact to Reserves

Projected Reserves Remaining at 12/31/23

Aquatore Bandshell Information and Background

The Aquatore bandshell was identified in 2018 as part of the Blaine Parks and Recreation Master plan. The Blaine Festival Committee hosts the annual Blaine Festival in the park and schedules live bands throughout the weekend for entertainment. The festival committee rents a stage and huge tents to set up the temporary facility for the event. In 2019 the festival committee approached the city council with a donation towards the construction of a bandshell for Aquatore park. The committee presented a possible draft design sketch to the city council in June of 2021. This initial design was used to go out for request for proposals (RFP) in October 2021. ISG was hired in 2022 to provide the professional services for the project. ISG has provided multiple conceptual site and building designs based on feedback from the city council, festival committee, and city staff. Final design for the Aquatore Park Bandshell facility includes a stage, restrooms, gathering space and storage. The bandshell will be approximately 5,000-6,000 square feet and will be constructed in 2023 and 2024.

Budget

Funding sources for the project are a combination of donations by the Festival Committee, park dedication fees, and tax levy money.

The Parks CIP 2022 to 2026 budget has \$910,000 approved for the bandshell and restrooms. This project will also require lighting, which \$175,000 is budgeted for, and trails and pavement improvements, which \$250,000 is budgeted for. The total 2022 to 2026 CIP budget for the project is \$1,335,000.

The \$910,000 budget funding consist of \$247,500 from park dedication fees, \$75,000 from the levy and \$587,500 from the Festival Committee.

An additional \$62,500 was donated by the festival increasing the 2022 budget to \$972,500.

The Festival Committee has offered to donate up to \$1,000,000 towards the project.

The 2023-2027 CIP was adjusted to provide a budget for the project of \$3,775,000.

The lowest base bid is \$3,289,000 for the 1/2 tuck-under storage.

+ 5% Construction Contingency - \$164,450

+ Consulting - \$250,000

+ Other - \$52,500 (Security cameras, cable wiring for the canopy system, Xcel lighting for park trails, material testing and audio/visual equipment and connections)

Project Total Cost - \$3,755,950 (\$4,007,950 if the alternate bid is chosen)

With the estimated project total cost of \$3,755,950 there here are sufficient funds to cover the in the CIP budget if the base bid is awarded.

Project Timeline and Design Iterations

2018

Aquatore Park Master Plan identifies removal of existing park shelters and restrooms and installation of new shelter and restroom and a bandshell.

2019

Blaine Festival Committee approaches City Council with a donation towards the construction of a new bandshell facility in Aquatore Park

2020

Blaine Festival Committee provides City staff with possible bandshell layout sketches.

2021

Blaine Festival Committee presents City Council with draft design sketch. This layout includes:

7000 sq.ft. pavilion with restrooms, meeting area, picnic/seating area, and stage area

3300 sq.ft. storage area to be split between the City and Blaine Festival

October 2021 - RFPs for architectural design based on the draft design sketches are sent out.

November 2021 – Proposals for design are received.

2022

January 2022 – ISG is awarded the contract for professional services for the Aquatore Park Bandshell. Per the scope of this proposal the project cost was budgeted to be \$1,400,000. (Consultant fee ~ \$135,000 + Construction costs \$1,265,000)

February 2022 – June 2022 – ISG works with City Council, Park Board, Blaine Festival Committee, and City staff to provide various design iterations to provide acceptable design alternatives to all parties involved.

- Option - 7736 sq.ft.
Construction costs estimate \$2,812,500
Consultant Fee \$135,000
Total Project Cost \$2,947,5000
- Option - 6707 sq.ft.
Construction costs estimate \$2,536,500
Consultant Fee \$135,000
Total Project Cost \$2,671,500

May 2022 – staff and ISG presented concept designs to council.

- Option 3 - 5705 sq.ft. single level building (including restrooms, meeting room/flex space, City and Festival storage areas, and stage area).
Construction costs estimate \$2,432,000 (\$1,797,800 building + \$634,200 **other items)
Consultant Fee \$135,000
Total Project Cost \$2,567,000

****Other Items** - In addition to the bandshell building itself and some site work the estimates now include costs for General Requirements (additional construction costs such as permits, bonds, temporary electric service, testing, etc) and 15% Contingency.

Council requested design be revised to look at reducing square footage.

June 2022 – ISG reduced original designs square footage by 1500 sq.ft (flex space was greatly reduced). The estimated project cost reduction was approximately \$550,000. Current building options include:

- Option 4 – 4200 sq.ft. single level building (including restrooms, small flex space, City and Festival storage areas, City and Festival storage areas, and stage area)
Construction costs estimate \$1,883,200 (\$1,382,700 building + \$500,500 **other items)
Consultant Fee \$135,000
Total Project Cost \$2,018,200

June 2022 – October 2022 – ISG works on revisions of layouts and roof designs. Storage area goes from a 4 foot drop at rear of building to being tucked under the main building. Options considered include storage are under ½ the building or under entire building.

October 2022 – Design options are proposed to City Council. Options include:

- Option 6A – 5125 sq.ft. ½ tuck-under storage (including restrooms, larger flex space, City and Festival storage areas, City and Festival storage areas, and stage area)
Construction costs estimate \$3,240,225 (\$2,409,175 building + \$831,050 **other items)
Consultant Fee \$283,500
Total Project Cost \$3,523,725
- Option 6B – 5125 sq.ft. full tuck-under storage (including restrooms, larger flex space, City and Festival storage areas, City and Festival storage areas, and stage area)
Construction costs estimate \$3,340,225 (\$2,509,175 building + \$831,050 **other items)
Consultant Fee \$283,500
Total Project Cost \$3,623,725

ISG has provided the above cost estimates for these final options. Some of the Blaine Festival committee members disagreed with the estimates and thought that the actual bids will be lower. Council orders final plans and specifications be prepared, and project go out for bids. Option 6A (half tuck-under storage) is to be bid with Option 6B (full tuck under storage) bid as an alternate.

December 2022 – ISG requests a change order to increase their design fee is brought to Council for Approval. Based on the change in building scope and estimated construction costs as well as significant work providing additional concept revisions. Current project cost estimated at \$3,240,000. Consultant Fee revised to not to exceed \$250,000.

2023

April 2023 – Bids were received and opened April 18, 2023. 5 bids were received and the lowest was \$3,289,000 for the ½ tuck-under storage or \$3,529,000 for the full tuck-under storage. Either option will result in the same contractor being awarded the project.

April 2023 – Blaine Festival Committee voted to recommend awarding the full tuck-under storage option.

Other aspects of the Bandshell

- This would be the first bandshell in Anoka County, the other cities and the county only have pavilions.
- The gathering space within the bandshell could be used for pre- school activities during the daytime when school aged children are in school. There is a large need for more pre-school programs, and we have had many requests from parents.
- This venue will host Free concerts from the Festival and Parks and Recreation department throughout the year. This gives people with disabilities and under privileged users and an opportunity to enjoy the park and partake in the programming.
- This is a community park that is highly visible from highway 65 and highway 10. Commuters can see when there are events going on as they are driving by.



City of Blaine

Staff Report

File Number: RES 23-86

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 12.2

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. On April 17, 2023, the city council tabled this item to May 1, 2023.

Background

The public hearing was held on April 17 where council heard comments from the residents over concerns about Wake court and the amount of the proposed assessments. The city council tabled this item to May 1, 2023. Staff has reviewed the concerns expressed by the residents and have prepared a memo detailing the construction of the street and the driveways on Wake Court.

The 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
4. Wake Court Investigation Memo



City of Blaine

Signature Copy

Resolution: RES 23-86

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.

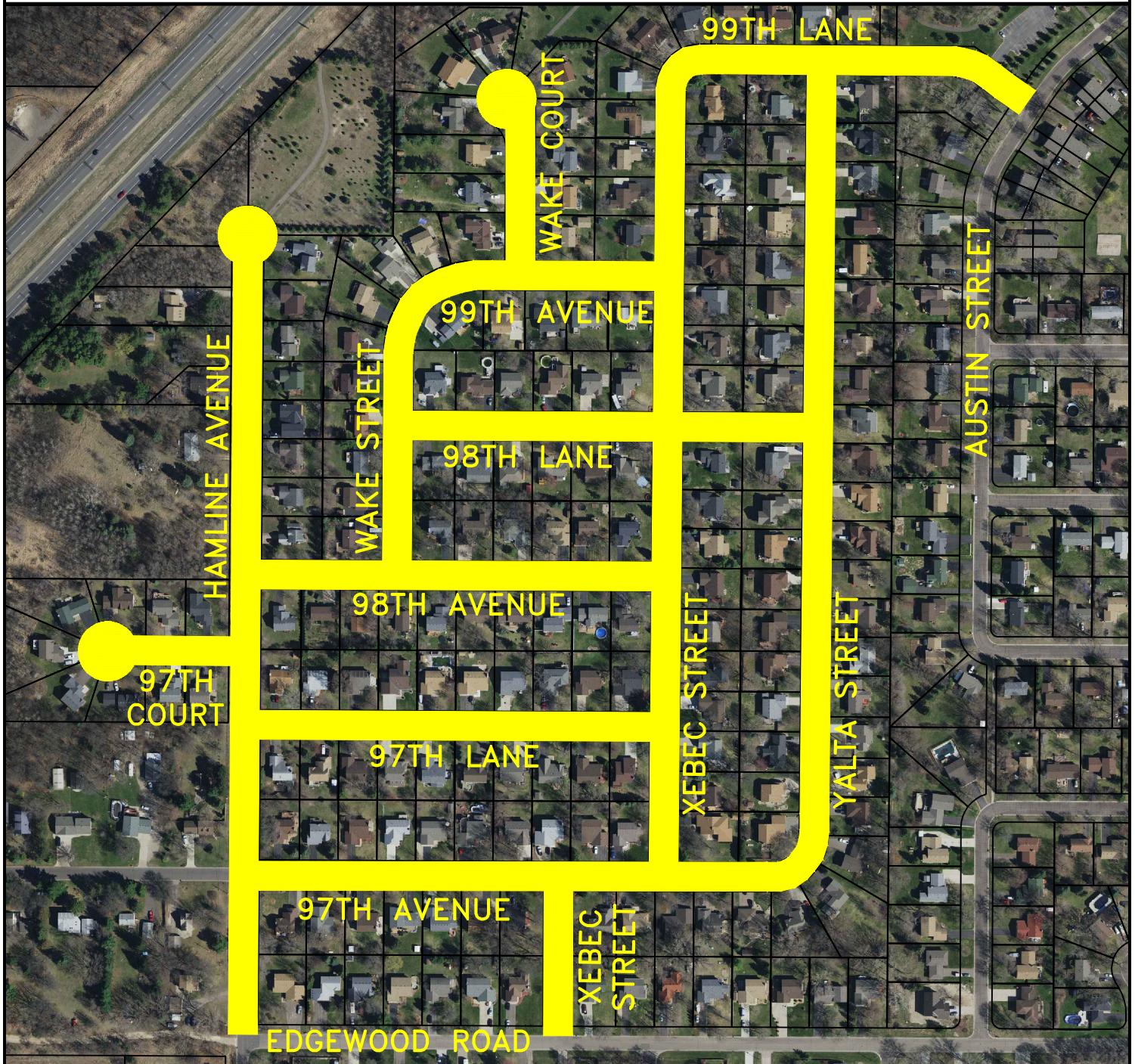
PASSED by the City Council of the City of Blaine this 1st day of May, 2023.

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

LOCATION MAP

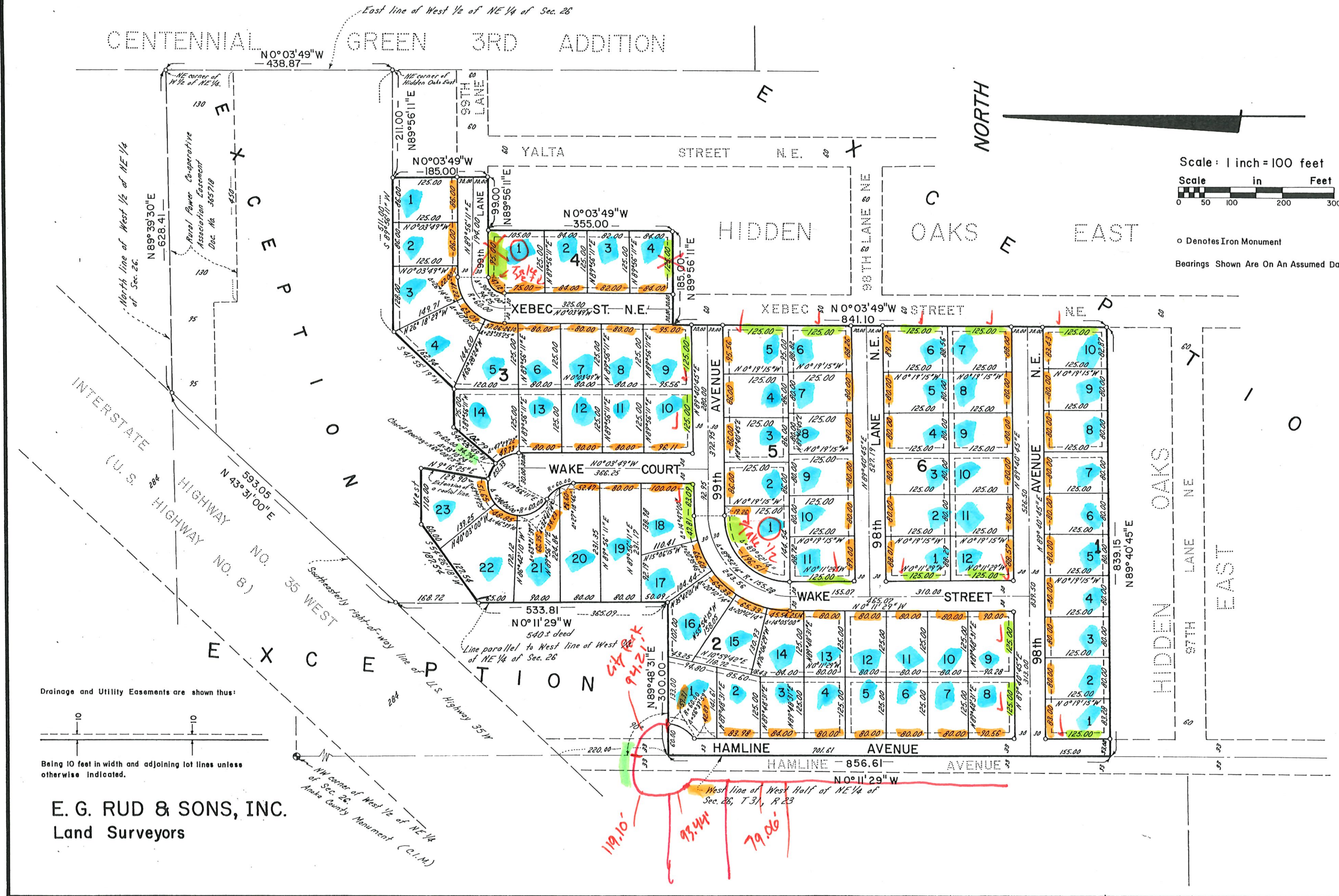


- 97TH AVENUE FROM HAMLINE AVENUE TO YALTA STREET
- 97TH LANE FROM HAMLINE AVENUE TO XEBEC STREET
- 97TH COURT FROM WEST CUL-DE-SAC TO HAMLINE AVENUE
- 98TH AVENUE FROM HAMLINE AVENUE TO XEBEC STREET
- 98TH LANE FROM WAKE STREET TO YALTA STREET
- 99TH AVENUE FROM WAKE STREET TO XEBEC STREET
- 99TH LANE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



HIDDEN OAKS EAST SECOND ADDITION

CITY OF BLAINE - COUNTY OF ANOKA



LETOURNEAU'S ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
S-26, T-31, R-23
Book 57 Page 38

KNOW ALL MEN BY THESE PRESENTS: That Dorothy E. LeTourneau, widow ^{and unmarried,} owner, and Firstar Bank U.S.A., N.A., a Minnesota banking corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, described as follows:

That part of the South Half of the South Half of the Northeast quarter of the Northwest Quarter of Section 26, Township 31, Range 23, lying Southeasterly of Interstate Highway No. 35W, except the North 165 feet thereof. Subject to an easement for Hamline Avenue.

Have caused the same to be surveyed and platted as LETOURNEAU'S ADDITION and do hereby donate and dedicate to the public for public use forever the Avenue as shown on this plat. Also dedicating to the public, the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Dorothy E. LeTourneau, widow ^{and unmarried,} has hereunto set her hand this 3rd day of August, 1999.

Dorothy E. LeTourneau
Dorothy E. LeTourneau

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 3 day of August, 1999, by Dorothy E. LeTourneau, widow ^{and unmarried,}

Muli Shy
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2000

In witness whereof said Firstar Bank U.S.A., N.A., a Minnesota banking corporation, has caused these presents to be signed by its proper officers this 3rd day of August, 1999.

Signed: Firstar Bank U.S.A., N.A.
Kenneth G. Bietz V.P. Kerstin Wellman SSA

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 3 day of August, 1999, by Kenneth Bietz as Vice President and by Kerstin Wellman as SA Sales Associate of Firstar Bank U.S.A., N.A., a Minnesota banking corporation, on behalf of the corporation.

Muli Shy
Notary Public, Anoka County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as LETOURNEAU'S ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wet lands as defined in Minnesota Statutes, Sec. 505.02 Subd. 1 or public highways to be designated other than as shown on said plat.

Daniel W. Obermiller
Daniel W. Obermiller, Land Surveyor
Minnesota Registration No. 25341.

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of August, 1999, by Daniel W. Obermiller
Minnesota Registration No. 25341.

Cathleen R. Bruno
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000

This plat of LETOURNEAU'S ADDITION was approved by the City Council of Blaine, Minnesota at a regular meeting thereof held this 8th day of JULY, 1999, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

By Larry D. Hagan Mayor By Jojo Turkel Clerk
This plat has been checked and approved this 4th day of AUGUST, 1999.

Larry D. Hagan
Larry D. Hagan
Anoka County Surveyor

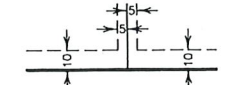
E. G. RUD & SONS, INC.
Land Surveyors



1447528
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the 4th day of Aug, A.D., 1999
11:30 o'clock A.M., and was duly recorded in book 57 page 38
Edward M. Treska
County Recorder
By RP Deputy

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED Aug 4 1999
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY J. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

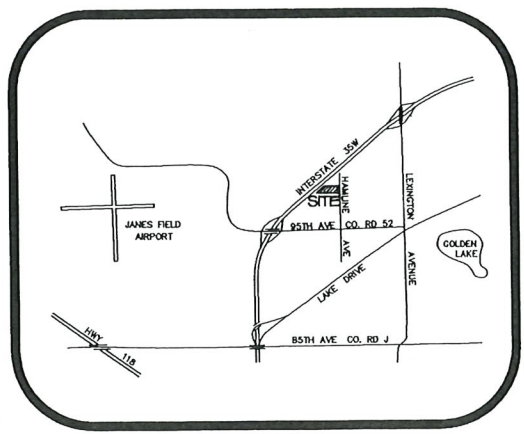
DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



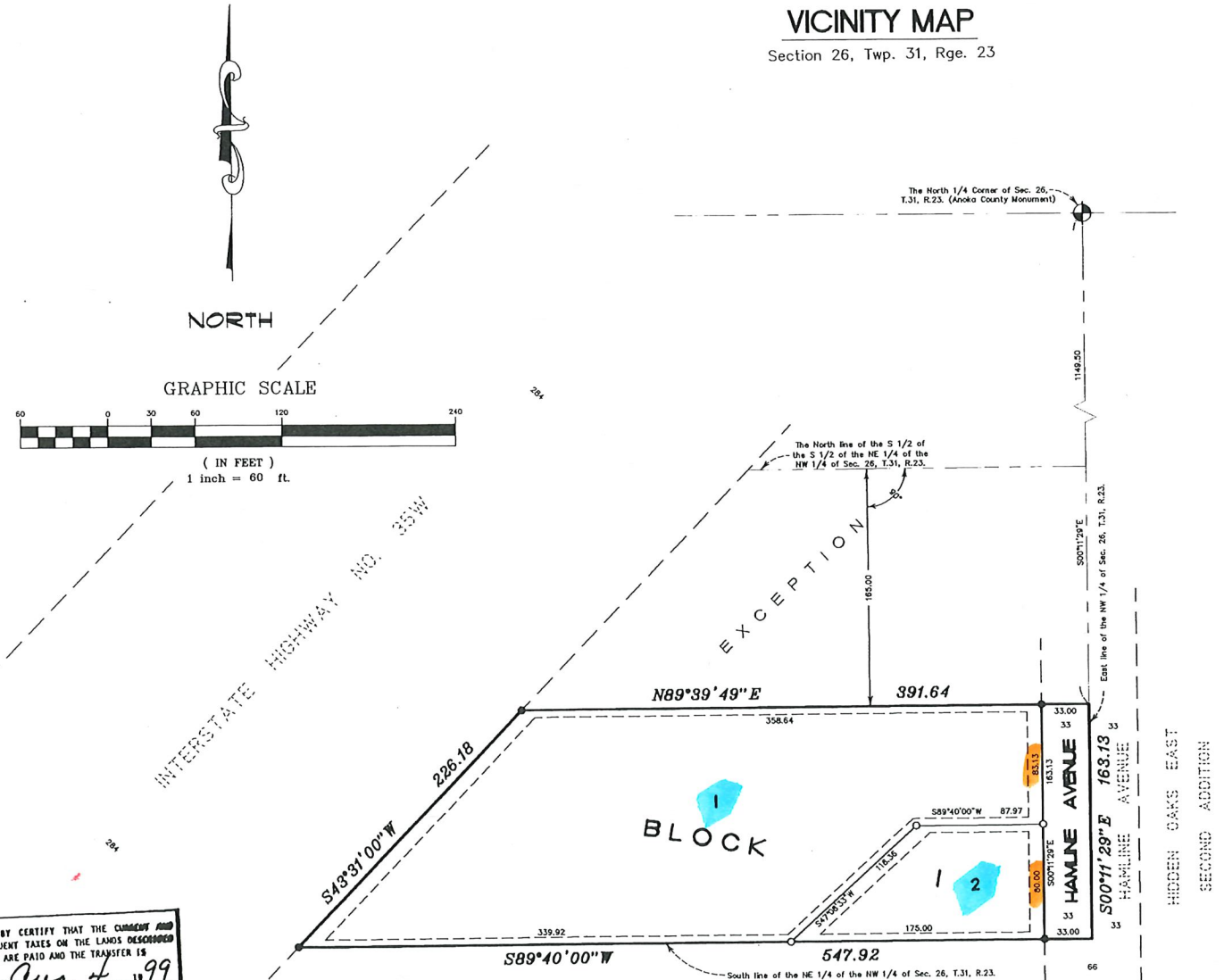
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND REAR LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

THE EAST LINE OF THE NW 1/4 OF SEC. 26, TWP. 31, RGE. 23, IS ASSUMED TO HAVE DESIGNATED A BEARING OF S 00°11'29" E

- DENOTES IRON MONUMENT. (FOUND)
- DENOTES SET 1/2" x 18" IRON MONUMENT MARKED R.L.S. 25341.



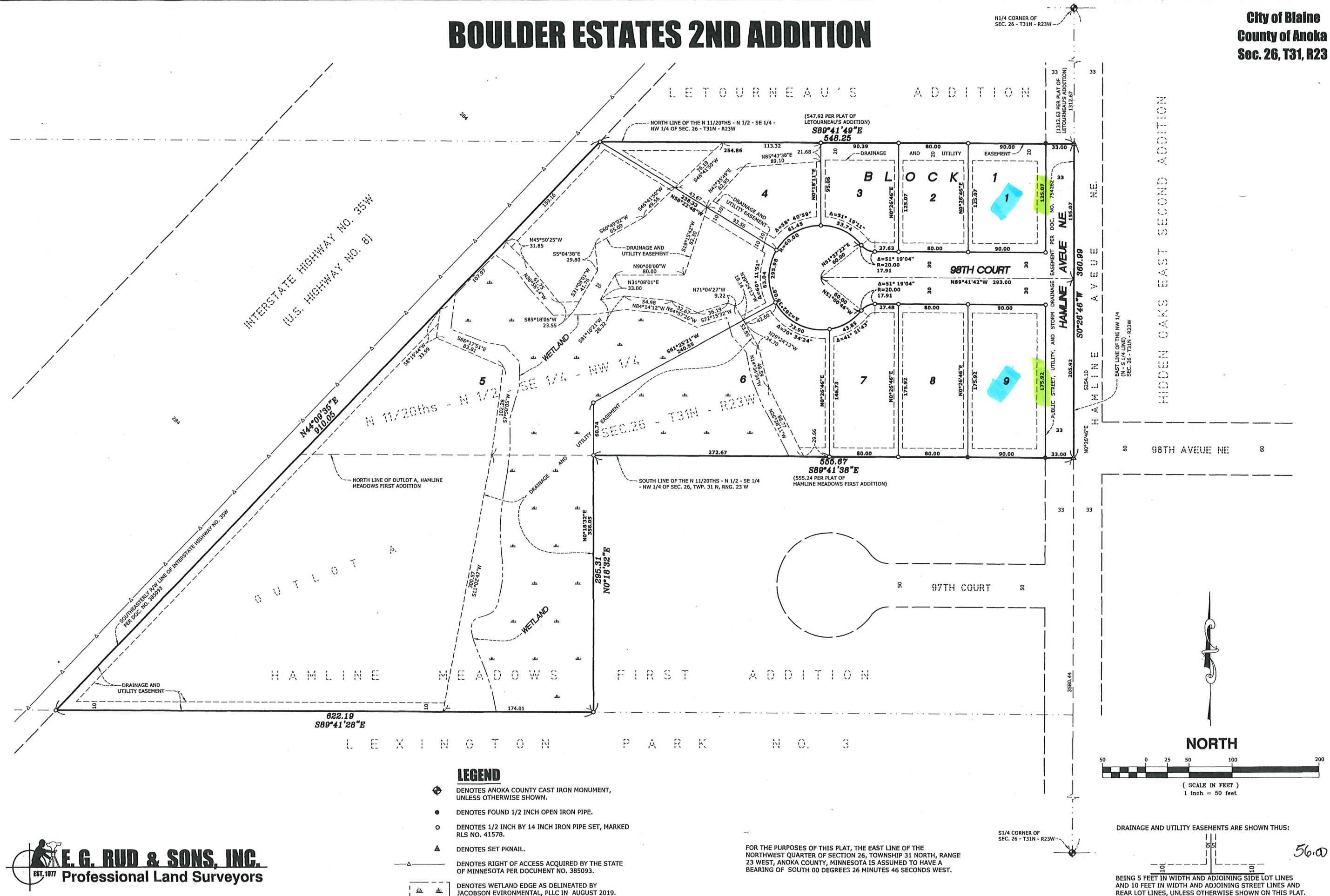
VICINITY MAP
Section 26, Twp. 31, Rge. 23



1999085620 \$155.00

BOULDER ESTATES 2ND ADDITION

City of Blaine
County of Anoka
Sec. 26, T31, R23



HIDDEN OAKS EAST

City of Blaine — County of Anoka

CENTENNIAL GREEN 3RD ADDITION

CENTENNIAL GREEN SECOND ADDITION

CENTENNIAL GREEN

LEXINGTON PARK

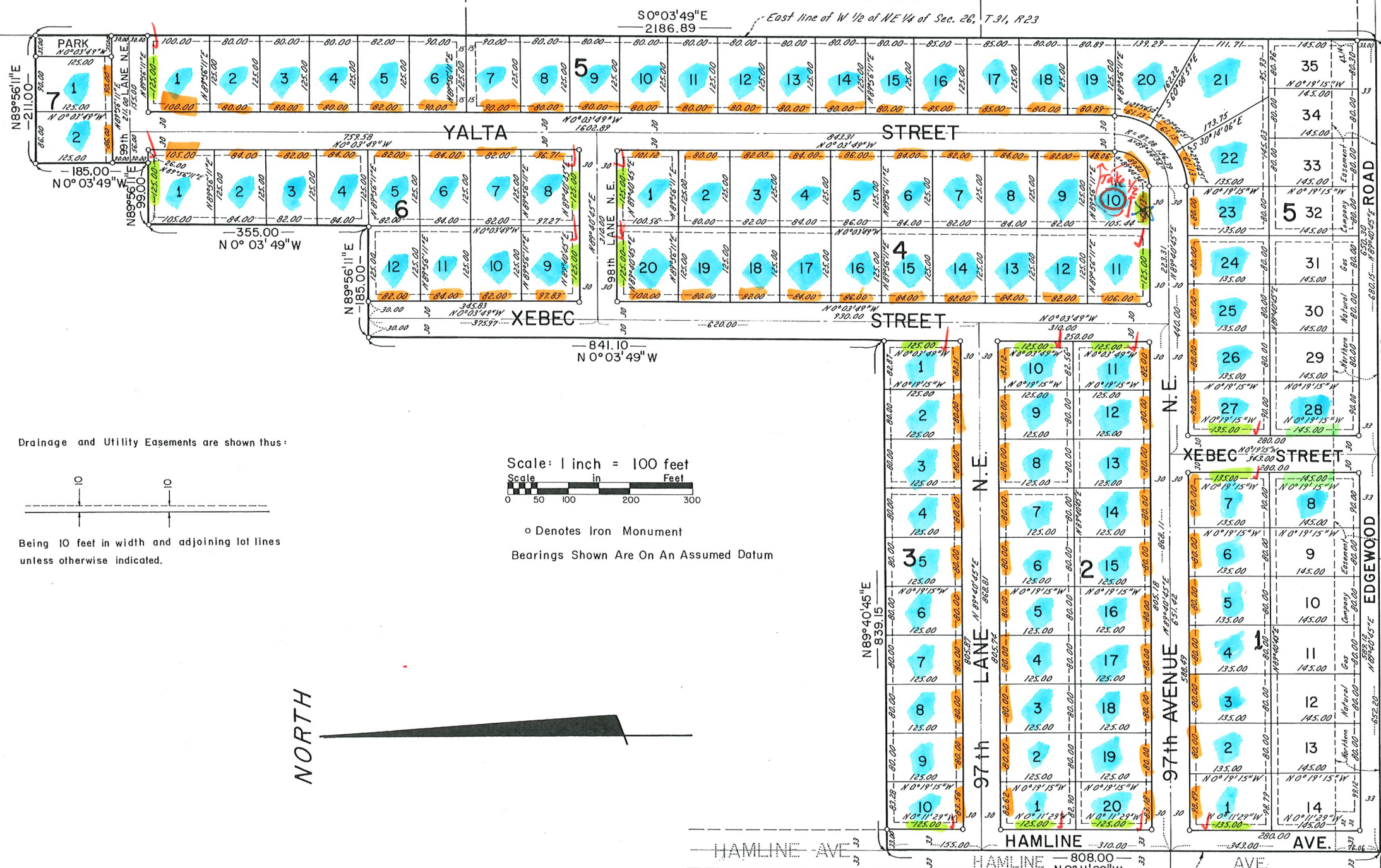
GRIGGS AVENUE

EDGEWOOD ROAD

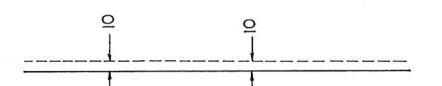
LEXINGTON PARK

LEXINGTON HEIGHTS

HAMLIN AVE



Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines unless otherwise indicated.

Scale: 1 inch = 100 feet
Scale 0 50 100 200 300

• Denotes Iron Monument
Bearings Shown Are On An Assumed Datum



E. G. RUD & SONS, INC.
LAND SURVEYORS

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
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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
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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, AGEONEHUSH 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

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HIDDEN OAKS AREA RECONSTRUCTIONS

CITY OF BLAINE
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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

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CITY OF BLAINE
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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



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MEMO

CITY OF BLAINE ■ ENGINEERING ■ 763-785-6172

DATE: April 25, 2023

TO: Dan Schluender, Director of Engineering

FROM: Stefan Higgins, Assistant City Engineer

SUBJECT: Wake Court construction

At the April 17, 2023 City Council meeting, the City Council directed staff to investigate the construction quality concerns on the Hidden Oaks Area Street Reconstructions project, in particular on Wake Court.

Staff has worked with the consultant design engineer to review this issue. The findings are as follows:

- Construction materials used on Wake Court (aggregate base, bituminous pavement, concrete curb) and throughout the job were lab tested in accordance with the City specifications during construction. All construction materials met specifications at the time of construction.
- Construction field notes from the inspector did not indicate any concerns or issues with the quality of construction on Wake Court.
- City of Blaine engineering staff inspected Wake Court on Friday, April 21, 2023 and found no deficiencies or quality issues with the street and driveway work done by the contractor. All work was consistent with the quality expected on a road reconstruction project with the exception of the driveway at 9905 Wake Court which was placed on a punch list for replacement last fall due to finish issues.
- The intersection of 99th Avenue and Wake Court is a low point for both roads. The preconstruction conditions had relatively flat grades in this area. In an effort to improve drainage to the catch basins at this low point, the centerline profile grade of Wake Court was lowered 0.3' (3.6 inches) at 99th Avenue. A straight centerline grade was run from this low point to the north end of the cul de sac on Wake Court. This resulted in the centerline elevation of Wake Court being lowered from 0.08' (1



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inch) on the north end to 0.3' (3.6 inches) on the south end. This was part of the cause of driveway grades becoming steeper.

- The existing bituminous pavement on Wake Court was reclaimed and mixed in with the underlying gravel. This approximately 7-inch depth of reclaimed material was then stripped off and the underlying soils were subcut down approximately 0.3' (3.6 inches), as noted above, to ensure that the reconstructed road had a full 4-inch section of gravel under 3 inches of pavement at the new design profile grade. Once the subgrade was prepared and graded, 4 inches of the reclaimed gravel was reinstalled and then 3 inches of pavement was paved.
- The existing curb on Wake Court was a surmountable D418 style curb, which had a 4-inch angled rise from the gutter line to the back of curb. The new curb that was installed is a B418 style curb which has a 4-inch vertical face from the gutter line to the back of curb. This style of curb is not surmountable and thus the back of the curb is lowered at driveways to have a rise of approximately 1-inch versus the 4-inch rise the surmountable curb had. This means the driveways must match in at an elevation 3 inches lower than with the old curb, thus also increasing the slope of the driveways.
- The consultant engineer surveyed all the driveways on Wake Court and two driveways located at 3910 99th Avenue and 9859 Yalta Street. The driveways had centerline grades ranging from 6.5% to 11.0%. Prior to the project, the driveway grades ranged from 3.1% to 8.9%.

Attached to this memo are photos of all the driveways on Wake Court with the centerline grades.

Please let me know if you have any questions.

9905 Wake Court – 10.75% grade



9906 Wake Court – 8.6% grade



9909 Wake Court – 10.8%



9910 Wake Court – 11.0%



9917 Wake Court – 10.5%



9918 Wake Court – 10.3%



9929 Wake Court – 7.4%



9930 Wake Court – 9.3%



9943 Wake Court – 7.3%



9944 Wake Court – 7.3%



9956 Wake Court – 6.5%





City of Blaine

Staff Report

File Number: RES 23-83

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Administration -

Agenda Item # 12.3

Resolution Accepting a Bid from Park Construction Company in the Amount of \$3,136,195.18 for the 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08

Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the Southeast Area Street Reconstructions project on March 20, 2023 with Resolution 23-41.

The project will reconstruct the following streets:

Area 1:

- 97th Lane from Austin Street to Lexington Avenue
- 98th Avenue from Austin Street to Cord Street
- 98th Lane from Austin Street to Cord Street
- 99th Avenue from Austin Street to Lexington Avenue
- Austin Street from Englewood Road to 97th Lane
- Austin Street from 98th Avenue to Lexington Avenue
- Cord Street from 98th Avenue to Austin Street
- Edgewood Road cul-de-sac (4023-4083)
- Edgewood Road cul-de-sac (4103-4163)

Area 2:

- West 35W Service Drive from West 35W Services Drive to cul-de-sac

Area 3:

- Edison Street from 85th Avenue to cul-de-sac

Area 4:

- 89th Lane from Yancy Street to 90th Lane
- 89th Court from 90th Lane to cul-de-sac
- 90th Lane from Zumbrota Street to Rice Creek Parkway
- Bataan Street from 90th Lane to 91st Avenue
- Yancy Street from Rice Creek Parkway to 89th Lane
- Zumbrota Street from 89th Lane to 91st Avenue
- Bataan Court from 89th Lane to cul-de-sac
- Zumbrota Circle from Zumbrota Street to cul-de-sac

Background

Bids were received electronically at 10:30 AM, April 18, 2023, for Project No. 23-08. A total of 7 bids were received ranging from \$3,136,195.18 to \$4,042,808.37. The 3 lowest bidders and Engineer's estimate are as follows:

Engineers Estimate	\$3,924,507.20
Park Construction Company	\$3,136,195.18
T.A. Schifsky & Sons, Inc.	\$3,260,475.77
Bituminous Roadways Inc.	\$3,389,652.02

Bids have been checked and tabulated, and it has been determined that Park Construction Company of Minneapolis, Minnesota is the lowest bidder. The Engineering Department has worked with Park Construction Company on previous contracts and recommends that the low bid be accepted, and a contract entered into with Park Construction Company.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$3,449,815.00. 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.

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: RES 23-83

Resolution Accepting a Bid from Park Construction Company in the Amount of \$3,136,195.18 for the 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 23-08, said bids were received on April 18, 2023, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Park Construction Company	\$3,136,195.18
T.A. Schifsky & Sons, Inc.	\$3,260,475.77
Bituminous Roadways Inc.	\$3,389,652.02

AND WHEREAS, Park Construction Company 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 Park Construction Company for the designated improvements in the amount of \$3,136,195.18.
2. A 10% contingency is hereby approved to bring the total project budget to \$3,449,815.00 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.

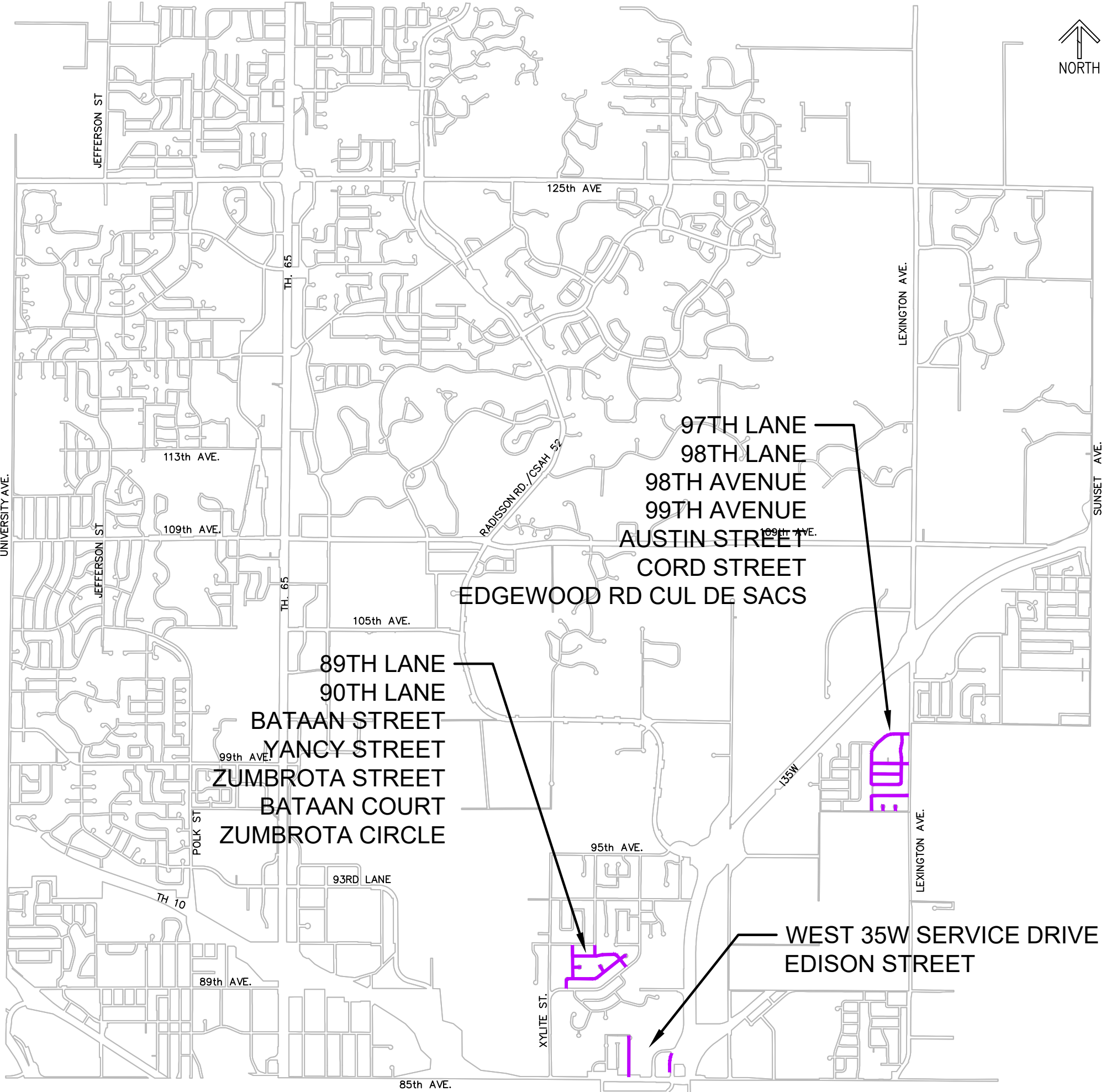
PASSED by the City Council of the City of Blaine this 1st day of May, 2023.

2023 SOUTHEAST 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: RES 23-76

Agenda Date	Status
May 1, 2023	
In Control	File Type
City Council	Resolution

Administration - Alison Bong, Deputy Finance Director

Agenda Item # 12.4

Resolution to Amend the 2022 Budget

Executive Summary

Budget amendments are proposed for the General Fund to align the 2022 budget with council actions taken during 2022. The proposed amendments increase the 2022 General Fund budgeted revenues and expenditures by \$228,300. Funding for the proposed budget amendments is from building permit revenues as actual permit revenues collected exceeded the 2022 budget.

Background

As part of the 2022 budget process, appropriations were made that were consistent with the best information available at the time of budget adoption in December 2021. During 2022, the City Council authorized contracts to accommodate evolving city priorities and needs. Since the contracts were not anticipated at the time the General Fund Budget was adopted, budget amendments are necessary to align the budget with council actions.

The following expenditure budget amendments are proposed:

- \$36,300 – Federal lobbying contract with Jacobson Law Group; approved by council on 9/19/2022 with MO 22-157. When the item was approved, the funding sources proposed were general fund contingency or general fund revenues if actual revenues collected exceeded the budget.
- \$192,000 – Building inspection services contract with Rum River Consulting; approved by council on 6/6/2022 with MO 22-105. When the item was approved, the funding source proposed was anticipated permit revenues in excess of the 2022 budgeted amount.

Actual building permit revenues exceeded the budget for 2022 and are being proposed as the funding source for both of the budget amendments.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

The requested amendments align the budget with council actions taken in 2022. The 2022 General Fund budget will increase \$228,300 for revenues and expenditures. The proposed expenditure budget amendments are funded by higher than anticipated building permits revenue.

Public Outreach/Input

N/A

Staff Recommendation

Adopt the proposed amendments to the 2022 General Fund budget.

Attachment List

1. Proposed 2022 General Fund Budget Amendments



City of Blaine

Signature Copy

Resolution: RES 23-76

Resolution to Amend the 2022 Budget

WHEREAS, Sound budgeting principles promote appropriating necessary funds required to accomplish approved objectives; and

WHEREAS, Sound budgeting principles also promote providing for contingencies and unforeseen emergencies so as to not prevent objectives from being met; and

WHEREAS, Appropriations were made in 2022 sufficient for anticipated activity; and

WHEREAS, actual activity and evolving priorities have exceeded what was originally anticipated, resulting in expenditures exceeding budgeted appropriations in certain divisions within the General Fund; and

WHEREAS, revenue from additional building activity has exceeded projected revenue in 2022;

NOW THEREFORE BE IT RESOLVED that the City Council of Blaine amends the 2022 General Fund Budget, and authorizes the City Manager to implement these amendments in the budget as follows:

REVENUE:

\$228,300 – Building Permits, 101.70.760.761-3204

EXPENDITURES:

Administration Department, City Manager Division

\$36,300 – Professional Services, 101.20.200.201-4301

Community Development Department, Building Inspections Division

\$192,000 – Other Contractual

PASSED by the City Council this 1st day of May 2023

Proposed 2022 General Fund Budget Amendments

Revenues

2022 Actual	Original 2022 Budget	Proposed 2022 Amendments	Amended 2022 Budget	Description	Account
1,581,829	1,300,000	228,300	1,528,300	Building Permits Revenue; revenues exceeded budget	101.70.700.760.761-3204

Expenditures

2022 Actual	Original 2022 Budget	Proposed 2022 Amendments	Amended 2022 Budget	Description	Account
123,150	87,200	36,300	123,500	Jacobson Law Group Contract approved with MO 22-157	101.20.200.201-4301
188,201	-	192,000	192,000	Rum River Consulting contract approved with MO 22-105	101.70.760.761-4399

Revenue Change	228,300
Expenditure Change	228,300