City of Blaine
City Council

June 5, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. **Call to Order by the Mayor**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Awards - Presentations - Organizational Business**
5. **Communications**
6. **Open Forum**

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

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

   8.1. 2023-224 Schedule of Bills Paid
   Sponsors: Joe Huss, Finance Director/Asst. City Manager

   8.2. 2023-208 Approval of Minutes
   Sponsors: Cathy Sorensen, City Clerk

8.3. 2023-197 Approve Amended Policy Governing Fingerprint-Based Criminal History Record Information (CHRI) Checks Made for Non-Criminal Justice Purposes
Sponsors: Cathy Sorensen, City Clerk

8.4. RES 23-96 Resolution Granting Final Plat Approval to Subdivide 19.24 Acres into 2 Single Family Lots, 28 Townhome Lots, Common Space and One Outlot to be Known as Meadowland Estates West at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 23-0048/SAS)
Sponsors: Sheila Sellman, City Planner

8.5. 2023-214 Approve Temporary Road Closure for Blaine Festival and Parade
Sponsors: Jerome Krieger, Sr. Recreation Manager

8.6. 2023-217 Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for a Centennial Elementary School Event on October 4, 2023 (Rain Date: October 5, 2023)
Sponsors: Daniel Schluender, Director of Engineering

8.7. RES 23-102 Approve Premise Permit for Lawful Gambling Activity for Blaine Backcourt Club dba Blaine Youth Basketball
Sponsors: Cathy Sorensen, City Clerk

8.8. 2023-222 Approve Carnival License for Amusement Attractions for the Blaine Festival
Sponsors: Cathy Sorensen, City Clerk

8.9. 2023-226 Approve a Tobacco and Tobacco Products License for MN Restwood, Inc., dba Blaine One Stop
Sponsors: Cathy Sorensen, City Clerk

8.10. 2023-227 Approve 2023-2024 Liquor License Renewals
Sponsors: Cathy Sorensen, City Clerk

8.11. 2023-229 Approve New Vending Truck License for Mark Seburg of Scoops En Route LLC
Sponsors: Cathy Sorensen, City Clerk

8.12. 2023-230 Approve a Tobacco and Tobacco Products License for 65 HEY LLC, dba 65 Tobacco, 10404 Baltimore Street Ave NE, Suite 105

Sponsors: Cathy Sorensen, City Clerk

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

9.1. RES 23-97 Resolution Vacating Highway Easements, per Document No. 512385 & 515713 As Recorded with Anoka County, Vacation No. V23-03

Sponsors: Daniel Schluender, Director of Engineering

9.2. RES 23-98 Resolution Granting a Conditional Use Permit to Allow Live Entertainment in the B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0052/SLK)

Sponsors: Sheila Sellman, City Planner

10. Development Business

10.1. RES 23-92 Resolution Granting a Variance to Allow a Fence Taller than Four-Feet in the Front Yard Along One Property Line at 10655 Quincy Boulevard NE. Robin Bieniek (Case File No. 23-0039/SAS)

Sponsors: Sheila Sellman, City Planner

10.2. RES 23-95 Resolution Granting a Conditional Use Permit for an Office in the POD (Planned Office District) Zoning District at 3925 Pheasant Ridge Drive NE. Minnesota State Emergency Operations Center (Wold Architects and Engineers) (Case File No. 23-0038/SAS)

Sponsors: Sheila Sellman, City Planner

10.3. RES 23-91 Resolution Granting a Conditional Use Permit Amendment that will Allow up to 2,901 Square Feet of Garage/Accessory Space and a 47-Foot Side Yard Setback for a Garage Addition on an RF (Residential Flex) Zoned Property at 2704 Fox Ridge NE. Jim Sunderland (Case File No. 23-0033/SLK)

Sponsors: Sheila Sellman, City Planner

10.4. RES 23-93 Resolution Granting a Conditional Use Permit for Outside Storage and Multiple Buildings on One Lot in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 23-0020/EES)

Sponsors: Sheila Sellman, City Planner

10.5. RES 23-94 Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District

at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 23-0020/EES)

Sponsors: Sheila Sellman, City Planner

11. Administration

11.1. 2023-218 Amend Project Budget for the Happy Acres General Site improvements to the amount of $895,000, Project No. 22-41

Sponsors: Jerome Krieger, Sr. Recreation Manager

12. Other Business

13. Adjournment

City of Blaine
Staff Report

File Number: 2023-224

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

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

Agenda Item # 8.1

Schedule of Bills Paid

Executive Summary

Council is asked to approve the Schedule of Bills Paid

Background

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

Strategic Plan Relationship

N/A

Board/Commission Review

Not Required

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Approve the list as presented.

Attachment List

1. May 2023 P/R Checks and Wire Transfers

2. May 19, 2023 Bills Paid
3. May 26, 2023 Bills Paid
4. May 26, 2023 Subset of Bills Paid

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: MAY 2023

PAYROLL CHECKS

DATE	VENDOR	DESCRIPTION	AMOUNT
05/11/23	VENDOR CHECKS	CHECK # 79643-79648	$5,798.31
05/11/23	EMPLOYEES	DIRECT DEPOSITS	$596,985.14
05/25/23	VENDOR CHECKS	CHECK # 79650-79659	$12,071.76
05/26/22	EMPLOYEES	DIRECT DEPOSITS	$595,133.16

WIRE TRANSFERS

DATE	VENDOR	DESCRIPTION	AMOUNT
05/11/23	STATE OF MINNESOTA	PAYROLL TAXES	$41,560.40
05/11/23	I.R.S.	PAYROLL TAXES	$184,612.08
05/11/23	P.E.R.A.		$179,072.57
05/11/23	21ST CENTURY	DEFERRED COMP & H.S.A	$64,997.51
05/19/23	STATE OF MINNESOTA	APRIL SALES TAX	$44,774.00
05/06/23	21ST CENTURY	CREDIT CARDS	$21,181.04
05/25/23	STATE OF MINNESOTA	PAYROLL TAXES	$41,289.46
05/25/23	I.R.S.	PAYROLL TAXES	$182,356.88
05/25/23	P.E.R.A.		$182,356.88
05/25/23	21ST CENTURY	DEFERRED COMP & H.S.A	$63,530.93

TOTAL $2,215,720.12

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 6/5/2023 FOR PAYMENTS THE WEEK OF 5/19/2023

Vendor Name	Description	Amount
ACCESS	Data Storage	$ 116.60
ADVANCED GRAPHIX INC	Graphics for Ford Explorer	$ 397.50
ADVANCED GRAPHIX INC	Graphics/Decals for MFF items	$ 252.50
ADVANCED GRAPHIX INC	Repairs to Damaged Squads	$ 664.00
ADVANCED GRAPHIX INC	Transition Squad	$ 690.00
AFFORDABLE INFLATABLES LLC	inflatables for Super Hero Party	$ 600.00
ALLINA HEALTH SYSTEM	quarterly training payment	$ 993.75
AMAZON CAPITAL SERVICES	Solenoid for 5172	$ 120.05
AMAZON CAPITAL SERVICES	Vehicle Parts - PW	$ 70.48
AMAZON CAPITAL SERVICES	Mirror for Parks ATV	$ 34.31
AMAZON CAPITAL SERVICES	Cell phone case for Utilities	$ 13.98
AMAZON CAPITAL SERVICES	Cell Phone Cases	$ 127.92
AMAZON CAPITAL SERVICES	Windshield Antennas	$ 47.98
AMAZON CAPITAL SERVICES	Key Rings for Dog Tags	$ 20.99
AT&T MOBILITY	Cell Phones for PD	$ 6,642.76
AT&T MOBILITY	PD Phones	$ 4,200.00
AUTOWASH SYSTEMS INC	Repair to PW Car wash	$ 1,808.77
BARNUM COMPANIES INC	PW spare garage door springs	$ 1,579.30
BLAINE BROTHERS INC	Purge valve kit for Sweeper	$ 155.78
BRAUN INTERTEC CORPORATION	Trail Pavement Assessment Services	$ 622.50
CENTERPOINT ENERGY	750 Cloverleaf Parkway	$ 85.25
CENTERPOINT ENERGY	Gas Service	$ 1,923.30
CENTRAL TURF & IRRIGATION SUPPLY	Grub control/Fertilizer for Parks	$ 1,380.00
CENTRAL TURF & IRRIGATION SUPPLY	Grub control/Fertilizer for Parks	$ 12,344.00
CHAMPION WINDOW CO OF MPLS	Permit Refund B23-00893	$ 80.00
CHRONICLES IN HEALTH LLC	Nutrition Class instructor fees	$ 60.00
CINTAS CORPORATION	City Hall Rugs	$ 175.74
CINTAS CORPORATION	City Hall Rugs	$ 194.60
CINTAS CORPORATION	City Hall Rugs	$ 194.60
CINTAS CORPORATION	City Hall Rugs	$ 194.60
CINTAS CORPORATION	Uniform/Rug Rentals - PW	$ 330.51
CINTAS CORPORATION	MAYC mats, mops, towels etc	$ 31.98
CINTAS CORPORATION	City Hall Rugs	$ 197.70
CITY OF BLAINE	Petty cash-Lakeside Commons Park	$ 400.00
CITY OF CIRCLE PINES	Cable TV Bonds	$ 123,568.31
CLP GRAPHICS INC	Signs for PW	$ 5,790.00
CLP GRAPHICS INC	Retractable Banner with Stand	$ 152.00
COMCAST	Internet and Television - MAYC	$ 243.29
COMCAST	Public Works Internet Service	$ 201.27
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	$ 144.10

CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	$	60.15
CONNEXUS ENERGY-UTILITY PAYMENTS	10603 Nassau St NE - Electric	$	43.49
CONNEXUS ENERGY-UTILITY PAYMENTS	10605 Nassau St NE - Electric	$	35.00
EDWARDS ALAN	Softball Umpire Fees	$	580.00
FACTORY MOTOR PARTS COMPANY	Vehicle Battery - PD	$	175.96
FERGUSON ENTERPRISES LLC #3325	Hydrant Meter/RPZ parts	$	2,082.20
FERGUSON WATERWORKS #2518	WTP 4 bulk fill parts	$	804.82
FERGUSON WATERWORKS #2518	Supplies: wrenches/probes	$	765.24
FETTIG BRANDON	Reimbursement	$	143.87
FLAGSHIP RECREATION	Insurance Claim	$	1,100.00
FRANKENSIGNS INC	Locker nameplates	$	17.00
FRANKENSIGNS INC	Locker nameplates	$	16.00
FRIENDLY CHEVROLET INC	Rotors - PD Stock	$	440.72
GAUGHAN SERVICES	PW boiler repair	$	506.25
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	$	1,328.40
GROUP HEALTH INC - WORKSITE	Jan. Employee Wellness Program	$	133.40
HASSLER LEAH	Park/Rec Refund	$	85.00
HILDEGARDE MARIE JEANNE	Refund for Liquor License	$	400.00
HOLIDAY COMPANIES	Car Washes - PD	$	670.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	$	20.00
I & S GROUP INC	Aquatore Bandshell	$	4,910.00
ICMA	2023-24 Dues - Wolfe	$	1,200.00
IMPACT PROVEN SOLUTIONS	UTILITY BILLING INVOICE PRINTING	$	4,778.84
IMPACT PROVEN SOLUTIONS	POR public mailing	$	774.53
INSTRUMENTAL RESEARCH INC	Water Sample Testing	$	1,020.00
ITL PATCH COMPANY INC	Medals for Safety Camp	$	3,150.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE	May MAYCConnect Newsletter	$	1,743.68
JOHNSON SCOTT	Irrigation Parts - Plow Damage	$	25.10
KOBEROSKI ALEX	Reimbursement	$	13.00
LAND TITLE INC	Special Assessment Overpayment	$	496.98
LANGUAGE LINE SERVICES INC	Language Line chargers - April 2023	$	203.52
LARSON REGINALD	Dog Food for K-9	$	176.96
LEAGUE OF MN CITIES INSURANCE	Insurance Claim	$	6,564.48
LOGIS	Special Assessment Software	$	1,793.00
MANSFIELD OIL COMPANY	Motor Fuel	$	13,619.21
MANSFIELD OIL COMPANY	Motor Fuel	$	3,348.93
MC TOOL & SAFETY SALES	Safety Supplies - PW	$	1,152.00
MC TOOL & SAFETY SALES	Safety Vests	$	81.00
MED COMPASS	hearing tests	$	1,300.00
MENARDS - BLAINE	PW - Supplies	$	26.94
MENARDS - BLAINE	Training building supplies	$	35.92
MENARDS - BLAINE	Equipment Parts - PW	$	120.04
MENARDS - BLAINE	Street Paint	$	48.88
METRO FURNITURE SOLUTIONS	cubical wall panel	$	2,149.28
MICKMAN BROTHERS INC	109th/105th Weed Control	$	1,335.71
MICKMAN BROTHERS INC	Mowing City Hall	$	1,139.00
MICKMAN BROTHERS INC	Tom Rayan Park Mow/Maint	$	1,006.00

MILLS PROPERTY INVESTMENTS LLC	Easement Settlement	$	1,200.00
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol	$	118.62
MINNESOTA HIGHWAY SAFETY	PIT hybrid training	$	1,270.00
MINNESOTA HIGHWAY SAFETY	Defensive Driving Refresher Class	$	456.00
MTI DISTRIBUTING INC	Mower Parts	$	22.14
MTI DISTRIBUTING INC	Mower Parts	$	508.47
MTI DISTRIBUTING INC	Mower Blades	$	413.91
PHANCY FACE PAINTING	Balloon artist=Super hero party	$	480.00
POTVIN ERIC	Reimbursement	$	31.18
POTVIN ERIC	Reimbursement	$	33.83
PRECISE MRM LLC	GPS Management	$	1,260.00
PROFESSIONAL MECHANICAL SERVICES	Permit Refund B23-01540	$	60.00
QC DANCE INC	Winter/spring classes	$	2,760.00
RCM SPECIALTIES INC	Street Patching Material	$	911.44
RCM SPECIALTIES INC	Street Patching Material	$	885.68
ROBINSON PATRICIA	Reimbursement	$	35.27
ROETERING JOHN	Reimbursement	$	34.35
ROSE MUSIC SERVICES	Entertainment for MAYC	$	150.00
SHRED-IT C/O STERICYCLE INC	April Shred	$	80.04
SYN-TECH SYSTEMS	Fuel Pump Keypad	$	281.30
THE FERGUSON GROUP	2023 Federal Lobbyist Services	$	5,000.00
TRANS UNION LLC	Credit Reports - New Employees	$	148.48
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	250.00
TWIN CITIES TRANSPORT & RECOVERY	Tows on search warrants	$	175.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	175.00
TWIN CITIES TRANSPORT & RECOVERY	citizens academy	$	200.00
TWIN CITIES TRANSPORT & RECOVERY	Tows on search warrants	$	185.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	175.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	150.00
TWIN CITIES TRANSPORT & RECOVERY	Tows on search warrants	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	350.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Towing fees for (4) PW units	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	190.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Jan-May 2023	$	125.00
TYLER TECHNOLOGIES INC	Miscellaneous Billing Module	$	48.75
WHOOSTER INC	Phone number search program - LE	$	500.00
WINCAN LLC	Annual Maintenance	$	5,050.00
WSB & ASSOCIATES INC	EAMS Contract	$	9,262.75

XTREME CUSTOM APPAREL	SERVICE AWARD PLAQUES	$ 100.00
		$ 262,923.13

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 6/5/2023 FOR PAYMENTS THE WEEK OF 5/26/2023

Vendor Name	Description		Amount
ACE TRAILER SALES	Outreach trailer	$	10,715.00
ALLINA HEALTH SYSTEM	medical training quarterly payment	$	1,000.00
AMAZON CAPITAL SERVICES	Caliper, ear buds, calendar, planner	$	49.27
AMAZON CAPITAL SERVICES	Keyboard & Mouse	$	31.99
AMAZON CAPITAL SERVICES	Surge Protector for well 5	$	61.44
AMAZON CAPITAL SERVICES	Administrative supplies	$	158.25
AMAZON CAPITAL SERVICES	Cardstock Paper	$	61.29
AMAZON CAPITAL SERVICES	Credit	$	(157.00)
AMAZON CAPITAL SERVICES	Office Supplies	$	40.44
AMAZON CAPITAL SERVICES	Printer Ink	$	107.67
ANOKA COUNTY HIGHWAY DEPARTMENT	Cloud Dr Signal Project	$	434,658.06
ANOKA COUNTY LICENSE BUREAU	Vehicle Title Conversion	$	1,305.88
APPRIVER LLC	Email Threat Protection	$	3,918.60
APPRIZE TECHNOLOGY SOLUTIONS	monthly benefits charge	$	1,289.92
ASPEN MILLS INC	uniforms and clothing	$	226.94
ASPEN MILLS INC	uniforms and clothing	$	59.95
ASPEN MILLS INC	uniforms and clothing	$	219.95
ASPEN MILLS INC	uniforms and clothing	$	351.93
ASPEN MILLS INC	uniforms and clothing	$	1,272.65
ASPEN MILLS INC	uniforms and clothing	$	398.70
ASPEN MILLS INC	uniforms and clothing	$	363.79
ASPEN MILLS INC	uniforms and clothing	$	364.65
ASPEN MILLS INC	uniforms and clothing	$	135.46
ASPEN MILLS INC	uniforms and clothing	$	165.98
ASPEN MILLS INC	uniforms and clothing	$	53.93
ASPEN MILLS INC	uniforms and clothing	$	107.43
ASPEN MILLS INC	uniforms and clothing	$	472.30
ASPEN MILLS INC	uniforms and clothing	$	22.50
ASPHALT SURFACE TECHNOLOGIES	Patch Grit for Streets	$	677.96
ASSOCIATED EXTERIORS INC	Window Replacement - BBC	$	500.00
AT&T MOBILITY	Employee Cell Phone Service	$	5,899.67
BARNUM COMPANIES INC	PD maintenance doors	$	1,890.00
BARNUM COMPANIES INC	PD garage door hit and off track	$	2,756.63
BLAINE 2022 LLC	Preserve at Lexington Waters	$	148,800.00
BOYER TRUCKS - LAUDERDALE	Muffler/exhaust parts - #1235	$	296.40
BOYER TRUCKS - LAUDERDALE	Muffler/exhaust parts - #1235	$	2,788.05
CAMPEAU PAT	Park/Rec Refund	$	25.00
CAPITAL ONE TRADE CREDIT	Diesel Transfer Pump	$	349.99
CAPSTONE HOMES INC	Escrow Refund - 13077 Coral Sea Ct NE	$	4,900.00
CAPSTONE HOMES INC	Escrow Refund - 2991 129th Lane	$	2,750.00

CAPSTONE HOMES INC	Escrow Refund - 2873 129th Ave NE	$	6,300.00
CARQUEST AUTO PARTS STORES	Equipment Filters for PW Stock	$	254.36
CARQUEST AUTO PARTS STORES	Filters and regulator for PW	$	214.70
CARQUEST AUTO PARTS STORES	Vehicle Filters - PW Stock	$	8.67
CARQUEST AUTO PARTS STORES	Vehicle Filters - PW Stock	$	13.28
CARQUEST AUTO PARTS STORES	Pads/Rotors for 3417	$	168.47
CARQUEST AUTO PARTS STORES	Filters for PW Stock	$	295.03
CARQUEST AUTO PARTS STORES	Misc Stock Filters - PW	$	258.81
CARQUEST AUTO PARTS STORES	Filters for PW Stock	$	88.16
CARQUEST AUTO PARTS STORES	Vehicle Parts - PW	$	43.45
CARQUEST AUTO PARTS STORES	Bio Clean for PW Stock	$	217.98
CARQUEST AUTO PARTS STORES	Filters for PW	$	121.76
CARQUEST AUTO PARTS STORES	Filters & Mirrors for PW Stock	$	196.91
CARQUEST AUTO PARTS STORES	Battery/Oil for Mower 2327	$	264.52
CARQUEST AUTO PARTS STORES	Filters & Mirrors for PW Stock	$	156.38
CARQUEST AUTO PARTS STORES	Filters for PW	$	28.32
CARQUEST AUTO PARTS STORES	Filters & Mirrors for PW Stock	$	17.34
CARQUEST AUTO PARTS STORES	Vehicle Parts - 3401	$	132.62
CENTURYLINK	PW Telephone	$	71.96
CINTAS CORPORATION	MAYC mats, mops, towels etc	$	31.98
CINTAS CORPORATION	First Aid cabinets for Treatment Plants	$	1,557.00
CITY OF BLAINE	Petty Cash for Public Works	$	126.98
CONNEXUS ENERGY-UTILITY PAYMENTS	April 2023 Electric	$	59,214.80
CREATIVE HOMES INC	Escrow Refund - 4695 128th Circle NE	$	4,800.00
CREATIVE HOMES INC	Escrow Refund - 4830 128th Circle NE	$	7,300.00
CREATIVE HOMES INC	Escrow Refund - 4648 127th Lane NE	$	4,800.00
CREATIVE HOMES INC	Escrow Refund - 4713 127th Lane NE	$	4,900.00
CREATIVE HOMES INC	Escrow Refund - 4841 127th Circle NE	$	4,900.00
CREATIVE HOMES INC	Escrow Refund - 4725 128th Circle NE	$	4,900.00
CRILL JENNIFER	Reimbursement	$	27.41
CRYSTEEL TRUCK EQUIPMENT	Plow Tire Traction	$	234.00
DAVIDS HYDRO VAC	Hydro Excavation	$	1,800.00
DELEGARD TOOL COMPANY	Capital: Electric Shop Table	$	4,698.77
DOWD TIMOTHY	Reimbursement - Irrigation Repair	$	250.00
ECKBERG LAMMERS PC	Prosecution Fees	$	22,036.28
ECKBERG LAMMERS PC	Legal - General Retainer	$	14,802.00
ECKBERG LAMMERS PC	Legal - General Retainer	$	3,250.00
ECKBERG LAMMERS PC	Legal - General Retainer	$	6,553.25
ETERNITY HOMES LLC	Escrow Refund - 13091 Marmon Ct NE	$	7,200.00
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	$	677.34
FACTORY MOTOR PARTS COMPANY	Brake parts - PW	$	431.08
FERGUSON ENTERPRISES INC #1657	Backflow Repair parts	$	38.99
FERGUSON WATERWORKS #2518	New Logo for locating flags	$	30.00
FERGUSON WATERWORKS #2518	Chlorine for Tower 4	$	135.30
FERGUSON WATERWORKS #2518	Storm water supplies: wrenches/probes	$	192.00
FORCE AMERICA DISTRIBUTING LLC	Credit	$	(1,050.00)
FORCE AMERICA DISTRIBUTING LLC	Air/Temp sensors	$	1,070.83

GAUGHAN SERVICES	PW Rebuild 3 RPZ Valves	$	3,804.25
HANSON DANA	Consultation for facilitation analysis	$	112.50
HEDSTROM MEGAN	Reimbursement	$	23.22
INDELCO PLASTICS CORPORATION	Chemical Feed Parts - Water	$	917.28
INDELCO PLASTICS CORPORATION	Chemical Feed Parts - Water	$	90.22
INSIGHT PUBLIC SECTOR INC	Net Motion Licenses	$	1,078.40
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	April Apprenticeship Fund	$	701.60
JM ELECTRIC LLC	Lakeside Park Lighting	$	500.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE	May/June City Connect Newsletter	$	13,222.80
JOSHUA MARKUM BUILDERS INC	Escrow Refund - 10136 Kissel Ct NE	$	2,000.00
K HOVNANIAN HOMES OF MINNESOTA	Escrow Refund - 3194 129th Lane NE	$	2,000.00
KILLMER ELECTRIC COMPANY INC	Electrical Work at WTP 1	$	1,517.22
LAWSON PRODUCTS INC	Nuts/Bolts for signs	$	75.20
LAWSON PRODUCTS INC	Mechanic shop supplies	$	760.42
LAWSON PRODUCTS INC	Nuts/Bolts for signs	$	37.25
LENNAR	Escrow Refund - 11272 Able Street NE	$	7,500.00
LENNAR	Escrow Refund - 10965 Okinawa St NE	$	7,400.00
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	$	77.14
M/I HOMES	Escrow Refund - 11155 Fillmore St NE	$	4,900.00
M/I HOMES	Escrow Refund - 11268 Fillmore St NE	$	4,900.00
MACQUEEN EQUIPMENT INC	Trackless MT7	$	236,703.00
MCINTYRE MATTHEW	Reimbursement - Work boots	$	30.00
MENARDS - BLAINE	supplies for gardeners and parks	$	42.87
MENARDS - BLAINE	Pipe for dock	$	21.28
METRO SALES INCORPORATED	Copier Maintenance and Support	$	435.47
METRO-INET	Internet Support Services	$	3,031.00
METROPOLITAN COUNCIL	MCES 2023 Wastewater Services	$	421,854.86
METROPOLITAN COUNCIL	April 2023 SAC	$	127,927.80
MICKMAN BROTHERS INC	Contract for 2023 Median Maintenance	$	2,921.90
MINNEAPOLIS SAW COMPANY INC	Rake & Top Scraper = Streets	$	719.70
MINNEAPOLIS SAW COMPANY INC	Rake & Top Scraper = Streets	$	10.00
MINNESOTA DEPARTMENT OF HEALTH	Certification Fee - Fleischhacker	$	23.00
MINNESOTA HIGHWAY SAFETY	PIT hybrid trainingx2	$	1,270.00
MINNESOTA OCCUPATIONAL HEALTH	hearing testing	$	39.00
MINNESOTA OCCUPATIONAL HEALTH	hearing testing	$	312.00
MINNESOTA POLLUTION CONTROL AGENCY	Sewer Class SD Certification	$	45.00
MINNESOTA RECREATION & PARK ASSOC	Adult softball sanction fees	$	800.00
MINUTE MAKER SECRETARIAL	Council Minutes	$	500.25
MINUTE MAKER SECRETARIAL	2023 Planning Commission Minutes	$	41.25
MINUTE MAKER SECRETARIAL	2023 NRCB Minutes	$	251.00
MINUTE MAKER SECRETARIAL	Park Board Meetings	$	196.75
MN DEPT OF LABOR AND INDUSTRY	April 2023 State Surcharge	$	9,584.03
MONARCH HOMES INC	Escrow Refund - 12478 Goodhue Court NE	$	350.00
MOORE ALEXANDER MICHAEL	Dog Food for K-9	$	176.96
M-R SIGN COMPANY INC	Aluminum Blanks	$	897.55
MTI DISTRIBUTING INC	Mower Parts #2372	$	177.11
MTI DISTRIBUTING INC	Mower Parts - PW Stock	$	179.01

MTI DISTRIBUTING INC	Mower Parts #2348	$	537.05
NORTH COUNTRY FORD	ABS/Traction Control light - 5316	$	764.87
NORTHERN SANITARY SUPPLY CO INC	CH gum/wax remover, liners	$	290.02
NR PROPERTIES INC	Escrow Refund - 12715 Edison Street NE	$	5,000.00
ONSITE AUTO GLASS	Replace windshield in DTF squad 5029	$	1,019.00
OSTERHUES LISA	Expense Reimbursement - Conference	$	128.55
PARENT BUILDERS INC	Escrow Refund - 2594 Quail Creek Ct	$	4,800.00
PARK CONSTRUCTION COMPANY	2023 SW Area Street Reconstruction	$	530,487.08
PAULSON CONSTRUCTION	Escrow Refund - 10587 Sanctuary Dr NE	$	700.00
PAULSON CONSTRUCTION	Escrow Refund - 10314 Xylite St NE	$	700.00
PAVEMENT RESOURCES INC	Parking Lot Repairs, 1409 105th Ave NE	$	3,500.00
PENNER JOSEPH	Reimbursement - Work boots	$	30.00
PETERSON SUSAN	plants for Tom Ryan park	$	421.94
PRO-TEC DESIGN INC	Card Readers/Cameras at BBC	$	2,291.00
PRO-TEC DESIGN INC	2nd floor server room card reader	$	6,135.48
PRO-TEC DESIGN INC	MAYC alarm monitoring annual	$	335.40
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12838 Quito St NE	$	2,500.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12538 Quito St NE	$	2,500.00
PURDY WILLIAM	Refund for Overpayment of License	$	100.00
RAY ALLEN MANUFACTURING LLC	Charging Cable for K9 door popper unit	$	18.99
READY WATT ELECTRIC	Bi-Annual Siren Maintenance	$	9,560.00
RIDGEWAY & ASSOCIATES	Mental Wellness Program	$	990.00
SCHLUENDER DANIEL	Reimbursement APWA Spring Conference	$	178.16
SEPTEMBER SON ARCHITECTURE LLC	Site Section Image, 111 99th Ave NE	$	1,200.00
SHIRLEY FRANCES	Basket Making supplies	$	217.90
SPARKLE POOL SERVICE	Escrow Refund - 13084 Eldorado St NE	$	2,000.00
STANDARD INSURANCE COMPANY	Life Insurance - June 2023	$	8,523.20
STATE OF MINNESOTA	Work Crew Contract	$	49,250.00
STATE OF MINNESOTA DEED	May 2023 Loan Pmt	$	1,568.24
STONE CREEK HOMES INC	Escrow Refund - 1920 Cloud Dr NE	$	4,900.00
STONE CREEK HOMES INC	Escrow Refund - 2655 Quail Creek Ct NE	$	4,900.00
STREICHER'S	duty ammo	$	1,410.16
SUN LIFE FINANCIAL	Long Term Disability Insurance	$	5,107.68
TAYLOR SCOTT	Irrigation Reimbursement	$	13.27
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	$	7,752.00
TENNANT SALES AND SERVICE CO	PM Service - Scrubber #4618	$	246.56
TENNANT SALES AND SERVICE CO	PM Service - Sweeper #4619	$	63.78
TH CONSTRUCTION OF ANOKA INC	Escrow Refund - 11013 Polk S NE	$	4,900.00
THOMAS SCIENTIFIC	Air Compressor	$	3,450.00
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	$	68.25
TRI-STATE BOBCAT INC	2023 Parks Capital Equip; Leaf Blower	$	7,275.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Q4 2022	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Q4 2022	$	125.00
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Q4 2022	$	125.00
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TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Q4 2022	$	125.00

TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads - Q4 2022	$	125.00
VERIZON WIRELESS	Telephone Service	$	80.02
VOGEL TYLER	Reimbursement - Work boots - Seasonal	$	30.00
WALTERS RECYCLING & REFUSE INC	Organics Collection	$	259.00
WALTERS RECYCLING & REFUSE INC	Garbage and Recycling Contract	$	377,780.92
WSB & ASSOCIATES INC	Hidden Oaks Area Reconstruction	$	6,066.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout	$	152.00
WSB & ASSOCIATES INC	Professional Design & Construction	$	28,415.75
XCEL ENERGY	Signal - Electric	$	14.83
XCEL ENERGY	Signal - Electric	$	76.51
XCEL ENERGY	Electric Service	$	16.90
XTREME CUSTOM APPAREL	House Jar Openers - Promotional Item	$	585.00
ZIEGLER INC	Equipment Parts - PW	$	354.03
		$	2,743,549.23

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 6/5/2023 FOR PAYMENTS THE WEEK OF 5/26/2023

Vendor Name	Description		Amount
ECKBERG LAMMERS PC	Prosecution Fees	$	22,036.28
WSB & ASSOCIATES INC	Professional Design & Construction	$	28,415.75
STATE OF MINNESOTA	Work Crew Contract	$	49,250.00

City of Blaine
Staff Report

File Number: 2023-208

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Minutes

Approval of Consent Agenda: -

Agenda Item # 8.2

Approval of Minutes

Executive Summary

Background

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

1. 4-17-23 Workshop
2. 4-17-23 Council
3. 4-25-23 Workshop
4. 5-1-23 Workshop
5. 5-1-23 Council
6. 5-8-23 Workshop
7. 5-15-23 Workshop
8. 5-15-23 Council

City of Blaine
City Council Workshop

April 17, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

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

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming (attending remotely from 11211 Commercial Centre Loop in Yuma, Arizona 85367), Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; Director of Public Works Nick Fleischhacker; and City Clerk Catherine Sorensen.

2. New Business

2.1. 2023-138 Closed Session Pursuant to MN Statute 13D.05(2)(a)(2) - Personnel Matter
Sponsors: Michelle Wolfe, City Manager

Motion by Councilmember Newland, seconded by Councilmember Massoglia, to move to closed session to discuss a personnel matter. Motion passed unanimously.

Motion to reopen the City Council meeting at 5:50PM.

2.2. 2023-129 Northtown Presentation Damon Farber

Sponsors: Sheila Sellman, City Planner

Community Development Director Thorvig reported Damon Farber, the consultant that prepared the master plan for Northtown had a presentation for the Council on how the vision was created, public involvement and implementation.

Tom Whitlock, Damon Farber, discussed the history of shopping malls and how retail shopping has evolved. He explained suburban malls were facing challenges throughout the country. He commented on the work he had done on the Ridgedale and Burnsville malls.

Jeff McMenimen, Damon Farber, shared a presentation that addressed the vision, guiding principles and phasing for the Northtown Redevelopment Area. He commented on the project timeline, noting work began in July of 2021. He described the public engagement that was conducted for the study and noted the public was thanked the City was conducting this study. He reviewed the comments received from the public, the mall owners and Kraus Anderson. Both short term and long-term actions for the City were discussed.

Mr. Whitlock commented on the myths that surround multi-family housing. He noted there are ways to control the design of high-density developments through design guidelines. He reported the population was changing, Blaine was becoming more diverse, and some residents in the community would prefer to live in high density housing. He provided further comment on how other communities were controlling the design of multi-family housing.

Councilmember Newland questioned if the plans for Burnsville Mall were driven by the cities. Mr. Whitlock reported the redevelopment plans for both Burnsville and Ridgedale were driven by the cities. He indicated the mall owners participated in the conversations and were invested in the plans. He stated these properties, along with Northtown, were complex with multiple property owners.

Councilmember Newland asked if the Northtown Mall owner was engaged in this process. Mr. Whitlock believed this to be the case. He noted the challenge was these were large real estate companies that were facing challenges across the country and to get their attention, the City had to be a partner. Mr. Thorvig stated the mall owners were engaged initially but has not been engaged in the process in the last six months.

Councilmember Newland stated the housing portion of the project was a concern to many residents in Blaine. He wondered if the multi-family perception information shared with the Council should be put out to the entire City. Mr. Whitlock anticipated every community struggled with this perception and there were examples in this

region of new, successful, multi-family housing projects surrounding malls. Mr. McMenimen reported both Ridgedale and Rosedale had multi-family housing projects around their malls. He commented further on how a mall in Colorado was revitalized, noting it takes time to redevelop these spaces.

Councilmember Newland questioned if a hotel was part of the redevelopment plans for Northtown. Mr. McMenimen stated lodging was proposed near County Road 10 on the Kraus Anderson site.

Councilmember Saroya explained she lived in Ward 1 and this was her neighborhood. She indicated this was something she has been paying attention to and was very excited to see the vision for this area. She stated this was the older part of Blaine then asked if there was any intention to keep this culture in place by bringing in art and history. Mr. McMenimen stated this could be included within the open spaces. He reported the shops within the new buildings could be reflective of the cultural diversity within the community. Mr. Whitlock stated the challenge with the master plan was that it was at a higher level but through the implementation the plan, this could be addressed.

Councilmember Saroya stated she would like to see Ward 1 retain its history and culture. She commented on the housing issue and asked if the residents of Ward 1 wanted more housing. She noted she knocked on more than 5,000 doors during her campaign and heard that Ward 1 residents did not want their neighborhoods urbanized. She said while she supported the proposed plan, she wanted more time to speak to the residents in her ward to better understand what they want.

Councilmember Robertson questioned how long Rosedale has been in the redevelopment process. Mr. McMenimen reported Rosedale has been redeveloping over the past six years.

Councilmember Robertson asked what happens when a city invests in the redevelopment process for a shopping mall area. Mr. Whitlock noted this was a significant piece of real estate and every mall owner was being faced with big challenges at this time. He learned in Burnsville that the timing of the project was a tricky and complex effort. He believed the best redevelopments happen incrementally over time. Mr. McMenimen commented further on how retail was evolving which was impacting all shopping mall areas.

Councilmember Robertson explained part of the master plan involved Coon Rapids, Spring Lake Park, and Fridley, which meant the City asked these communities for feedback be Northtown served as their commercial hub as well. She appreciated the fact Councilmember Saroya wanted to preserve the culture of this area. She indicated she did not like all the dense housing but understood the heights of the

building could be addressed. She recommended more senior housing be considered for this area. She discussed how this plan was a living document and anticipated changes would be made along the way. Lastly, she supported the community continuing to be involved in the redevelopment process.

Mr. Whitlock discussed how the market would assist in driving redevelopment surrounding the mall area. He indicated single family homes may be too expensive for this area. He stated he looked forward to working with the City through this process. He explained he would be happy to bring the Burnsville City planner in to speak with the Council.

Mayor Sanders thanked Mr. McMenimen and Mr. Whitlock for their presentation.

3.3 Northtown Retail District Report.

Safety Services Director/Police Chief Podany provided the Council with a presentation on the Northtown Retail District Report. He discussed how the City was broken into districts and how there was a disproportionate number of calls in the Northtown area. He commented on how his officers were working to reduce crime and create a positive environment, while minimizing victimization. He reviewed the data from the last couple of years and noted he has seen a reduction in serious crime. He explained because there was an increase in presence around the mall, there has been an increase in calls and self-initiated traffic stops. He discussed the crime data for Northtown compared to Maplewood and Rosedale. He reported Northtown has more calls for service per capita and traffic stops than these other two malls, while Maplewood had more robberies. He provided further comment on how the department was working to increase the feeling of safety in the area surrounding the mall, noting security at the mall had been cut.

Councilmember Newland questioned if the Northtown carnival in May would have security this summer. Police Chief Podany reported reimbursable patrol services would be required this year.

Mayor Sanders thanked Police Chief Podany for the update and stated he appreciated all the efforts of the Blaine police officers.

2.3. 2023-118 Northtown Retail District Report
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Chief provided a summary of calls for service for the Northtown retail district including traffic stops, reports of homelessness, Northtown security detail, etc.

3. Other Business

3.1. 2023-144 Staff Updates

Sponsors: Michelle Wolfe, City Manager

City Manager Wolfe explained staff would email an update to the Council on well interference status. She reported it was possible an individual may be present to speak at open forum regarding a confidential investigation then commented on rules of order/code of conduct noting several updates/housekeeping matters will be shared in the near future.

4. Adjournment

The Workshop was adjourned at 6:52PM.

City of Blaine
City Council

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

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming (attending remotely from 11211 Commercial Centre Loop in Yuma, Arizona 85367), Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; Director of Engineering Dan Schluender; Director of Public Works Nick Fleischhacker; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

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

Kresha Omay, a resident of St. Paul, discussed concerns she had regarding Four Paws and a Tail. She noted she purchased a puppy for her daughter from Four Paws last summer. She stated she was not here as an activist, but rather as a consumer. She reported at the last Council meeting she heard the owner of Four Paws speak. She commented further on her terrible experience with Four Paws noting she spent thousands of dollars and her puppy died. She urged the Council to hear the voices of the public and to take action to ensure the business owner could no longer purchase from puppy mills.

Karen, a resident of Blaine, reported she purchased a puppy from Four Paws years ago and she had this dog for 10 years. She explained this dog came from a puppy mill and had a lot of health issues. She indicated she now works with rescue dogs and stated she would like to see the pet store removed from the mall.

Wayne Kendall, a resident of Blaine, stated he was concerned about the proposed car wash and recommended the Council not rezone the property to allow this use. He reported this property was never zoned for a car wash and questioned why the Council would consider the rezoning. He discussed how traffic was already bad at this corner and noted the car wash would add to this concern. He indicated the vast majority of the residents that live in this area are opposed to the car wash. He suggested the car wash be considered for another location in Blaine.

Another resident of Blaine discussed his experience with Four Paws noting he purchased a puppy for his daughter. He commented on the amount of money he spent to purchase the dog and on vet bills. He reported the puppy had an infection at the time of purchase and after speaking with the owner of Four Paws was offered no help. He explained within three days he had spent $3,000. He stated there are many stories that were like his and he recommended the City Council adopt a humane pet store ordinance.

Wendy Pilot, resident of St. Paul, encouraged the Council to adopt a humane pet store ordinance. She commented on the humane pet store ordinance that was passed by St. Paul and Cloquet. She introduced the Council to her dog, Gracie, who was from a puppy mill breeder dog. She discussed the conditions her dog was rescued from after seven years, noting she was bred two times per year and was never allowed to walk on grass, to visit a vet or played with a toy. She noted after seven years she was auctioned off for $35. She pleaded with the Council to pass a humane pet store ordinance to ensure dogs like Gracie are not being sold in Blaine.

Brian Mules, 3892 97th Avenue, expressed concern with the special assessment for the road construction that was completed in 2022. He believed the assessment amount was excessive and the manner in which he was to pay it off was extreme.

Mayor Sanders encouraged Mr. Mules to speak to this matter during the public hearing.

Tim Sieber, 12169 Hupp Street NE, stated he has lived in Blaine nearly his entire life. He reported he was disappointed with the fact the Council was considering the installation of a car wash at the end of the Park Side North development. He commented on the amount of trash in his neighborhood from Kwik Trip. He anticipated the Tommy's Car Wash would bring down the value of his property. He expressed concern with the noise and traffic that would be created by the car wash. He discussed how difficult traffic was in his neighborhood and stated the car wash would compound this. He recommended a dead end be installed at Kwik Trip to keep the commercial traffic out of his neighborhood. He urged the Council to not approve the rezoning for the car wash, but rather to pursue a local business for this property.

Adam Bahr, 116 91st Lane NE, requested the Council adopt a humane pet store ordinance. He explained his wife has been working on a humane pet store ordinance for the past five years and expressed concern with the fact the Council had yet to act. He reported the owner of Four Paws was the only pet store owner in Minnesota that was still receiving puppies from puppy mills. He stated his heart breaks for the puppies at Four Paws and urged the Council to adopt a human pet store ordinance.

Nathan of 122nd Circle, reported he recently moved to Blaine from northeast Minneapolis to get away from the noise. He commented on how the Tommy's Car Wash would disrupt the quiet enjoyment of his property, along with his neighbors. He discussed how close the car wash would be to his backyard. He understood Tommy's would be using state of the art equipment, but there would still be a tunnel car wash with outdoor vacuums in his backyard. He noted he could already hear the Kwik Trip car wash from his property, and this was pointed away from the neighborhood. He anticipated the Tommy's Car Wash would be even louder due to the fact it was pointed towards the neighborhood and had eight outdoor vacuum stalls. He reported the activity from this use would be heard from his property all day, every day, all year long. He commented on how the noise and traffic would impact the adjacent homeowners, noting his property value would also be adversely impacted. He stated he has already heard of neighbors who are interested in selling because of the car wash. He reported there were five hundred homes with a 15-minute walk from this property. He stated nobody walks to a car wash. He urged the Council to consider another use for this property that would benefit the neighbors, such as a coffee shop or sandwich shop because a tunnel car wash does not belong next to a residential neighborhood.

There being no input, Mayor Sanders closed the Open Forum at 7:26PM.

7. Adoption of Agenda

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these

items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following be approved. Approved unanimously.

Approved unanimously.

8.1. 2023-114 Schedule of Bills Paid

Sponsors: Joe Huss, Finance Director/Asst. City Manager

8.2. 2023-136 Approval of Minutes

Sponsors: Cathy Sorensen, City Clerk

8.3. RES 23-70 Resolution Granting Final Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0034/SLK)

Sponsors: Sheila Sellman, City Planner

8.4. RES 23-64 Resolution Granting a Final Plat to Subdivide Approximately 13.42 acres into 39 Single Family Lots and Two Outlots to be Known as Lexington Waters Second Addition at 129th Avenue NE and Ghia Street NE. MN Landco AREP Lexington Waters, LP (Case File No. 23-0037/SLK)

Sponsors: Sheila Sellman, City Planner

8.5. R-67-2023 Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 1, Block 1, Renovation Church 1st Addition, Vacation No. V23-01

Sponsors: Daniel Schluender, Director of Engineering

8.6. 2023-112 Authorize an Amended Professional Services Contract with Bolton & Menk for the Ulysses Street and 117th Avenue Roundabout, Improvement Project No. 23-09

Sponsors: Daniel Schluender, Director of Engineering

8.7. RES 23-74 Resolution Authorizing the Mayor and City Manager to Enter into a Settlement Agreement with the Mass Automotive Group, LLC to Acquire Easements for Improvement Project No. 23-01, 99th Avenue and Baltimore Street Roundabout

Sponsors: Daniel Schluender, Director of Engineering

8.8. RES 23-75 Resolution to Receive Petition and Order Public Hearing for Vacation of Right-of-Way Easement, southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St Andrews Village; Vacation No. V23-02

Sponsors: Daniel Schluender, Director of Engineering

8.9. 2023-119 Approve Carnival License for Amusement Attractions at Northtown Mall

Sponsors: Cathy Sorensen, City Clerk

8.10. 2023-123 Approve New Vending Truck License for O'Neil Amusements LLC

Sponsors: Cathy Sorensen, City Clerk

8.11. 2023-124 Approve 2023-2024 Kennel Licenses

Sponsors: Cathy Sorensen, City Clerk

8.12. 2023-125 Approve 2023-2024 Vending Truck Licenses

Sponsors: Cathy Sorensen, City Clerk

8.13. 2023-126 Consider Special Event License for the 8th Annual Hendrickson Foundation Hockey Tournament located at the National Sports Center from June 1, 2023 - June 4, 2023

Sponsors: Cathy Sorensen, City Clerk

8.14. 2023-103 Approve an Agreement with Jacobson, Magnuson, Anderson & Holloran for Government Relations for April 2023-April 2024.

Sponsors: Michelle Wolfe, City Manager

8.15. 2023-147 Motion to Approve a Separation Agreement with an Employee
Sponsors: Michelle Wolfe, City Manager

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

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

Director of Engineering Schluender stated 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. He commented further on the work that was completed on the streets within the project area noting the total cost for the project was $3.4 million. He discussed how the project would be funded, noting a portion would be assessed. Staff recommended the Council hold a public hearing and adopt a resolution declaring the costs that would be levied against the benefiting parcels.

Mayor Sanders opened the public hearing at 7:28PM.

Kathy Peterson, 9905 Wake Court NE, stated she was part of the reconstruction area. She explained when Wake Court was completed the grade of the road was lowered more than it should be and understood this was a mistake by the City engineer. She reported her driveway was now at a steeper pitch which was a concern to her. She commented something had to be done to address the concerns on her street and driveway. She stated she would pay her assessment but did not believe it was fair for the City to ask her to pay until her concerns were addressed.

Brian Mules, 3892 97th Avenue, explained he was concerned with the cost of his assessment and believed the amount was excessive.

A resident of 99th Avenue NE stated she spoke to a City employee about the concerns she had with the pitch of her driveway. She explained she did not object to paying the $4,400 assessment but would like her driveway addressed because it now had a steeper pitch with water pooling at the bottom.
John Schafhauser, 9917 Wake Court NE, reported the steep pitch of his driveway was a concern to him. He indicated he could no longer snow blow his driveway because of the steep pitch. He explained he spent a lot of money on a new driveway and was

extremely disappointed. He questioned why the City lowered the cul-de-sac and roadway when the water table was so high. He indicated he would pay his assessment, but he would like to see his driveway fixed.

Hannah Sorenson, 99th Lane NE, explained she was concerned with the price for the assessment. She noted she was a new homeowner and moved in two weeks before the project began. She questioned why the project expense was not charged prior to the work being done. She reported the $4,000 expense was not disclosed to her prior to closing, which would be a tremendous burden on her family.

Tim Puckett, resident, noted he was an original owner that has grown with the neighborhood. He asked who developed the assessment policy.

Mr. Schluender discussed the bidding process and assessment policy that was followed by the City. He reported a unit assessment was charged to benefiting parcels.

Mr. Puckett commented on the deficiencies that were found in the aggregate under his roadway. He discussed the history of his street noting there has been floods and catch basins that do not work properly. He questioned if there was an opportunity to put blame or accountability to the developer for these deficiencies.

Mr. Schluender stated each development, as it is created, had to meet certain City standards. He explained the standards have changed over the course of time which meant the underlayment's may not meet current standards.

Mr. Puckett stated he is concerned the original installation of his roadway was faulty.

Mr. Schluender reported typical streets were designed to last 20 years and these streets were 30 years old. He understood an overlay of the street was completed 10 years ago to extend the life of the street.

Mr. Puckett indicated he was not disputing the amount he was being assessed but believed there should be some examination on the history of the roadway and the work that was needed. He encouraged the Council consider other ways to reduce the assessment burden on the residents.

Age Ergette, 3930 99th Avenue, stated she had concerns regarding the price of the assessment. She wished the City had told her ahead of time the amount she would be assessed to prepare for this expense. She discussed how her brand new driveway was dug up and it was not the same as it used to be. She indicated she also

had issues with the fact she did not have a hole for her sump pump. She asked that this be addressed by the City.

Dave Peterson, 9905 Wake Court NE, questioned why the level of the cul-de-sac and roadway was reduced. He expressed concern with the fact he was being asked to pay a $4,400 assessment when the roadway and cul-de-sac were not where they should be.

Lynn Bradac, 9906 Wake Court, stated she had the same concerns as her neighbors that live on Wake Court. She understood there was no way to resolve the situation at this time, but she felt bad for her neighbors who now had driveways with steep pitches.

Mr. Puckett asked if there was a warranty in place for the street work.

Mr. Schluender reported there was a one-year warranty in place by the contractor after acceptance by the City.

John Bradac, 9906 Wake Court, questioned where the accountability was for the dropping his roadway twelve inches. He asked why this was not caught by staff. He stated he thought the area would be filled back in with good fill, but this did not occur. He inquired who pays for the mistakes the contractor makes. He questioned who came up with the 30-day payment period for assessments and suggested the City allow residents to make payments over the next six months and still be able to avoid interest.

Further discussion ensued regarding the bidding and contractor selection process.

Mayor Sanders closed the public hearing at 7:52PM.

Mayor Sanders requested further comment from the city attorney regarding the assessment process that had to be followed per state statute. City Attorney Loonan explained the per state statute chapter 429 the City is entitled to adopt policy regarding street improvement projects and setting assessments with shared costs between the benefiting parcels and the City itself. He reported there was criteria and a formula that was followed per state statute. He stated for those concerned with the cost, there were different statutory criteria regarding hardship that residents may be able to spell out. He indicated there was also an appeal process under state statute that allowed owners to challenge the assessment within 30 days of adoption. He reiterated that the procedures the City is follows for these projects was all dictated within state statute.

Mayor Sanders requested the city attorney speak further to the remedies available to residents if they would like to file an appeal. Mr. Loonan discussed the appeal process in further detail with the Council. He noted appeals were typically for senior citizens, those serving in the military or those with disabilities. He noted all appeals would go to court for further consideration.

Mayor Sanders stated he does not recall a time when the City has had so many residents willing to pay the assessment but had concerns with the work. He indicated there was clearly an issue with this project and suggested staff take another look at the concerns that have been voiced. Mr. Schluender suggested he be allowed to review the course of events to better understand the slope of the driveways and see what the design features were that led to the lowering of the roadway. He noted the homeowner who just purchased her home may have legal recourse because this property would have had a pending assessment since February and should have been disclosed when purchasing the property. He noted there was a public hearing on this project in February which outlined all the costs and property owners were given notice of this hearing. He stated a list of probable costs were listed within this notice.

Mayor Sanders requested staff look at Wake Court and 99th Avenue. He stated he wanted to make sure the work was done correctly. Mr. Schluender explained the assessments could be levied and any defective work could be corrected by the contractor, noting the assessment amounts would not be impacted. He reported a second course of action would be to delay action on the assessments until staff has had time to look at the roadways.

Mr. Loonan recommended the Council approve the assessment roll tonight. He explained the City has specifications and requirements the contractor must adhere to and indicated the City can review the concerns to see if the contractor has fulfilled the project requirements. He reported either way, the assessment roll would not change. He supported the Council directing staff to review these two roadways to ensure they were constructed to spec and to follow up with the contractor if this was not the case.

Mayor Sanders spoke to all residents and encouraged them to contact the City if they believe there were concerns with their streets or driveways.

Mr. Schluender recommended the Council move the assessment roll forward as is with the understanding the engineering staff would report back to the Council on May 1 if there were any substandard design issues on the project.

Councilmember Saroya commented she supported delaying the assessments, noting this was mostly a Ward 1 issue. She stated on February 6 the Council held a

workshop where assessments were discussed. She noted residents are currently paying 35% of the project costs and in 2012, residents paid 25%. She understood the City was bound by state statute, but the City had options. She questioned why the Council was moving forward with this project, when it was discussing assessment options. She discussed the numerous hardships facing Ward 1 residents, noting this was the older part of Blaine and stated it was not possible for these residents to pay a $4,400 assessment in the next 30 days. She recommended the assessments be held off until a future date until the Council can further discuss its assessment policy. She stated she lived on 101st Avenue and had a sink hole on her street. She discussed how the City had to go with the low bidder, which may be impacting the quality of the street projects within the community. She wanted to better understand who was doing work on the City's streets and the wages and practices they were imposing on their employees.

Mr. Schluender reported this project was brought forward with the policy in place and the recommended split per the policy. He explained the Council could choose to change the policy, but this project was locked into the specific cost share as outlined when the feasibility report was adopted. He stated the contractor was licensed in the state of Minnesota to perform work of this nature. He indicated the Council could have another process in place to vet contractors, but this would have to be further described to staff.

Mr. Loonan commented while the Council has been discussing its assessment policy, this project had to move forward under the previously approved split. In addition, he noted the 30-day pay requirement would allow residents to pay up front to avoid interest. If residents could not pay the assessment in full, the amount would be assessed to the property for homeowners to make payments over the next 15 years.

Councilmember Robertson clarified for the record this project was in Ward 2 then indicated this was not the ideal way to deal with infrastructure in the City. She understood nobody likes assessments. She explained she was uncomfortable approving the assessments given the fact there were unresolved issues with the project. She stated in her time on the Council this was the most complaints received on a street project. She did not support moving forward with the assessments until the issues with the residents had been addressed. She hoped the City would be able to resolve this situation with the residents within this project area.

Mayor Sanders stated he supported tabling action on this item to May 1 and asked that staff investigate the situation on Wake Court and 99th Avenue over the next two weeks.

Moved by Mayor Sanders, seconded by Councilmember Massoglia, to table action on this item to the May 1, 2023, City Council meeting.

A roll call vote was taken. Motion adopted unanimously.

10. Development Business

10.1. O-2523-2023 Second Reading Adopting an Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman reported the applicant is requesting the rezoning of 1.67 acres from Planned Business District to B-2 Community Commercial. The subject site is zoned PBD (Planned Business District). The applicant is requesting to rezone to (B-2) Community Commercial. Staff commented further on the proposed request and reported the planning commission recommended approval of the rezoning.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, that Ordinance No. 23-2523, "Adopting an Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE," be approved.

Councilmember Robertson commented the Council has been bound by the Comprehensive Plan and zoning to approve a number of requests this year. However, she noted this opportunity could be envisioned differently. She explained she found value in developers who wanted to invest in the Blaine. She stated she had no problem with Tommy's Car Wash but wanted the Council to do better for this property. She explained if the car wash were not approved, another use would come to this site which would also bring traffic and noise. She discussed how challenging the site was but wanted the City to consider a better use for this site that was more in keeping with the neighborhood. She indicated she would not be supporting the rezoning of this property.

Steve Warner, 4508 St. Andrews Court, explained Tommy's Car Wash was already announcing they would be opening at 122nd and Lexington Avenue in Blaine on their website. He reviewed the notification area for this project and stated only a small portion of the neighbors were notified. He encouraged the City to do better to include neighbors who would be most impacted. He stated in speaking with his neighbors, they did not want a car wash on this property but rather would like to see a small retail operation. He reported his neighbors purchased their homes with the understanding a small retail operation may locate on this property someday and not

a car wash. He implored the Council to not approve the rezoning because it would adversely impact the neighbors.

Councilmember Saroya commented she would be opposing this request. She indicated she received over 30 emails from the neighborhood regarding the car wash. She did not support the rezoning of this property because it would be unfair to the neighbors. She explained she supported Tommy's Car Wash locating in Blaine but recommended this be at a different location.

Councilmember Newland stated this project was discussed last year at a workshop and there were a lot of concerns brought up but believed these concerns have been addressed by the developer. He stated Lexington was a major north/south road in the community. He was of the opinion a car wash of this caliber would do well along Lexington Avenue. He indicated this site did not bother him for the car wash and noted a restaurant would not fit on this property, due to the number of wetlands. He discussed how the traffic from a car wash would flow in and out nicely, without a large amount of stacking, except on nice days. He explained he visited the Tommy's Car Wash in Mounds View and noted this was the nicest car wash he has had the pleasure of visiting. He discussed the buffering and landscaping that would be in place between the car wash and the neighborhood.

Councilmember Massoglia indicated he supported Councilmember Newland's comments. He believed this was a good spot for a car wash. He noted he has heard from some neighbors who were excited to have a car wash in this location. He agreed Tommy's Car Wash would provide a nice service for Blaine residents and was of the opinion the B-2 zoning district made more sense for this property than PBD. He stated he would be supporting the rezoning request.

Councilmember Fleming commented she has read the emails sent to her and understood the comments were split. She noted she met with the applicant and reported after visiting the site learned there would be an area equal to one and a half football fields between the car wash and the neighborhood. She explained she appreciated the fact the applicant was proposing to install 23 trees along the property line to provide a buffer. She liked that the use would not have a right-in/right-out from Lexington Avenue. She stated she understood the concerns of the residents but believed their concerns would be mitigated. She noted this property has been vacant for over 20 years and she appreciated the fact that a resident from Blaine wanted to invest in Blaine. She believed the car wash was a good fit and she would be supporting the rezoning.

Mayor Sanders commented on the amount of time Council spent working to bring amenities to Blaine that residents want. He discussed how the Lexington Avenue corridor was being developed. He indicated with this parcel he believed the

proposed use was fitting. He stated he appreciated the landscaping and buffering the applicant would be installing to minimize the impact on the neighbors. He explained this was not just a franchise, but rather Blaine residents wanting to invest and give back to the community. He discussed how restaurants and retail would be coming to this area of Blaine. He indicated the property owner has been trying to sell this parcel for years and years and it was his understanding a restaurant would not fit with due to parking and he believed this was the best use for the space. He stated no matter what comes to this property, it was going to bring traffic then stated he would be supporting this request.

Councilmember Saroya shared there were safety concerns and asked what the ramifications would be for the developer not changing direction of the building and flipping as recommended by the Planning Commission. Ms. Sellman explained flipping the building was not a safety concern but rather a noise concern. She discussed how safety concerns were created when the building was flipped.

Councilmember Saroya stated if the building was not flipped how were the noise concerns being addressed. Ms. Sellman reported item before the Council was a rezoning. She indicated the next action would be the conditional use permit which included site plan review. She stated the applicant has indicated if the condition to flip the building remained in the conditional use permit they would not be able to develop the property.

Councilmember Fleming requested the applicant come forward to speak about the decibel levels that would be generated by the car wash.

Tanner Brandt, Christianson Companies, explained the project would not be able to move forward if the building had to be flipped. He explained it was 366 feet from the end of the tunnel to the property line. He stated at the property line, based on rough estimates, the noise would be at 64 decibels which would be similar to people having a conversation. He stated the MPCA noise requirement was 65 decibels. He reported he would be willing to have a noise study conducted to ensure the property was meeting the MPCA noise standards.

Councilmember Robertson said this was a chance for the City Council to wait for another opportunity for this property. She noted she drives by this property often and did not believe rezoning the property for a car wash was the right decision. While she was not anti-car wash, she believed there was another amenity that would better suit the neighborhood on this parcel.

Mayor Sanders stated with the way this corridor would be developing, he believed the car wash made sense. He noted restaurants and retail have been tried on this site and they did not fit.

Councilmember Saroya commented on how the car wash from Kwik Trip was already impacting these neighbors. She indicated she believed this area of Blaine did not make sense for the car wash. She encouraged the Council to consider whose voice mattered more, the residents or the developers.

Mr. Brandt commented further on the decibel levels that would be generated by the car wash and discussed how the trees planted at the property line would assist in screening and buffering the sound.

Councilmember Fleming explained she understood there were residents who did not want the car wash but indicated she has also heard from residents who supported the request.

A roll call vote was taken. Motion adopted 4-2 (Councilmembers Robertson and Saroya opposed).

10.2. RES 23-66 Resolution Granting a Conditional Use Permit for a Stand alone Car Wash in a B-2 Zoning District at 4252 122nd Avenue NE. Tommy's Express Car Wash (Case File No. 22-0082/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit to operate a stand-alone tunnel carwash in the B-2 district. She commented further on the proposed request, noting one of the conditions for approval was for the building to be flipped. She explained the applicant has stated if the building were flipped, the project could not be completed.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, that Resolution No. 23-66, "Resolution Granting a Conditional Use Permit for a Stand-Alone Car Wash in a B-2 Zoning District at 4252 122nd Avenue NE," be approved.

Councilmember Massoglia asked if a wall, privacy fence or barrier has been considered by the applicant, given the fact the building could not be flipped.

Tanner Brandt, Christianson Companies, explained the landscaping plan had been enhanced to ensure a proper buffer was in place. He reported if a noise study were completed and the property was over the 65-decibel level, further sound mitigation measures would be taken.

Councilmember Massoglia recommended a sound barrier be installed as a part of the building construction and not wait until a noise study was completed. He noted this property was adjacent to residential homes and this would assist with addressing the neighbors' concerns.

Mayor Sanders supported the vacuums having noise mufflers as well. Mr. Brandt asked that these requirements not be required until after the noise study had been completed. He reported he has worked with a noise engineer on six other projects and would like to go by his recommendations on how to best address the noise on the site.

Ms. Sellman explained condition six would require the applicant to complete a noise study and if noise limits are not met, measures would be taken to meet the threshold. If the threshold were not met, the CUP could be revoked.

Mayor Sanders asked what condition required the building to be flipped. Ms. Sellman stated this was condition seven.

Mayor Sanders questioned if the applicant has validity to the statement the building could not be flipped safely. Ms. Sellman indicated the Planning Commission and staff has recommended the building be flipped. She reported the applicant has provided an alternative as to why flipping the building would not be safe. She commented further on how vehicles would not be able to properly ingress and egress the car wash if the building were flipped. In addition, there would be impacts to the wetlands.

Councilmember Robertson asked if staff has verified that the vehicular maneuvers could not be completed if the building were flipped. Ms. Sellman stated the applicant presented this information and the City's project engineer reviewed this information. The project engineer concurred that the maneuvers could not be completed unless the building were shifted, which would require the wetlands to be impacted.

Mr. Brandt commented further on how the flipped version of the site plan would not work. He discussed how the radius on the east side would not allow vehicles to enter the tunnel car wash, vehicles would be crossing in numerous locations on the property, and noted there would be impacts to the wetlands.

Councilmember Saroya questioned why the City was bending over backwards when the applicant could not meet all the conditions. She reported one of the conditions from staff and the Planning Commission was to flip the building to assist with addressing the noise concerns. She indicated the applicant cannot meet this condition. She stated she did not understand why the Council was so eager to approve this request when the conditions from staff could not be met. She reiterated that the Council did not have to approve this request, but rather the car wash could be located on another property in Blaine. She did not believe this project was a good fit for this parcel.

Mayor Sanders clarified that staff reviewed the plans and found it was not feasible to flip the building. Ms. Sellman reported this was correct.

Mr. Brandt commented he would be more than willing to addressing the noise concerns through a noise study.

Councilmember Fleming explained the conditions for approval would require the applicant to complete a noise study and mitigate any noise concerns if they occur. She stated flipping the building was not the issue, rather the noise was, and this would be addressed through the noise study.

Mayor Sanders asked what action the Council should take to remove condition seven.

Amended motion by Mayor Sanders, seconded by Councilmember Newland, to remove condition seven from the conditional use permit.

A roll call vote was taken. Amendment passed 4-2 (Councilmembers Robertson and Saroya opposed).

A roll call vote was taken. Amended motion passed 4-2 (Councilmembers Robertson and Saroya opposed).

10.3. RES 23-71 Resolution Granting Final Plat Approval for One Lot to be Known as Rise Addition at 4252 122nd Avenue NE. Christianson Companies (PC23-0024)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting final plat approval to create one lot previously platted as Oulot C, Parkside North.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, that Resolution No. 23-71, "Resolution Granting Final Plat Approval for One Lot to be Known as Rise Addition at 4252 122nd Avenue NE," be approved.

A roll call vote was taken. Motion adopted 4-2 (Councilmembers Robertson and Saroya opposed).

10.4. ORD 23-2524 First Reading
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

Ms. Sellman stated the interim ordinance is for a moratorium on development to study zoning and land uses as part of the Northtown redevelopment plan. She noted the moratorium would be in place for six months. She reviewed the comments received from the property owners in the Northtown Area noting one property owner requested to be excluded from the moratorium. Staff recommends the Council hold the first reading of this ordinance.

Councilmember Newland requested further information regarding the property that asked to be excluded from the moratorium. Ms. Sellman explained the property making the request was the Spire Credit Union.

Dixon Diebold, property owner of 8700 University Avenue, commented on his history with the property and explained he spoke with staff regarding how his property was being governed beyond the Comprehensive Plan through the visioning for the Northtown Mall area. He stated he closed and purchased 8700 University Avenue in December and got to work on procuring a tenant for the property. He commented on how he was working with the City on landscaping and setback issues. He reported in late March he was contacted by the City to see if he would be interested in selling the property. He indicated he was now being told a moratorium would be in place and he would not be able to finish developing his property. He stated the moratorium would stop his proposed development opportunity and put it on hold for at least a year. He discussed how the future vision for his property within the Northtown plan was to turn it into a pond. He asked that if the moratorium had to be approved, that it not be issued to the properties north of University Avenue. However, if the moratorium were put in place, he needed to have his expenses covered, because his project would be canceled.
Mayor Sanders thanked Mr. Diebold for coming forward with his comments.

Declared by Mayor Sanders that Ordinance No. 23-2524, "Adopt An Interim Ordinance for a Moratorium for the Northtown Area," be introduced and placed on file for second reading at the May 1, 2023, Council meeting.

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

Ms. Sellman stated the proposed ordinance amendment to the 105th Avenue Redevelopment District would allow drive-thrus on the southside of 105th Avenue, limited to one drive-thru per parcel, with a conditional use permit.

Councilmember Robertson asked if the entire zoning code would be changed. Ms. Sellman stated it changes the code for the 105th Avenue Redevelopment District, however, it was very specific to only allow drive-thrus on the south side of 105th Avenue.

Councilmember Robertson stated she did not believe it was a good idea to change the language. She explained the Council spent a great deal of time vetting the language to make it appropriate for this area. She stated there was a reason drive-thrus were not included. She reported this area was not to be drive-thru establishments. She was of the opinion this request was too vague and for this reason she would not be supporting the ordinance amendment.

Councilmember Newland agreed with Councilmember Robertson. He explained the discussion to not allow drive-thrus was put in place for a reason. He indicated he was not comfortable with this ordinance amendment.

Declared by Mayor Sanders that Ordinance No. 23-2525, "Adopt Ordinance for an Amendment to the 105th Avenue Redevelopment District to Allow Drive-Thrus on the South Side of 105th Avenue Limited to One Drive-thru Per Parcel, as a Conditional Use Permit," be introduced and placed on file for second reading at the May 1, 2023, Council meeting.

11. Administration

11.1. R-62-2023 Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of $2,903,301.70 for the 2023 Northwest Area Street Reconstructions, Improvement Project No. 23-06
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the City Council approved plans and specifications and ordered advertisement for bids for the 2023 Northwest Area Street Reconstructions project on March 6, 2023, with Resolution 23-29. Staff reviewed the streets included in the project area. It was noted bids were received electronically on April 11. A total of six bids were received ranging from $2,903,301.70 to $3,290,587.15. Bids have been checked and tabulated, and it has been determined that Douglas-Kerr Underground, LLC of Mora, Minnesota is the lowest bidder. The Engineering Department has worked with Douglas-Kerr Underground, LLC on previous contracts and recommends that the low bid be accepted, and a contract entered with Douglas-Kerr Underground, LLC. City Council is also asked to approve a 10% contingency to bring the total project budget to $3,193,630.00. The funding sources for this project are the Pavement Management Fund, Public Utility Funds, and Special Assessments and there are sufficient funds budgeted to cover these costs.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Resolution No. 23-62, "Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of $2,903,301.70 for the 2023 Northwest Area Street Reconstructions," be approved.

Councilmember Robertson asked if the City must take the lowest bid or could the Council opt to take the next highest bidder. Mr. Schluender recommended the City take the low bidder then explained the City would then have to make findings that the low bid contractor was not a responsible bidder.

Councilmember Robertson stated she wanted to ensure the concerns from last year's street improvement project were not repeated in 2023. Mr. Schluender stated he understood this concern and noted staff would be addressing the concerns with the contractor.

Councilmember Massoglia asked when this project would begin. Mr. Schluender reported this project would begin in late May or early June.

A roll call vote was taken. Motion adopted 5-1 (Councilmember Saroya opposed).

11.2. R-63-2023 Resolution Accepting a Bid from Lino Lakes Landscaping, LLC in the Amount of $911,750.00 for the 2023 Sod Replacement Project, Improvement Project No. 22-62

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the City Council ordered the preparation of plans and specifications and advertisement for bids for the 2023 Sod Replacement Program on July 6, 2022, with Motion 22-126. Bids were received on April 10, 2023, and Lino Lakes Landscaping, LLC was the low bidder with a bid of $911,750.00. The project will replace dead boulevard sod within the City right-of-way in front of 375 properties that had property abutting a road reconstruction project on one of the 2019, 2020, or 2021 City of Blaine Pavement Management Program street reconstruction projects. Staff commented further on the sod replacement project and requested the Council accept the bid from Lino Lakes Landscaping with a 25% contingency.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to reject all bids for the 2023 Sod Replacement Project.

Councilmember Massoglia stated after seeing how high these bids came in at, he believed it would be irresponsible for the City to pay for the sod replacement. He understood the intention of the program, but when this was previously discussed he thought it would only be the homes along Jefferson Street. He was of the opinion it was not wise or fair for all Blaine residents to have to pay for sod replacement that

died during a drought. He did not support the paying nearly $1 million to replace the sod that died. He recommended this project be discussed further at a future workshop and that other options be considered.

Councilmember Newland explained he saw how bad the sod looked last year and supported the City taking action to replace the damaged and lost sod. He stated an offer has been extended to residents and he did not believe it would be right to now take this offer away. He supported the City moving forward with the sod replacement program.

Councilmember Robertson agreed this was a tough decision but that sometimes government had to spend money differently. She stated the City made a commitment to this neighborhood to right a wrong and for this reason would be supporting the sod replacement.

Councilmember Massoglia indicated this was not just one neighborhood, but rather the City was going back four years to 2019 to replace sod that did not take. He believed this was ridiculous, especially given the fact costs came back three and four times higher than anticipated.

Councilmember Fleming questioned if the residents would have any responsibility in maintaining the sod. Mr. Schluender explained the sod would be warrantied for 30 days and the contractor would be responsible for watering the grass for 30 days. After that time, staff reviews the sod to ensure it is rooted and residents are given information on how to properly care for the grass.

Councilmember Fleming expressed concern with the fact the City was holding themselves responsible for the replacement of sod that was not properly maintained by residents.

Mayor Sanders indicated the price for the sod was much higher than the City anticipated. He reported when he visited Jefferson Street it was obvious that there was a sod problem. He stated he was surprised by the fact this letter went out across the City as he understood the letter would be sent to residents within a specific project area. He questioned if the City had a problem City-wide with the sod vendor. Mr. Schluender reported the City completed three different projects in three different years with three different sod contractors. He discussed how some of the sod within these project areas was thriving while others sod was dead.

Councilmember Massoglia explained he was concerned with the fact the sod was being going back to 2019.

A roll call vote was taken. Motion failed 2-4 (Councilmembers Newland, Robertson, Saroya, and Mayor Sanders opposed).

Moved by Councilmember Newland, seconded by Mayor Sanders, that Resolution No. 23-63, "Resolution Accepting a Bid from Lino Lakes Landscaping, LLC in the Amount of $911,750.00 for the 2023 Sod Replacement Project," be approved.

A roll call vote was taken. Motion adopted 4-2 (Councilmembers Fleming and Massoglia opposed).

11.3. RES 23-59 Resolution Accepting a Bid from Warning Lites in the Amount of $90,757.71 for the 2023 Pavement Markings, Improvement Project No. 23-03

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated this is an annual project that the City contracts for to keep the pavement markings in a highly visible condition to meet the current reflectivity standards. Staff commented further on the proposed project and recommended approval with a 5% contingency.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-59, "Resolution Accepting a Bid from Warning Lites in the Amount of $90,757.71 for the 2023 Pavement Markings," be approved.

A roll call vote was taken. Motion adopted unanimously.

11.4. 2023-120 Canvass of April 11, 2023, Special Election for Ward 2 Councilmember Vacancy

Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated Council was asked to canvass the results of the April 11, 2023, Special Election for Ward 2 Councilmember vacancy. A summary of the 2023 special election results for the office of Ward 2 Councilmember was shared with the Council, including voting statistics and voting results. Upon review of all canvass materials, Council will be asked by motion to accept and certify the results that Leslie Larson was the successful candidate and to notify all candidates of the results.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, that Motion 2023-120, "Canvass of April 11, 2023, Special Election for Ward 2 Councilmember Vacancy," be approved.

A roll call vote was taken. Motion adopted unanimously.

12. Other Business

Councilmember Saroya commented on the Fire Board application process and thanked staff for their efforts on this. She noted applications were open at this time and would be accepted through May 15.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 9:50PM.

A roll call vote was taken. Motion adopted unanimously.

City of Blaine
City Council Workshop

April 25, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order at 5:30 PM by Mayor Pro Tem Robertson.

PRESENT: Councilmembers Fleming, Massoglia (arrived at 6:41PM), Newland, Robertson, Saroya

ABSENT: Mayor Sanders

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; City Engineer Dan Schluender; City Attorney Tom Loonan; Zoning Technician Alex Koberoski; and City Clerk Catherine Sorensen

2. New Business

2.1. 2023-150 Ridgedale Mall Transformation
Sponsors: Sheila Sellman, City Planner

Mayor Brad Wiersum, City Manager Mike Funk, and Community Development Director Julie Wischnack of the City of Minnetonka provided insight and information on the transformation of Ridgedale Mall.

2.2. 2023-159 Council Code of Conduct, Rules of Order and Procedure
Sponsors: Michelle Wolfe, City Manager

City Manager Wolfe reviewed that in conjunction with new technology for agenda management through CivicClerk and continued efforts toward meeting efficiencies and public transparency, staff was suggesting some updates to Council rules of order and procedures, including open forum. In addition, staff is bringing forward

potential amendments to the Blaine code of conduct, adopted in December 2022, that Council may wish to include as we see other cities' examples come forward. She said this would be a starting discussion and that input was requested from Council for changes/additions for potential formal consideration in the future.

Council discussion was held regarding how items can be placed on an agenda and proposed limitations to open forum. Staff will provide further information on other cities' processes for inclusion on a future workshop for further discussions.

3. Other Business

None.

4. Adjournment

Adjourned at 7:45 p.m.

City of Blaine
City Council Workshop

May 1, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

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

ROLL CALL

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

ABSENT: Councilmember Chris Massoglia.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director/Assistant City Manager Joe Huss; Deputy Finance Director Ali Bong; Director of Engineering Dan Schluender; Senior Parks and Recreation Manager; Public Works Director Nick Fleischhacker; City Attorney Tom Loonan; and City Clerk Catherine Sorensen.

2. New Business

2.1. 2023-163 Trunk Highway 65 Update
Sponsors: Daniel Schluender, Director of Engineering

City Engineer Schluender presented an update to the council on the TH65 project, including status of funding, lobbying/legislative efforts, project meetings of note, and project design. He commented on how staff was working to get 99th added to this project. Additional funding requests being considered by the legislature were discussed. He reviewed the proposed overlay project scheduled for 2024. It was noted staff was meeting with the state lobbyists every week as well as meeting with the federal lobbyists every other week. He explained the mayor has been lobbying diligently for the TH65 project both at the state and federal level. He commented the bridge types for each overpass has been considered and approved by MNDOT. Staff was hopeful the remaining design issues would be settled in the next month and communication could begin with the public.

Councilmember Robertson requested further information regarding the IIJA funding. Mr. Schluender explained the state required a federal match and would now be considering how to distribute this funding to MNDOT and cities throughout the state.

Further discussion ensued regarding the proposed roundabout and the surrounding land that could redevelop.

Councilmember Saroya asked if the surrounding businesses supported the roundabout. Mr. Schluender reported the businesses did support the roundabout and were working together on the potential redevelopment of their land.

Mayor Sanders thanked Mr. Schluender for his detailed presentation and for his efforts on this project.

2.2. 2023-164 Northtown Land Use and Density Discussion
Sponsors: Sheila Sellman, City Planner

City Planner Shelia Sellman stated at the January and February workshops, the council reviewed various aspects of the Northtown Plan. A recent discussion focused on land use. Based on council dialogue, staff has created a land use map for council to consider and provide general feedback on. At the October 2022 fall retreat, the council had a general multi-family discussion. At the retreat, staff presented some multi-family statistics, reviewed existing HDR (High Density Residential) sites, high density estimates for Norhtown Area and 105th Avenue, recent approval history, and discussed the review process for when requests are made (presentation attached). An outcome of the retreat was to consider changing the HDR land use for two properties and shift that density to the Northtown Area. In order to change density from a higher to lower classification (e.g High Density to Medium Density), the density needs to be shifted elsewhere in the city to meet requirements set in place by the Metropolitan Council. Per Metropolitan Council requirements, the 2040 comprehensive plan identifies the need for 1,139 additional affordable housing units

in Blaine. This is accomplished through guiding vacant or redevelopment land for high density residential.

Councilmember Saroya requested further information on where the HDR and HDR2 zoning districts were located. Ms. Sellman reviewed the location of these districts with the council.

Councilmember Robertson recalled the old Kmart site would not be apartments, but rather would be medium density. Ms. Sellman discussed how the natural progression would be to go from HDR to MDR. She noted staff could changes this to MDR if this was the direction of the council.

Councilmember Robertson recommended the old Kmart site be chanted to MDR.

Councilmember Saroya agreed noting she would rather see townhomes in this area than apartments. She questioned why the HDR2 was in the center of the development and asked if this could be moved. Ms. Sellman reported the HDR2/PC could be moved, but explained staff was proposing to have this higher density near the mall.

Councilmember Saroya did not support having the HRD2 adjacent to the mall. Ms. Sellman commented on how HDR2 was necessary in order to have enough density to make the plan work.

Councilmember Robertson stated HDR offered a variety of housing projects and not just apartments. She did not support removing HDR from the mall area. She indicated it would be interesting to see what the mall would do with this plan, because she understood housing had to be a part of the new vision for this plan.

Councilmember Newland discussed how important it would be to keep this area broad and flexible as HDR flex towards the center noting the perimeter could then be lower density.

Councilmember Saroya expressed concern with what the future height of these HDR buildings would be and how it would impact the surrounding neighbors. She feared how the crime issues in the area would escalate. She believed Blaine did not have to be like every other community and should pursue more row homes versus apartments. Community Development Director Thorvig stated the council would be discussing the zoning regulations this summer which would allow the city to set building height and stories allowed for buildings.

Commissioner Fleming supported the council further pinpointing which areas could have apartments and which should have mixed use retail/housing.

Ms. Sellman commented on the proposed density shift. She reported the logic is that high

density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, although it is not required when those sites develop. By having this requirement in place, it distributes the ability of where affordable housing could be built amongst all cities versus concentrating it in certain cities/parts of the metro area. The first property change was identified at the northwest corner of Main and Lexington, changing 8.82 acres from HDR (High Density Residential) to MDR/LDR (Medium/Low Density Residential). The second property change identified is at 99th and Polk, changing 10 acres from MDR/HDR (Medium Density Residential) to MDR (Medium Density Residential). If this is still the council's direction, amendments could be considered when amending the comprehensive land use plan for Northtown. The property owners have not been contacted regarding these changes. Staff requested the council provide feedback on the proposed land use change.

Councilmember Newland stated he supported the change for the 8.82 acres at the corner of Main and Lexington.

Councilmember Saroya feared the Ward 1 residents would object to having all of the affordable housing crammed into one area of the city versus being spread out throughout the community.

The consensus of council was to support the two proposed density shifts. Ms. Sellman explained staff would need to contact the landowners in order to discuss the proposed change.

Ms. Sellman asked if the council wanted to consider new zoning district for the Northtown redevelopment area.

Councilmember Newland asked what this would be. Ms. Sellman stated the zoning district would be a mix of commercial, retail, restaurants, apartments, and townhomes similar to 105th. She noted this would be for a much larger area than the 105th Redevelopment Area.

Mayor Sanders commented the Northtown area would take a great deal more time to development and there were a large number of property owners involved. Ms. Sellman explained the council would be considering the moratorium this evening. She noted landowners were seeking direction on what the city's vision is for this area, when it comes to land use.

Mr. Thorvig stated staff was seeking feedback in order to assist in driving the discussions staff has with the public. He reported after gathering feedback from the public, the city would have to create a zoning district that identifies the uses that were consistent with the land uses.

Councilmember Newland asked how the Northtown area was currently zoned. Ms. Sellman stated the area was zoned community commercial. She commented further on how staff was proposing to break up the areas for retail/commercial and

residential.

Councilmember Newland supported the council putting a plan in place to ensure the council's vision for this area was carried out.

Councilmember Saroya agreed but noted she was still concerned about the number of large apartment buildings that were being considered for the Northtown area. She did not want large apartment buildings overlooking residential homes.

City Manager Wolfe indicated the zoning code could have specific language that dictates the height of apartment buildings, along with how close they could be to existing residential homes. Mr. Thorvig discussed the vision for the Northtown area and commented on the areas that would change more than others.

Councilmember Newland recommended some restrictions be written into the code, but that the language be flexible enough for future developers to allow the market to drive future redevelopment.

Councilmember Robertson stated this process was pursued in order to put the city in the driver's seat. She supported the city having a strong hybrid plan in place that includes HDR, while still not changing the culture of the area. She anticipated the Northtown area would receive over $1 billion in investment over the next 20 to 30 years and this redevelopment would include apartments in order to make the plan work.

Councilmember Newland commented on how it would be important to have a solid plan in place for the Northtown area in order for this redevelopment project going in the right direction.

Councilmember Fleming stated she supported this plan, so long as the city remains in the drivers seat.

Councilmember Saroya indicated she liked most of the plan and she understood the area needed to be redeveloped. However, she did not want too many apartments crammed into the area. She explained she would like to have more discussion regarding the proposed apartments.

Mr. Thorvig stated there was a developer interested in redeveloping a portion of city owned land with an intriguing commercial use. He explained staff would be discussing this matter with the developer further and would bring this to the council at a future meeting. He reported if the moratorium was approved this evening, the council would have a timeline for getting the land uses and zoning in place. It was his hope the city could get this work done by this fall. He made the council aware of the

fact the mall was now for sale.

Ms. Sellman requested further comment from the council on what type of outreach should be done.

Councilmember Saroya supported the city completing more outreach that was grassroots in nature. She suggested a food truck outreach event be planned for the Northtown neighbors in order to gain their feedback.

Councilmember Newland agreed this would be a great way to reach out to the neighbors.

Mayor Sanders shared support for hosting one or two food events in the Northtown area. While he understood the Northown Mall was important to the surrounding neighbors, he believed there was also a regional impact from the mall that had to be considered.

Councilmember Fleming agreed stating this wasn't just for Ward 1, but rather the council had to consider what was best for the entire city of Blaine.

Councilmember Newland supported the city having a booth at the Blaine Festival this year. Ms. Wolfe reported it would be difficult to staff a booth this year, but explained she would plan to have a booth staffed for 2024.

Mr. Thorvig stated he would work with Ms. Sellman to brainstorm ideas for the community outreach/open house events.

3. Other Business

Mr. Schluender provided the council with an update on the sod project, noting the contractor was willing to do sod replacement if additional residents in the neighborhood wanted sod replaced. He requested the council consider how staff should address this matter.

Ms. Wolfe reported the SWAT analysis survey for May retreat would be shared with the council soon.

Ms. Wolfe reminded the council of the upcoming retreat which would be held Friday, May 19 from 5-9PM and Saturday, May 20 from 8:30-2PM.

4. Adjournment

The Workshop was adjourned at 6:59PM.

City of Blaine
City Council

May 1, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Oath of Office - Councilmember Leslie Larson

City Attorney Loonan administered the oath of office to newly elected Councilmember Leslie Larson. A round of applause was offered by all in attendance.

4. Roll Call

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

ABSENT: Councilmember Chris Massoglia.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director/Assistant City Manager Joe Huss; Deputy Finance Director Ali Bong; Director of Engineering Dan Schluender; Senior Parks and Recreation Manager; Public Works Director Nick Fleischhacker; City Attorney Tom Loonan; and City Clerk Catherine Sorensen.

5. Awards - Presentations - Organizational Business

None.

6. Communications

Community Development Director Thorvig reported May was Small Business Month in the city of Blaine. He explained a new small business in Blaine would be highlighted on its Facebook page during the month of May.

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.

Mayor Sanders opened the Open Forum at 7:09PM.

Kevin Brown, 9712 6th Street, inquired about the status of construction of the apartment complex and the traffic study in his neighborhood. He thanked the engineering and public works staff for the pothole repair that had been completed in the city.

Ann Olson, Executive Director of Animal Folks in St. Paul, explained her organization was a non-profit animal protection organization in support of the humane treatment of animals. She requested the City consider adoption of a humane pet ordinance. She presented the Council with three studies from Dr. Franklin McMillan regarding commercial dog breeding facilities and the impact on animal welfare.

There being no further input, Mayor Sanders closed the Open Forum at 7:12PM.

8. Adoption of Agenda

The agenda was adopted as presented.

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.

Councilmember Newland abstained from bills paid for 4/7 and 4/14.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Approve Approval of Consent Agenda: : Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

City Planner Sellman reported 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. It was noted the public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission. Staff recommends approval with seven conditions.

Mayor Sanders opened the public hearing at 7:16PM.

There being no public input, Mayor Sanders closed the public hearing at 7:16PM.

Councilmember Newland explained he supported the expansion of the outdoor seating.

Mayor Sanders stated he was pleased to see this part of Blaine coming to life with great new amenities.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to Adopt 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): Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated 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. Staff recommends approval with two conditions.

Mayor Sanders opened the public hearing at 7:18PM.

There being no public input, Mayor Sanders closed the public hearing at 7:18PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Adopt 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): Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated 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. Staff commented further on the history of the property, discussed the proposed landscaping improvements and reported the planning commissions recommends approval of the request with conditions.

Councilmember Newland stated he was bothered by the fact the applicant had not fixed the landscaping when the original CUP was requested. He indicated this property was close to the Northtown Mall area. He questioned if this property would be required to change as the surrounding properties change. Ms. Sellman reported this was an existing business and the CUP would bring them into compliance with

todays code. However, if the building were to be torn down, they would have to be consistent with the area plan.

Councilmember Newland commented that in order to bring the property into compliance, the City was allowing for the outdoor storage of five vehicles. He stated he did not support this action.

Councilmember Robertson questioned if there was a mechanism in which the CUP was not granted until they meet the terms of the CUP. Ms. Sellman reported the resolution requires the applicant to bring the property into compliance by July 31, 2023.

Councilmember Saroya stated she supported the request and encouraged the applicant to bring the property into compliance by July 31.

Moved by Councilmember Fleming, seconded by Councilmember Robertson, to Adopt 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): Motion Passed.

Aye: 5- Mayor Sanders, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated the applicant is requesting to operate a small party room for approximately 40 people (but generally around 20 people) at each party. The property is zoned B-2 and is guided for community commercial. No food service would be provided onsite, but catering could be provided. The shared parking for the property was discussed. The hours of operation were reviewed with the council and staff reported the planning commission recommended approval of the conditional use permit with conditions.

Councilmember Fleming reported this was an old strip mall and she appreciated this unique business opportunity.

Mayor Sanders asked if the shared parking agreement had been executed and

provided to the city. Ms. Sellman explained she had a copy of the agreement, but it had not been executed.

Mayor Sanders indicated he wanted to make sure the shared parking agreement was in place in order to avoid parking problems in the future. Ms. Sellman reported a condition for approval requires the applicant to provide a copy of the executed shared parking agreement to the city before they can occupy the space.

Moved by Councilmember Newland, seconded by Councilmember Saroya, to Adopt 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): Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated the applicant was requesting an ordinance amendment to the 105th Avenue Redevelopment District to allow drive-thrus on the south side of 105th Avenue (limited to one drive-thru per parcel), with a conditional use permit. Staff commented further on the request and reported the planning commission recommended approval.

Councilmember Robertson stated there were very exciting things happening in the city of Blaine, especially around the 105th Avenue Redevelopment area. She commented on the amount of time the council spent crafting the design guidelines for the 105th Avenue Redevelopment District and noted drive-thrus were not allowed. She expressed concerns about the potential uses that could result if drive-thrus are allowed. She stated she could not green light a drive-thru when she does not know what it would be. She suggested the developer come back to the city and request a variance once the tenant was known.

Councilmember Fleming stated she understood these concerns, but she indicated the problem was the developer could not construct the building and add a drive-thru later. She requested the developer be allowed to address the council.

Mike Breese, PinPoint Community Development, thanked the council for their time and attention. He explained he understood the concerns raised by Councilmember Robertson. He reported the spirit of this development was to keep people in Blaine and to introduce some new food flavors, including sit down and grab and go options. He said the uses will be more boutique-style but noted he currently does not know who they would be. He explained he had to have the zoning in place before he can have conversations with future tenants. He asked that the city trust him to bring in the right tenant. He stated this would be a unique development that drives energy and experience.

Councilmember Newland stated he agreed with Councilmember Robertson noting he was having a difficult time waiving a prohibited use for this redevelopment area. He discussed how promising the traffic counts were along Radisson and 105th Avenue and he did not want to have the wrong business in this area. For this reason, he would not be supporting the ordinance amendment.

Councilmember Saroya commented based on the location she believed a drive-thru made sense on this property.

Councilmember Fleming agreed stating she believed a drive-thru made sense on this property. She thanked the developer for trusting the city and she encouraged the council to put their faith in the developer by allowing it to move forward with a drive-thru.

Councilmember Robertson indicated this was a well designed project. She discussed the amount of traffic surrounding this property and stated this property would be busy 52 weeks out of the year. She thanked the developer for being willing to invest in the city of Blaine, but stated she would not be able to support the ordinance amendment to allow drive-thrus.

Mayor Sanders asked if the applicant would be willing to come back in a week or two once a tenant for the drive-thru space has been identified. Mr. Breese commented in order to engage in conversations with Shake Shack or other folks, the approvals have to be in place. He stated he understood the concerns of the council but noted this project was right in his backyard and he was investing family money in this project. He reported the last thing he wanted to do was compromise or devalue the project. He discussed the work he did with BKBM, a local engineer and the county engineers, in order to ensure the property was safe.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to Adopt 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): Motion Failed.

Aye: 3- Councilmember Saroya, Councilmember Fleming, Councilmember Larson

After the 3-3 vote, Mayor Sanders questioned how the council should proceed. City Attorney Loonan explained the council could bring another motion forward, but noted the ordinance amendment was not approved.

11.4. RES 23-80 Resolution Granting a Conditional Use Permit for Two Buildings on One Lot, Outdoor Dining and Shared Parking 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

Ms. Sellman stated 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 patio and ground patio. The second building is a multi-tenant building with patio seating. The parking onsite was reviewed, along with the architectural plans for the site. Staff commented further on the development and reported the planning commission recommends approval with conditions.

Motion by Mayor Sanders, seconded by Councilmember Newland to amend the resolution to remove the drive-thru. Motion passed**.**

Moved by Mayor Sanders, seconded by Councilmember Newland, to Amend Resolution Granting a Conditional Use Permit for Two Buildings on One Lot, Outdoor Dining and Shared Parking at 2030 105th Avenue NE. South Side Entertainment District (105th Blaine Business Park, LLC) (Case File No. 23-0032/SAS) as amended removing drive-thru: Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated the proposed preliminary plat creates one lot and one outlot. Staff recommended approval of the request.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Adopt 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): Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated the interim ordinance is for a moratorium on development in order to study zoning and land use changes as part of the Northtown redevelopment plan without the pressure of development. It was noted the moratorium would be in place for six months. Staff reviewed two requests regarding the moratorium and reported the planning commission recommended approval of the moratorium.

Councilmember Newland stated this moratorium was needed in order to allow the city to take a closer look at land uses and zoning changes. He believed now was the time to put development on pause in this area.

Councilmember Saroya agreed with Councilmember Newland and stated she would support the moratorium. She discussed how the moratorium would provide an opportunity to further evaluate the needs and wants of the residents that live in the Northtown area.

Councilmember Robertson asked if existing property owners would be allowed to pursue CUP's. Ms. Sellman explained this would not be allowed, unless an amendment were to be approved by the council.

Councilmember Robertson discussed how the proposed moratorium would hurt current business owners as they would not be able to fill their vacant space for the next six months if the moratorium were put in place. Mr. Thorvig stated this concern was brought to staff's attention shortly after the first reading of this Ordinance. He explained the intent of the moratorium was to prevent new buildings and new investment that could be for an extended period of time. He reported staff doesn't have concerns regarding the situation that was brought up by Councilmember Robertson. He did not believe allowing CUP's to fill vacant spaces in mulit-tenant buildings would jeopardize the vision for this area.

Councilmember Newland thanked staff for this information. He noted he would accept a friendly amendment to his motion from Councilmember Robertson.

Councilmember Robertson asked how the language for the friendly amendment should be phrased. Mr. Loonan recommended the language be deliberate in order to avoid situations where conditions uses are being addressed in general. He suggested the friendly amendment add Item 4# and that address conditional uses brought by any owner, who is the title owner of the property as of May 1, 2023.

Mayor Sanders suggested this item be laid on the table and that City Attorney Loonan be given time to draft the property language for Item #4. Mr. Loonan supported this recommendation.

Motion by Mayor Sanders, seconded by Councilmember Newland to temporarily lay Item 11.6 on the table to allow staff time to draft a language amendment. Motion passed.

Motion by Mayor Sanders, seconded by Councilmember Newland to remove Item 11.6 from the table. Motion passed.

Mr. Loonan recommended the council amend Item #4 of the interim ordinance to read as follows:

#4. This moratorium shall not apply to previously approved development actions prior to ~~April 17, 2023~~ to May 1, 2023, conditional use permits brought by existing multi-tenant building owners within the Northtown area as of May 1, 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.

Councilmember Saroya asked if this amendment would address the concerns raised by the property owner at 8700. Mr. Thorvig stated this amendment would not address the concerns of the property owner at 8700 because he wanted to demolish and rebuild.

Councilmember Saroya questioned if there were any other requests before the city that would be impacted by the moratorium. Mr. Thorvig stated staff was not aware of any other applications.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Amend Second Reading to Adopt an Interim Ordinance for a Moratorium for the

Northtown Area. City of Blaine (Case File No. 23-0040/SAS) with the language amended as recommended by the City Attorney: Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Ms. Sellman stated 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.

Declared by Mayor Sanders that Ordinance No. 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," be introduced and placed on file for second reading at the May 15, 2023 Council meeting.

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

Senior Recreation Manager Krieger stated 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 and the city received five bids. 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. Staff commented further on the history of this project, reviewed the bids and funding sources for the project in further detail and reported the Park Board recommended the city move forward with the Base and Alternate Bids.

Councilmember Robertson explained she supported the project moving forward with the Base and Alternate Bids. She thanked the Blaine Festival for all of their input and commented on the numerous ways this organization supported the

community. She stated she supported moving forward with a project that meets the needs of the Blaine Festival. She discussed how much she loves the Blaine Festival each summer and she thanked the Festival Committee for donating $1 million to this project. She apologized for the fact this project has taken this much time, but noted she would be supporting a full storage basement for the bandshell. She explained if this project were to be delayed further, the costs would only continue to rise.

Mayor Sanders thanked the Blaine Festival Committee members for all that they do for the city of Blaine. A round of applause was offered by all in attendance.

Councilmember Newland stated he agreed with Councilmember Robertson's comments. He thanked the committee members and staff for all of their efforts on this project. He apologized for the amount of time it has taken to get to this point, but he believed the end result would be well worth it. He requested further information on how the bandshell would be utilized by the city, beyond the Blaine Festival. Mr. Krieger explained World Fest and Oktoberfest could move to this venue, along with other events.

Councilmember Newland questioned when the project would begin. Mr. Krieger explained construction would begin as soon as possible and the project would ber completed by June 15, 2024.

Councilmember Saroya stated she loves the Blaine Festival and she appreciated all of the programs offered by the Blaine Parks and Recreation Department. She asked how this bandshell differed from the amphitheater that was being proposed as part of the 105th Avenue project. Mr. Krieger stated the bandshell would be a combination performance space with restrooms and storage space. He noted this was very different from what was being proposed for 105th Avenue.

Councilmember Saroya reported she has heard from a number of Ward 1 residents that support this project. She was happy to see park dedication fees being used to invest in the betterment of this park.
Councilmember Fleming understood the price tag came in higher than originally anticipated, but she supported the city doing this project right the first time. She recommended the project move forward with the full storage.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Adopt Resolution to Accept Bids and Award a Contract for the Construction of a Bandshell and Associated Improvements in Aquatore Park for the Construction of a Bandshell and Associated Improvements in Aquator Park 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 $3,529,000 with a 5% construction contingency of $176,450 is hereby approved and the Senior Parks and Recreation Manager is hereby authorized to sign all change orders up to the authorized construction budget amount of $3,705,450.
2. The total project budget, including building design and associated improvements, is $4,007,950: Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Director of Engineering Schluender stated 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 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 after hearing concerns from the residents within the project area. Staff provided further comment on the history of this project, noting a survey crew reviewed the work completed and addressed the concerns that were raised by the residents that live on Wake Court. It was noted the driveways along Wake Court were seeing a three to six inch drop due to the new curbing. Staff reported one driveway (9905) still had punch list items that had to be addressed by the contractor.

Councilmember Newland stated he drove through the project area since the last meeting and his first impression was that the improvement project was a nice enhancement to the neighborhood. He explained he drove through Wake Court and he understood the driveways were a new slope, but he did not believe the slope was problematic.

Councilmember Saroya noted she also drove through the neighborhood and she agreed the neighborhood looked nice. She expressed concern with the discoloration of the new driveways. Mr. Schluender stated the discoloration of the concrete or asphalt was typical with new construction. He reported the new concrete or asphalt would fade to match the existing surface over time.

Councilmember Robertson asked what action was before the council. Mr. Schluender reported staff was asking the council to adopt the assessment roll for the Hidden Oaks Area Street Reconstruction project. He noted the original assessment amount was estimated to be $6,900 and the final assessment came in at $4,400.

Councilmember Robertson thanked staff for their efforts to address the concerns raised by the residents. She was of the opinion there were several driveways that did not look great, given their new slope. While she did not like every part of this, she understood the assessment roll had to move forward.

Councilmember Saroya noted she was not part of this project in 2022. She reported community service was one of the city's goals. She feared that with this project, there was a disconnect that has not been resolved. She supported the council allowing the residents in attendance be allowed to speak at this meeting.

Mayor Sanders reported the council allowed residents to speak at the last meeting and a public hearing was held on this item. He explained residents are always encouraged to email the council collectively.

Councilmember Saroya requested the residents in attendance be allowed to respond to the information that was presented by staff at this meeting.

Mayor Sanders opened the meeting for public comment.

Tim Paquette, 9931 Xebec Street NE, explained he emailed the mayor and council on April 25 and he received no response. He reported he has heard no discussion from staff or the council regarding offsets that would be available to go towards project mitigation costs. He believed this topic needed more discussion. He feared the residents were being asked to pay for a project that was not yet complete.

Kathy Peterson, 9905 Xebec Street, referred to an email with questions she sent to the city council, noting she never received a response. She explained she had concerns with the slope of her driveway and explained the new slope was a safety concern that has to be addressed.

Mr. Schluender reported Ms. Peterson's driveway was on the punch list and would be addressed.

Abel Abanik, 9917 Xebec Street, expressed concerns with the cost of the assessment. He noted he moved to Blaine in 2020 with his family. He inquired if there were any other considerations in place to assist residents in addressing the assessment amount.

Dave Peterson, 9905 Xebec Street, asked if his assessment had to be paid prior to his driveway being corrected. Mr. Schluender reported the punch list had been provided to the contractor and the contractor has yet to provide a project timeline for these items. He stated once the schedule was made available, he would pass this

information onto the residents.

Mayor Sanders requested the City Attorney speak to the city's assessment policy. Mr. Loonan reported the city's assessment policy has been in place for the past 40 years and it requires that all properties pay their fair share of the cost for the improvements. He explained because the project was substantially complete, it was appropriate to certify the assessments and begin the process of collecting payments. He noted residents have a 30 days window to pay their assessments or the amount would be assessed to the property.

Mayor Sanders asked staff to speak to the special considerations in place that help offset costs. Mr. Schluender reported staff received an email asking if any state or federal funding could be pursued to assist with offsetting the costs for this project. He explained the city has not pursued any state or federal funds because they had to be tied to a single project. He stated the city did not want to pick winners and losers for street improvement projects. Rather, the city treats each project identically through the policy that was in place. He reported federal dollars are only available for federal highway projects .

Councilmember Saroya asked if EDA or home improvement funds could be used to assist with assessments. Mr. Schluender stated this would be very difficult for the EDA to approve. He explained home improvement loans had guidelines in place and specific manners in which the funds had to be spent.

Moved by Councilmember Newland, seconded by Mayor Sanders, to Adopt Resolution Adopting Assessment for Hidden Oaks Area Street Reconstructions, Improvement Project No. 22-06: Motion Passed.

Aye: 5- Mayor Sanders, Councilmember Newland, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

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

Mr. Schluender stated 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 streets included in the project for Areas 1, 2, 3 and 4 were reviewed. Bids were received on April 18 for Project No. 23-08. A total of 7 bids were received ranging from $3,136,195.18 to $4,042,808.37. The three lowest bidders and the engineer’s estimate were reviewed with the council. 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.

Councilmember Saroya asked if the residents within the project area would be responsible for 35% of the project costs. Mr. Schluender reported this was the case.

Councilmember Saroya questioned if there was an opportunity to delay this project until the council finishes its conversation regarding assessments. She believed it was unfair to assess these residents at 35% if this amount was possibly going to change. Mr. Schluender indicated this was at the council's discretion. He noted if the council were to delay the project, it would be sent back to the very beginning and another feasibility report would be required, delaying the project at least a year. City Manager Wolfe explained all of the other 2023 street projects have been approved with a 35% assessment rate being charged to the residents of Blaine and this was the last one to be considered for approval.

Councilmember Robertson inquired where this project was in the process. Mr. Schluender stated this project held a public hearing last month and the proposed assessments were reviewed. He noted construction would occur this summer and staff would come back to the council with assessment information later this fall or early next spring.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Adopt 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: Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

12.4. RES 23-76 Resolution to Amend the 2022 Budget
Sponsors: Alison Bong, Deputy Finance Director

Deputy Finance Director Bong stated 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.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to Adopt Resolution to Amend the 2022 Budget: Motion Passed.

Aye: 6- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Larson

13. Other Business

None.

14. Adjournment

Moved by Councilmember Fleming, seconded by Councilmember Robertson, to adjourn the meeting at 9:17PM.

Motion adopted unanimously.

City of Blaine
City Council Workshop

May 8, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order at 5:35 PM by Mayor Pro Tem Robertson followed by Roll Call.

PRESENT: Mayor Tim Sanders (arrived at 6:34 PM) , Councilmember Tom Newland, Councilmember Jess Robertson, Councilmember Terra Fleming, Councilmember Chris Massoglia, Councilmember Leslie Larson

ABSENT: Councilmember Lori Saroya

ALSO PRESENT: City Manager Michelle Wolfe; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; City Engineer Dan Schluender; Communications Manager Ben Hayle; Administration Director Cassandra Tabor; Public Works Director Nick Fleischhacker; Community Outreach Coordinator Emily Douglas; Mental Health Coordinator Amanda Terwey; Officer Brian Wiens; and City Clerk Catherine Sorensen

2. New Business

2.1. 2023-160 Assessment Review #1 - Hardships and Tax Exempt Parcels
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated staff reviewed Special Assessments at the council workshop in January 2023. The review provided for an initial city council discussion as well as information and background on the use of special assessments within the framework of the city's pavement management plan. At that meeting, staff was directed to research the possibility and financial impacts of removing tax-exempt

properties from the assessment policy and if there are any existing programs available to provide assistance in cases of hardship. Staff reviewed what hardship(s) other communities have and all are similar to what Blaine currently provides pursuant to state statutes. Instances where hardship deferrals may be granted include Senior Citizen, Total Disability, and Military deployment special assessment deferments. All are clearly defined in statutes and are all deferments, which state that the assessment is levied and payment is deferred. Payment is typically deferred until the sale of the property, at which time the full assessment and any accrued interest become due. Staff was unable to identify specific grants that were designed to aid in the offsetting assessments for individual properties. If any exist, they would be designed for the specifics of the individuals and not based on the properties. The next thing to be determined is what are the financial impacts of removing these parcels from a typical street reconstruction project as it relates to the assessment of the entire project. Staff commented further on how the removal of tax exempt properties and the deferral program would impact the city's assessment program.

Councilmember Newland asked if hardships were defined by state statute. Mr. Schluender reported this was the case, noting the hardships were outlined within the 429 process.

Councilmember Newland questioned if there was any discussion at the state level to redefine what a hardship was. Mr. Schluender stated he was not aware of any discussions.

Mayor Sanders stated the loss of almost $1 million, if tax-exempt properties were removed from the assessment process would have to be covered by the city. Mr. Schluender reported the city would have to find a way to cover these expenses.

Councilmember Massoglia thanked staff for the information. He asked why the city can't pick certain types of tax-exempt properties. Mr. Schluender deferred this question to the city attorney. He reported it was his understanding the city assessed properties based on their zoning. Mr. Huss explained there are certain SEC and internal revenue service rules regarding the statutes. He stated for tax-exempt properties they must be handled all the same way in order to meet the uniform spread of assessments.

Councilmember Massoglia stated he could speak with the city attorney further regarding this matter. He asked if the city has to have a rebate program for the past 10 years. Mr. Huss reported there was no legal obligation to rebate or refund property owners.

Councilmember Robertson inquired if staff was seeking direction from the council this evening. Mr. Schluender stated staff was hoping to compile feedback in order to bring back recommendations at a future meeting.

Councilmember Robertson explained nobody likes assessing residents. She

indicated she found value in what Councilmember Massoglia was trying to do, but in helping the tax-exempt properties, an additional burden would have to be taken on by other properties. She was of the opinion that the current policy was the most fair manner to assess property owners in the community.

Councilmember Massoglia stated he did not believe $100,000 a year to cover the assessments for tax-exempt properties in Blaine was a huge burden.

Councilmember Robertson indicated she still did not support the city moving in this direction. She stated it would be one thing to exempt churches, but she anticipated schools would also have to be exempt from assessments which she did not support.

Councilmember Massoglia reported he would speak further with the city attorney regarding this matter in order to determine if there was a way to categorize the tax-exempt properties in the city for assessment purposes. He stated his original intention was to exempt places of worship and non-profits.

Mayor Sanders requested staff speak to the language provided to residents when it comes to how and when assessments are paid. Mr. Schluender described the communication process that is followed by staff regarding assessments and noted the payment options that were available to residents.

Councilmember Fleming asked if there was a payment for paying off an assessment early. Mr. Schluender indicated there was no penalty.

Ms. Wolfe reported staff could request the city attorney to provide a memo to the council regarding this topic within a future meeting packet.

2.2. 2023-175 Parking Ordinance Discussion
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated staff annually reviews the zoning code to identify areas for improvement. This process was established following substantial revisions to the zoning code in 2020 to ensure that the code remains current.Changes generally serve to address situations not covered by the code, improve clarity, and to modify code requirements to address issues brought up by the Council and Planning Commission. In addition, to the annual review, it was determined that a more thorough review of the Parking Ordinance should take place as some of the requirements were of concern with recent projects. Several other similar-sized community parking ordinances and Blaine's community needs were reviewed by staff. The proposed changes or additions to the parking requirements for certain uses were reviewed to bring the parking section inline with current development needs and with what other cities require for similar uses. Staff commented further

on the draft parking ordinance and requested feedback from the council.

Councilmember Newland questioned if the proposed changes were based on national data or trends. Ms. Sellman explained staff reviewed parking requirements for cities that were similar in size and noted she also reviewed national journals.

Councilmember Newland asked if staff had discussed the proposed parking ordinance with any local business owners. Ms. Sellman reported she has not brought this forward to any local business owners, but did speak with a senior housing complex to better understand their trends.

Councilmember Newland inquired if this oridnance would impact the 105th Avenue Redevelopment Area. Ms. Sellman explained the 105th Avenue area would be exempt from these parking requirements. She noted the 105th area has their own parking regulations.

Councilmember Newland stated overall he agreed with the proposed changes within the parking ordinance. He believed it made sense to keep requirements fluid.

Councilmember Robertson questioned if the drive-thru requirements were enough. She discussed how traffic was backed up frequently at Chipotle, Starbuck's and Cane's on a routine basis. While she supported the vast majority of the language, she suggested the drive-thru language be further considered. Ms. Sellman stated it was hard to plan for every use. She reported some cities regulate drive-thrus through conditional use permits.

Councilmember Robertson indicated she would be interested in seeing how other cities regulate drive-thrus.

Councilmember Massoglia supported the drive-thru language being further reviewed as well.

Mayor Sanders thanked staff for their efforts to modernize the city's ordinances.

2.3. **2023-55** Police Department Community Outreach and Mental Health Program Updates

Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Director/Police Chief Podany stated the police department community outreach coordinator, Emily Douglas, and the mental health coordinator, Amanda Terwey had a presentation for the council on their respective programs.

Community Outreach Coordinator Douglas explained she began working for the city in August of 2022. She reported she has been partnered with Community Outreach

Officer Brian Weens and together they were working on the structure for the community outreach department. She reviewed the duties and focus areas for the program. She commented on the importance of crime prevention, community engagement and social media. The number of citizen inquiries and other statistics were reviewed with the council. She discussed how she would be involved with parks programs this summer.

Community Outreach Officer Brian Weens commented on the Arrive Alive program that was held at Centennial High School. He explained he was pursuing a community outreach trailer and indicated he was also interested in finding ways to engage with the public at USA Cup and the 3M Open. He described the crime free multi-housing program that he was working to put in place.

Mayor Sanders arrived at the meeting.

Councilmember Massoglia asked how success was being measured through the community outreach program. Ms. Douglas stated social media engagements were easy to measure. She noted having positive contacts with the public was a way to show value added to the community. She indicated she was working on how to measure the events that would be brought to underserved communities.

Councilmember Massoglia questioned if any events have been held at Northtown. Officer Weens stated they have not held any events at Northtown yet.

Councilmember Massoglia suggested future events be considered for the Northtown Mall area because this was an area of concern for Blaine. He requested further information regarding the crime free multi-family housing program. Officer Weens explained this program had three components, which was assessing properties, meeting with property managers and helping to resolve tenant issues. Police Chief Podany commented on how there was a direct correlation between mismanaged properties and higher levels of crime.

Councilmember Newland asked if National Night Out would be a focus for this department. Ms. Douglas reported she has begun planning for this event, which would be held on Tuesday, August 1.

Mental Health Coordinator Terwey introduced herself to the council noting she was an licensed independent clinical social worker at the Blaine Police Department. She discussed her education and past work experience. She noted she has been full-time with the department since October of 2022. Her primary job duties included co-responding to calls for service around mental health, substance abuse, domestic violence or with the unsheltered population. She reported she works to connect people with services at the time of the call or after receiving a reference. She

explained she found value in serving on a suicide prevention committee in the north metro. She commented further on the types of calls she responded to and how she offered support to the community. She stated in the past seven months she has had 382 referrals, 66 on scene assists and she has attended 19 outreach events. She believed these numbers were showing a great need in the community. Her goals would be to continue to identify populations in need, to reduce calls for service for law enforcement and to redirect. She stated she was proud by the work being done by the Blaine Police Department when it comes to addressing mental health in the community.

Councilmember Larson asked if Ms. Terwey responds to calls by herself. Ms.Terwey explained she was partnered with a police officer three days a week and if she was not with an officer she responds in her own vehicle. She reported she does not wear a bullet proof vest when she responds to calls, but had one available for her in the squad car, should it become necessary.

Councilmember Newland questioned how much staff training she provides to officers. Ms. Terwey stated two weeks ago she participated in scenario based training with the Blaine officers.

Councilmember Newland inquired if mental health calls were coming in at certain times of the day. Ms. Terwey reported she would like to have a full year of data before responding to this question. She noted she has done several night shifts with officers to see what types of calls they were responding to in the evening hours.

Police Chief Podany commented further on the mandated crisis intervention training his officers have to attend each year and noted his officers also attend special additional training.

Mayor Sanders thanked the department for the update on these two new programs.

2.4. 2023-176 Strategic Planning - Environmental Scan
Sponsors: Ben Hayle, Communications Manager

This item was heard first in the agenda.

Communications Manager Hayle stated the city council and staff will be participating in a strategic planning retreat on May 19 and 20. As a part of preparing for the retreat, staff completed an environmental scan of the organization. An environmental scan is designed to learn about services currently provided by the organization, trends that each department is seeing, and challenges that the organization is facing now and in the future. Staff commented further on the environmental scan that was completed for the organization and noted each

department head would be speaking to the council on this further.

City Planner Sellman reviewed the services provided by the community development department. She noted there was uncertainty in economic times, the housing market along with nymbiosm. The challenges her department was facing were managing the high work loads for building inspectors and the lack of land for prospective new development in Blaine. Another concern facing her department was misinformation on social media and the future vision for the city.

Safety Services Director/Police Chief Podany discussed the services provided by the police department, community standards department, the facilities department and the SBM Fire Department. He commented on the trends he was seeing within the police department, noting how policing was being done has changed. He explained specialized units were being created to meet the needs of the department and the value of deescalation techniques was noted. He commented further on how crime analysis was helping his department. The challenges with recruiting and retaining officers was discussed.

City Manager Wolfe reviewed the services provided by the parks and recreation department. She explained this department manages parks, programming for the community as well as at MAYC. She commented on the trends in the area noting pickleball was a fast growing sport and there was a growing need for trail connectivity in the community. The challenges facing the parks department was staff related along with the condition of the city's warming house facilities.

Administrative Services Director Tabor commented on the services provided by the administrative services department. She reviewed the trends she was seeing within her department, which were difficulty in hiring building officials and police officers, rising costs for employee benefits, moving from communication into a marketing feel, and how the growth in the community was impacting the city. The challenges facing her department included regulating legislative changes, recruitment, rising costs for benefit expenses, and public transparency. She explained she was working to embrace an internal brand for the city as well as a centralized model for Blaine.

Finance Director Huss reviewed the services provided by the finance department. He commented on the trends he was seeing within his department, which were increasing inflation and interest rates, supply chain disruptions, and declining reserves in utility funds. The challenges facing his department were cyber security, the highly competitive hiring environment, and maintaining council approved service levels. He commented further on the city's long range planning models that staff were working on.

Public Works Director Nick Fleischhacker discussed the services provided by the

public works department, which involved street maintenance, water, sewer/storm and parks maintenance. He reviewed the trends he was seeing within his department, noting there was a push to become more sustainable, which was becoming possible through new technology. The challenges facing his department included aging infrastructure and deferred maintenance, staff numbers, and cyber security.

Director of Engineering Schluender reviewed the services provided by the engineering department. He discussed the trends he was seeing within his department and noted the challenges he was facing included increasing project costs and how this impacts assessments, the TMDL's, and change fatigue.

Mr. Hayle stated some of this information may feel repetitive, but he wanted to refresh the council of everything that was being done by staff prior to the strategic planning retreat.

Ms. Wolfe explained rather than doing this at the retreat, the information was provided at this meeting in order to get the council thinking about current trends and challenges facing the city. She thanked the council for allowing staff to walk through this information.

Mayor Pro Tem Robertson thanked staff for sharing this valuable information with the council.

Mr. Hayle reviewed several questions with the council and asked for feedback on trends the council was seeing.

Councilmember Newland stated specific to community development, he wondered how the city could deal with misinformation on social media. Ms. Sellman stated this was a good question that would have to be an ongoing dialogue between council and staff. Mr. Hayle added that continued diligence would have to be pursued by staff in order to address misinformation, while not engaging with the source of the misinformation. He was of the opinion the city wanted to get to the point where they were having more engagement with the community.

Councilmember Massoglia thanked Mr. Hayle for sharing his perspective. He stated people on social media make up a small percentage of the residents of Blaine and the majority of the residents were positive about the community. He then commented on the one trend that was facing each department which was hiring, and requested further information on the building inspector position. Ms. Sellman discussed the programs and licensing that were required for the city's building inspectors. Ms. Tabor commented on how the city works to bring non-traditional candidates into the city.

Mayor Pro Tem Robertson stated she believed the community development department was the most complex department in the city. She encouraged the new councilmembers to contact staff with any questions they have regarding development projects.

Mr. Hayle asked for comments regarding the trends facing safety services.

Councilmember Massoglia stated he was always impressed by the positive feedback he receives when out in the community regarding the Blaine Police Department and its officers. He reported this makes him proud to be from Blaine and to support the police department. Mr. Podany thanked Councilmember Massoglia for his comments.

Councilmember Larson noted she attended the Coffee with a Cop while she was campaigning. She appreciated the fact that the Blaine Police Department was fully staffed, when this was not the case in many other local departments. She stated the officers that were at the Coffee with a Cop credited Police Chief Podany for creating a great working environment within the Blaine Police Department.

Councilmember Newland asked how morale and resiliency was being addressed by the department. Police Chief Podany stated the legislative actions were putting additional stressors or constraints on police officers and this was impacting morale.

Councilmember Newland requested further information on how the department and its officers felt about body worn cameras. Police Chief Podany reported his officers supported the use of cameras because they offered a layer of protection for officers. He commented further on the amount of time and money it took to maintain this technology.

Mayor Pro Tem Robertson reported Blaine's park and recreation programming was extremely robust. She appreciated all of the programming that was offered to Blaine seniors and thanked staff for their efforts to engage with the community.

Councilmember Newland questioned how the city was working to meet the growing demands for pickleball. Ms.Wolfe stated Jerome would be able to provide additional information. She noted as courts are being replaced, the city was considering if there was a demand for tennis or pickleball.

Councilmember Newland requested further information regarding LOGIS. Ms. Tabor provided the council with further information on LOGIS and how this group helps the city balance its costs.

Further discussion ensued regarding how the City's tax base was evolving as the city builds out.

Councilmember Massoglia requested the 2023 budget be placed on the city's website. Mr. Huss stated he would coordinate this with staff in order to get the budget posted on the website.

Councilmember Newland requested further information regarding the residential speed limit. Mr. Schluender explained the residential speed limit in Blaine was still 30 miles per hour, but noted there was a legislative change that allows cities to set their own speed limits. He reported some communities have opted to reduce their residential speed limits to 25 miles per hour. He stated at this time staff was not recommending a change due to enforcement concerns.

Mayor Pro Tem Robertson thanked staff for their reports and encouraged the council to provide staff with any other comments they may have regarding trends they were seeing in the community. Mr. Hayle requested each councilmember complete the SWAT analysis worksheet and hand this into staff by the end of the week.

2.5. 2023-178 2023 Sod Replacement Project Update
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the sod replacement project has begun, starting on Jefferson Street the week of May 1. Staff is seeking guidance from Council on how to handle requests from property owners who did not register during the fall sign-up period to be added to the project. In the fall of 2022, letters were sent to 1,530 property owners on the 2019 through 2021 PMP projects. The letters allowed the property owners to report dead sod on the boulevard and sign up for a sod replacement program via phone, email, or the city website. Approximately 400 property owners signed up. The letter specifically stated the date that property owners must register by and that no late registrations would be accepted. However, staff is now getting calls from property owners wanting to sign up as they see the work beginning. It is anticipated that this could become a significant number of requests as the work progresses to more streets. For this reason, staff would like Council guidance on how these requests should be handled going forward. It was noted staff has already received 11 calls for additional sod. At this time, staff is recommending no additional add ons to the project.

Councilmember Newland stated he did not support any additional add ons. He reported the deadline has come and gone and these residents missed the deadline.

Councilmember Massoglia explained he did not support add ons either.

Council consensus was to not allow any additional properties into the sod replacement program.

3. Other Business

None.

4. Adjournment

The worksession meeting adjourned at 7:57PM.

City of Blaine
City Council Workshop

May 15, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

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

ROLL CALL

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Public Works Director Nick Fleischhacker; Deputy Finance Director Ali Bong; Finance Analyst Jenna Tritten; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

OTHERS PRESENT: Ann Lenczewski and Angie Huss, Lockridge Grindal Nauen; Corey Burstad, Elevage Development; Robb Bader, Bader Development

2. New Business

2.1. 2023-179 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - Property Acquisitions Related to 105th Avenue Development Area
Sponsors: Erik Thorvig, Community Development Director

This item was heard second in the agenda.

Motion by Mayor Sanders, second by Councilmember Newland to move to closed session at 5:57PM. Motion passed.

2.2. 2023-188 State Lobbyist Update
Sponsors: Michelle Wolfe, City Manager

This item was heard first on the agenda.

City Manager Wolfe reported Lockridge Grindal Nauen had an update for the council on their lobbying efforts.

Ann Lenczewski, Lockridge Grindal Nauen, provided the council with an update on the Highway 65 funding, bonding, and transportation bill. She reported the legislative session would be ending on Monday, May 22. She was hopeful the city would receive $25 million or more from the transportation bill.

Angie Huss, Lockridge Grindal Nauen, discussed the delegates and MNDOT representatives she has met with during the legislative session.

Councilmember Newland asked if there was anything the council could be doing at this time. Ms. Lenczewski reported the council has been instrumental in assisting her with lobbying efforts by offering testimonies. She noted the public portion of the lobbying efforts was now complete and now her team would continue to work with delegates to secure funding. Ms. Huss stated once results are in, the council will be asked to find opportunities to thank the delegation for their advocacy.

Councilmember Saroya thanked the lobbyists for all of their efforts on behalf of the community. She questioned if the lobbyists had taken the time to collect community experiences or stories from people who have been directly impacted by this dangerous highway. Ms. Lenczewski reported city staff has done a very good job gathering this information and this has been passed along to delegates, along with crash site data.

The Council thanked the team for their efforts and offered their assistance going forward.

3. Other Business

Council reconvened the closed portion of the workshop at 7:50 PM to continue discussion of Item 2.1, Property Acquisitions for the 105th Avenue Development Area. The Council then reopened the workshop to review schedules for the upcoming Council retreat and Fire Board interviews. City Manager Wolfe then provided a brief summary of Robert Tenoff's concerns shared during open forum earlier in the evening.

4. Adjournment

Council adjourned the workshop at 9:40 PM.

City of Blaine
City Council

May 15, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Public Works Director Nick Fleischhacker; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

None.

6. Open Forum

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

Mayor Sanders opened the Open Forum at 7:02PM.

Robert Tenoff, owner of Heritage Commercial Contracting, provided staff with a handout. He expressed concern about building code violations resulting from his company's work, noting he had been cleared of all 13 accusations from the city of Blaine. He noted he submitted an ethics complaint against Blaine employees that handled this matter. He reported he did not start or cause this, but he was being treated underhandedly by the city. He discussed how was being treated by the building department and requested the council approve the payment of the related invoices and charges.

Ashley _____, resident of Brooklyn Park, shared support for the humane pet store ordinance in the city of Blaine. She shared concerns about pet store owners that purchase puppies from puppy mills that lack care. She reported the concern was not regarding the care provided at Four Paws and a Tail but rather that purchases of puppies was occurring from poor breeders. She reported her intent was not to put this pet store out of business, but rather to require them to change their business model. She explained over 450 cities have passed a humane pet store ordinance, which included the city of Roseville. She indicated Blaine continues to be a link in the puppy mill supply chain and encouraged the city council to pass a human pet store ordinance.

There being no input, Mayor Sanders closed the Open Forum at 7:09PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

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

City Manager Wolfe explained the June 19 city council and worksession meetings would be moved to Tuesday, June 20 due to the observance of Juneteenth.

Councilmember Massoglia questioned why the June 19 meeting had not been moved to Wednesday. Ms. Wolfe reported there were members of the council attending the League of Minnesota Cities Conference and this began on Wednesday, June 21. In addition, the NRCB would be not be meeting in the council chambers that week, but would be holding a tour.

Councilmember Massoglia stated he would try and be flexible in order to attend the June 20 meetings.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to Approve Approval of Consent Agenda: : Motion Passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

8.1. 2023-181 Schedule of Bills Paid
Sponsors: Joe Huss, Finance Director/Asst. City Manager

8.2. 2023-180 Declare the Juneteenth Holiday and Amend Council Meeting Calendar
Sponsors: Cassandra Tabor, Director of Administration

Council meeting will be Tuesday, June 20.

8.3. 2023-187 Approve a Temporary On-Sale Intoxicating Liquor License for Infinite Campus Foundation to Host a Fundraiser at Infinite Campus, 4321 109th Avenue NE
Sponsors: Cathy Sorensen, City Clerk

8.4. 2023-166 Authorize Contract with Hiperline in the amount of $93,241 for Sewer Manhole Lining – 93rd and Service Drive to LS #12
Sponsors: Nick Fleischhacker, Public Works Director

8.5. RES 23-88 Resolution Approving a Final Plat to Clean Up Property Lines and Replat Existing Lots into Five Lots and One Outlot to be Known as Prime North at 150 Northtown Drive NE. WPG Northtown Venture LLC. (Case File No. 23-0045/SAS)
Sponsors: Sheila Sellman, City Planner

8.6. 2023-191 Assign Investment Advisory Agreement From US Bank to PFM Asset Management
Sponsors: Joe Huss, Finance Director/Asst. City Manager

9. 7:00 P.M. - Public Hearing and Items Published for a Certain Time

9.1. 2023-190 Approve On-Sale and Sunday Intoxicating Liquor Licenses for Green Car Entertainment, LLC, dba The Ball Park Twin Cities, 10650 Baltimore Street NE, Suite 100
Sponsors: Cathy Sorensen, City Clerk

Mayor Sanders recused himself from voting on this item.

City Clerk Sorensen stated Rory Green, Peter Simon, Ryan Carlson and Tim Sanders, applicants, have submitted on-sale and Sunday intoxicating liquor license applications for The Ball Park Twin Cities located at 10650 Baltimore Street NE, Suite 100. The required fee for the background investigation has been paid. Issuance of the licenses is contingent upon receipt of all required fees, documents, certificate of insurance for liquor liability and workers compensation, certificate of occupancy, food establishment license, alcohol training policy, and retailer buyers card. It was noted the police department has completed the required background investigations and found no reason to deny the application. The on-sale and Sunday liquor licenses, if approved, would be valid from July 1, 2023 to June 30, 2024. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Mayor Pro Tem Robertson opened the public hearing at 7:13PM.

There being no public input, Mayor Pro Tem Robertson closed the public hearing at 7:13PM.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to Approve On-Sale and Sunday Intoxicating Liquor Licenses for Green Car Entertainment, LLC, dba The Ball Park Twin Cities, 10650 Baltimore Street NE, Suite 100: Motion Passed. (Mayor Sanders abstained).

Aye: 6- Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

9.2. **R23-68** Resolution Vacating Drainage and Utility Easement, Lot 1, Block 1, Renovation Church 1st Addition, Vacation No. V23-01

Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated the city received a petition dated March 26, 2023 from Patrick Vesperman, representing Renovation Church, requesting the vacation of the existing drainage and utility easement on Lot 1, Block 1, Renovation Church 1st Addition; according to the recorded plat thereof, Anoka County, Minnesota, as shown in Exhibit A . Staff commented further on the request and recommended approval.

Mayor Sanders opened the public hearing at 7:15PM.

There being no public input, Mayor Sanders closed the public hearing at 7:15PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Resolution Vacating Drainage and Utility Easement, Lot 1, Block 1, Renovation Church 1st Addition, Vacation No. V23-01: Motion Passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

9.3. RES 23-85 Resolution Vacating Right-of-Way Easement, Along Outlot A of Sunset Oaks West and Outlots D & E of St. Andrews Village, Vacation No. V23-02

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the city received a petition dated April 7, 2023 from Chris Rice, representing himself as the property owner on both sides of the existing right-of-way, requesting the vacation of the section of existing road right-of-way on 115th Avenue NE; along southern property line for Outlot A of Sunset Oaks West and east property line of Outlots D and E of St. Andrews Village; according to the recorded plats thereof, Anoka County, Minnesota. Staff commented further on the request and recommended approval.

Mayor Sanders opened the public hearing at 7:16PM.

There being no public input, Mayor Sanders closed the public hearing at 7:17PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Resolution Vacating Right-of-Way Easement, Along Outlot A of Sunset Oaks West and Outlots D & E of St. Andrews Village, Vacation No. V23-02: Motion Passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

10. Development Business

10.1. RES 23-87 Resolution Granting a Conditional Use Permit to Allow Outdoor Dining with 16 Seats in the Front of the Building and 32 Seats in the Rear of the Building in a B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0036/SLK)

Sponsors: Sheila Sellman, City Planner

Community Development Director Thorvig stated the Rusty Bumblebee is requesting a conditional use permit to allow outdoor seating in the front and rear of their tenant space at 10950 Club West Parkway. The request is for 16 seats in the front of the site and 32 seats in the rear of the site. The parking for the site was reviewed and it was noted parking requirements were being met. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Adopt Resolution Granting a Conditional Use Permit to Allow Outdoor Dining with 16 Seats in the Front of the Building and 32 Seats in the Rear of the Building in a B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0036):

Councilmember Robertson spoke about conflicting language regarding outdoor dining and live music and suggested an amendment be considered for this conditional use permit amendments, in order to allow for live music. She requested Condition 6 be amended to read: Music from speakers, not including live music, is permitted provided said music is not in violation of Article IV, Division 2, Noise of the Blaine City Code. She understood this change would require the applicant to fill out another conditional use permit. She recommended that the fee for this CUP be waived by the city and that it be brought to the council for consideration on Monday, June 5.

Councilmember Massoglia asked why a condition could not be made to allow for live music. City Attorney Loonan explained each conditional use permit has to go through a certain process, which includes notifying the public of the conditional use that is being applied for. He reported outdoor dining and live music was part of the

same ordinance, but it was an or not an and. For this reason, the city needed to renotice this public hearing to include live music as the first public hearing notice only listed outdoor dining. He explained the understanding would be the city would expedite this process and the public hearing would be held on Monday, June 5.

Amendment motion by Councilmember Robertson, seconded by Mayor Sanders, to amend Condition 6 to read: "Music from speakers, not including live music, is permitted provided said music is not in violation of Article IV, Division 2, Noise of the Blaine City Code". Motion passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

Councilember Saroya requested staff speak to the comments received from the public regarding the outdoor dining proposed for the rear of the building. Mr. Thorvig deferred this question to the applicant because he knows the building site well. Jeremy Kroog, co-owner of the Rusty Bumblebee, discussed the design and layout of his building. He reported he has not seen any seedy behavior at the rear of his building. He commented on how the lighting at the rear of the building would be enhanced, which would make the area safer.

Councilmember Larson questioned if the police had responded to any activity in the rear parking lot. Safety Services Director/Police Chief Podany stated he was not aware of any concerns with this parking lot.

Councilmember Newland inquired if the applicant received any feedback from the other tenants in the strip mall. Mr. Kroog reported the other tenants have been supportive.

Amended motion passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

Motion by Councilmember Massoglia, seconded by Councilmember Robertson, to request the applicant to apply for a conditional use permit amendment and to direct staff that if applied for prior to or on May 19, 2023, the fees be waived and the item be placed on the June 5 City Council agenda for public hearing and council consideration. Motion passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

10.2. ORD 23-2526 Second 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

Mr. Thorvig stated 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.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Adopt Second 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): Motion Passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

11. Administration

11.1. RES 23-90 Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of $1,083,764.60 for the Lift Station13 FM Replacement-Phase 1, Improvement Project No. 21-30

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated this item would approve a contract with Douglas Kerr Underground, LLC for $1,083,764.60 for the Lift Station 13 Force Main Replacement - Phase 1 project. This project will convert a section of 20-inch diameter force main to gravity sanitary sewer. The proposed project was included in the 2023-2027 Sanitary Sewer Capital Improvement Program (CIP) 2023 budget as a part of a larger Lift Station 13 improvement project. Staff commented further on the project and recommended the council approve the bid with Douglas Kerr Underground with a 10% contingency.

Councilmember Massoglia stated this was an important infrastructure project for the city. He questioned how much of the ARP funds were being expended for this project. Mr. Huss explained $4.26 million in ARP funding was allocated to utilities by the council. He reported $3 million would be used for lift stations and force mains.

He anticipated the bulk of this project would be funded by ARP funding.

Councilmember Newland asked when this project would begin. Mr. Schluender anticipated this project would begin in three weeks. He commented further on how the 35W Service Road would be impacted south of 95th this summer. He anticipated there would be a two month road closure.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to Adopt Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of $1,083,764.60 plus a 10% contingency for the Lift Station13 FM Replacement-Phase 1, Improvement Project No. 21-30: Motion Passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn at 7:47PM Motion Passed.

Aye: 7- Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Fleming, Councilmember Massoglia, Councilmember Larson

City of Blaine
Staff Report

File Number: 2023-197

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.3

Approve Amended Policy Governing Fingerprint-Based Criminal History Record Information (CHRI) Checks Made for Non-Criminal Justice Purposes

Executive Summary

Council is asked to approve the amended policy governing fingerprint-based criminal history record information (CHRI) checks made for non-criminal justice purposes, including employment and license applicants.

Background

The purpose of this policy is to provide guidance to the police department when accessing Minnesota's criminal history information database for purposes of employment and licensing background checks under Minn. Stat. § 299C.72 and 245C.05.

Police departments generally have access to the state's database of criminal history information maintained by the Bureau of Criminal Apprehension (BCA) for the purpose of carrying out law enforcement duties. However, access to the database has proven useful for other city functions such as criminal history background checks on prospective employment applicants, liquor license applicants not already covered by statute, and other license applicants. Using the police department to run these criminal history checks save both money and time, however, it is important for the city to access the data appropriately and to understand what will and will not be provided in the way of criminal history. The BCA requested some amendments to the policy previously approved by Council to better address acceptable use, physical protection, media protection, disposal and retention, disciplinary action, and incident response.

Strategic Plan Relationship

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion approve amended policy governing fingerprint-based criminal history record information (CHRI) checks made for non-criminal justice purposes, including employment and license applicants.

Attachment List

1. MN BCA Policy - Blaine

CITY OF BLAINE
POLICY GOVERNING
FINGERPRINT-BASED CRIMINAL HISTORY RECORD INFORMATION (CHRI) CHECKS MADE FOR NON-CRIMINAL JUSTICE PURPOSES

This policy is applicable to any fingerprint-based state and national criminal history record check made for non-criminal justice purposes and requested under applicable federal authority and/or state statute authorizing such checks for licensing or employment purposes. Where such checks are allowable by law, the following practices and procedures will be followed.

I. Requesting CHRI checks

Fingerprint-based CHRI checks will only be conducted as authorized by the FBI and Minnesota Bureau of Criminal Apprehension (BCA), in accordance with all applicable state and federal rules and regulations. If an applicant or employee is required to submit to a fingerprint-based state and national criminal history record check, he/she shall be informed of this requirement and instructed on how to comply with the law. Such instruction will include information on the procedure for submitting fingerprints. In addition, the applicant or employee will be provided with all information needed to successfully register for a fingerprinting appointment.

City of Blaine has the authority, under Minnesota State Statute 340A.402 and/or Public Law (N/A), to conduct fingerprint-based criminal history background checks. After the initial determination for employment or licensing is made, CHRI shall not be reused for any other purpose.

II. Access to CHRI

All CHRI is subject to strict state and federal rules and regulations. CHRI cannot be shared with other entities for any purpose, including subsequent hiring determinations. All receiving entities are subject to audit by the BCA and the FBI, and failure to comply with such rules and regulations could lead to sanctions. Furthermore, an entity can be charged with federal and state crimes for the willful, unauthorized disclosure of CHRI.

III. Storage of CHRI

CHRI shall only be stored for extended periods of time when needed for the integrity and/or utility of an individual's personnel file. Administrative, technical, and physical safeguards, which are in compliance with the most recent FBI security Policy, have been implemented to ensure the security and confidentiality of CHRI. Each individual involved in the handling of CHRI is to familiarize himself/herself with these safeguards.

In addition to the above, each individual involved in the handling of CHRI will strictly adhere to the policy on the storage and destruction of CHRI.

IV. Retention of CHRI

Federal law prohibits the repurposing or dissemination of CHRI beyond its initial requested purpose. Once an individual's CHRI is received, it will be securely retained in internal agency documents for the following purposes only:

- Historical reference and/or comparison with future CHRI requests
- Dispute of the accuracy of the record
- Evidence for any subsequent proceedings based on information contained in the CHRI.

CHRI will be kept for the above purposes in:

- Hard copy form in personnel files located in the locked filing cabinet located in the locked filing room
    - CHRI will be retained for a minimum of three (3) years. At the end of this term, the CHRI will be disposed of according to the Disposal of Physical Media policy.

V. CHRI Training

An informed review of a criminal record requires training. Accordingly, all personnel authorized to receive and/or review CHRI at the City of Blaine will review and become familiar with the educational and relevant training materials regarding CHRI laws and regulations made available by the appropriate agencies.

In addition to the above, all personnel authorized to receive and/or review CHRI must undergo Security Awareness Training on an annual basis. This training will be accomplished using the training materials made available by the BCA.

VI. Adverse Decisions Based on CHRI

If inclined to make an adverse decision based on an individual's CHRI, the City of Blaine will take the following steps prior to making a final adverse determination:

- Provide the individual the opportunity to complete or challenge the accuracy of his/her CHRI; and
- Provide the individual with information on the process for updating, changing, or correcting CHRI.

A final adverse decision based on an individual's CHRI will not be made until the individual has been afforded a reasonable time to correct or complete the CHRI.

VII. Point of Contact and Local Agency Security Officer

Each NCJA receiving CHRI is required to designate a Terminal Agency Coordinator (TAC), also known as the Point of Contact (POC). Each NCJA receiving CHRI is also required to designate a Local Agency Security Officer (LASO). An individual designated as the POC and the LASO is:

- An individual who will be considered part of the NCJA's "authorized personnel" group.
- An individual that has completed a fingerprint-based background check and found appropriate to have access to CHRI.
- An employee directly involved in evaluating an individual's qualifications for employment or assignment.

The City of Blaine POC is Administrative Services Coordinator Brooke Jacobson. The POC is responsible for the following:

- Being the main point of contact between the City of Blaine and the MN BCA who will function as a liaison between MN BCA Training and Auditing.
- Maintaining knowledge of the City of Blaine retrieval, dissemination, storage and destruction of CHRI.
- Ensuring that CHRI is only used for authorized purposes, that all safeguards in place are followed and that CHRI is not being improperly disseminated.
- Maintaining a list of personnel who are authorized to access CHRI.

The City of Blaine LASO is IT Manager Paul Grosse. The LASO is responsible for the following:

- Identifying who is using or accessing CHRI and/or systems with access to CHRI.
- Ensuring that personnel security screening procedures are being followed as stated in this policy.
- Ensuring the approved and appropriate security measures are in place and working as expected.

When changes in the POC and LASO occur, the City of Blaine shall complete and return a new agreement and a Non-Criminal Justice Agency Point of Contact Notification form. The most current copy of the agreements will be maintained on file indefinitely by the City of Blaine.

XI. Media Protection

All media containing CHRI is to be protected and secured at all times. The following is established and to be implemented to ensure the appropriate security, handling, transporting, and storing of CHRI media in all its forms.

Media Storage and Access

Physical CHRI media shall be securely stored within physically secured locations or controlled areas. Access to such media is restricted to authorized personnel only and shall be secured at all times when not in use or under the supervision of an authorized individual.
Physical CHRI media:

- Is to be stored within employee records when feasible or by itself when necessary.
- Is to be maintained within a lockable filing cabinet, drawer, closet, office, safe, vault, or other secure container.

Disposal of Physical Media

Once physical CHRI media (paper/hard copies) is determined to be no longer needed by the City of Blaine, it shall be destroyed and disposed of appropriately. Physical CHRI media shall be destroyed by shredding, cross-cut shredding, or incineration. City of Blaine will ensure such destruction is witnessed or carried out by authorized personnel:

- The LASO shall witness or conduct disposal.
- Cross-cut shredding will be the method of destruction used by the City of Blaine.
- This will occur at annually.

X. Incident and Disciplinary Response

Access to, and dissemination of, CHRI is governed by state and federal laws. The security of information and systems in general, and of CHRI in particular, is a top priority for the City of Blaine. Therefore, we have established appropriate operational incident handling procedures for instances of an information security breach. It is each individual's responsibility to adhere to established security guidelines and policies and to be attentive to situations and incidents which pose risks to security. Furthermore, it is each individual's responsibility to immediately report potential or actual security incidents to minimize any breach of security or loss of information. The following security incident handling procedures must be followed by each individual:

- All incidents will be reported directly to the LASO.
- If any records were stolen, the incident will also be reported to appropriate authorities.
- Once the cause of the breach has been determined, disciplinary measures will be taken in accordance with the disciplinary policy.

In addition to the above, the LASO shall report all security-related incidents to the BCA within 24 hours.

All agency personnel with access to FBI and/or BCA CHRI have a duty to protect the system and related systems from physical and environmental damage and are responsible for correct use, operation, care and maintenance of the information. All existing laws and City of Blaine regulations and policies apply, including those that may apply to personal conduct. Misuse or failure to secure any information resources may result in temporary or permanent restriction of all privileges up to employment termination.

City of Blaine
Staff Report

File Number: RES 23-96

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.4

Resolution Granting Final Plat Approval to Subdivide 19.24 Acres into 2 Single Family Lots, 28 Townhome Lots, Common Space and One Outlot to be Known as Meadowland Estates West at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 23-0048/SAS)

Executive Summary

The applicant is requesting a final plat to develop the site into 28 townhome lots, common space and retain the existing two single family homes.

Background

Planning Commission Public Hearing	02/14/23
City Council (Preliminary Plat)	03/06/23
City Council (Final Plat)	06/05/23
Action Deadline	07/14/23

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

The final plat is consistent with the approved preliminary plat, Resolution No. 23-37.

Zoning
The subject site is zoned DF (Development Flex).

Surrounding Zoning and Uses
The surrounding properties are zoned DF. Harpers Landing development is to the east of the subject site and is developed with small single-family lots and townhomes. Meadowland Estates is north of the subject site and developing with single-family homes. The property to the west is Woods at Quail Creek and is developed with single family homes. The south side of

the development is adjacent to 125th Avenue NE.

Existing Conditions
The site is two lots with existing single-family homes. The site currently has wetlands, approximately three acres of trees, a county ditch (north to south), Anoka County storm pond for 125th Avenue, and open grass areas.

Evaluation of Request
Plat
The applicant is proposing to develop approximately 19.24 acres into 28 townhome lots, 2 single-family lots (existing homes to remain), one outlot, and common space. Lots 1 and 2 are retained for the existing single-family homes. The DF zone does not have minimum lot sizes.

As proposed the lot sizes are as follows:

- Lot 1: 3.18 acres
- Lot 2: 5.09 acres
- Lot 3: 29,107 square feet
- Lot 4: 1.32 acres
- Lots 5-32: 1,891 square feet
- Outlot A: 5.95 acres

Setbacks
The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes' setback is 20 feet measured from the right-of-way; the front porches shall be set back at least 15 feet from the right-of-way. Patios must be within the footprint of the lot.

The single-family setbacks are as follows:

- Front yard setback - 30 feet
- Side yard setback - 10 feet for house and garage
- Rear yard setback - 30 feet

Parking
In addition to the two garage stalls per unit, there shall be one parking space for each three units for guest parking. Guest parking may include on-street parking spaces on private roads. The parking provided meets this requirement.

Landscaping
The proposed landscape plan meets requirements with 84 trees being planted. Trees will be planted along the new street off 125th Avenue and along the boundaries of the townhomes. The trees along the eastern portion of the townhomes will act as a further buffer to the properties in Meadowland Estates. There is also a wetland and a new pond that will act as a

natural buffer.

Tree Preservation

Approximately 1.4 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 11 trees would be required for tree replacement purposes. The developer has proposed a total of 84 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 28 new lots/units being constructed at the rate of $4,894 per unit (2023 rate), for a total park dedication fee of $137,032. 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 shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

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

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

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

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

Utilities

The developer will be responsible for trunk sanitary sewer area charges when platting upland acreage. The 2023 rate for Sanitary Sewer District 6 is $6,853 per upland acre and will be

applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of $34,265.

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

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

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

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) shall surround 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 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 to receive final FEMA documents, provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 125th Ave NE. As this is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width.

As part of the street design, the development will be required to provide streetlights that 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.

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

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

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

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat

City of Blaine

Signature Copy

Resolution: RES 23-96

Resolution Granting Final Plat Approval to Subdivide 19.24 Acres into 2 Single Family Lots, 28 Townhome Lots, Common Space and One Outlot to be Known as Meadowland Estates West at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 23-0048/SAS)

WHEREAS, an application has been filed by Herbst Raich Investments, LLC as Case File No. 23-0048 for a final plat known as Meadowland Estates West; and

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

That part of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, lying North of the North right of way line of CSAH No. 14, according to the United States Government Survey thereof and situated in the Anoka County, Minnesota. (Abstract property)

AND

That part of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota lying North of Anoka County Highway Right-of-Way Plat Number 46. (Abstract property)

WHEREAS, the Blaine City Council granted preliminary plat approval on March 6, 2023, subject to the conditions as contained in Blaine City Council Resolution No. 23-37; 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 Meadowland Estates West 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 Meadowland Estates West.

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 28 new lots/units being constructed at the rate of $4,894 per unit (2023 rate), for a total park dedication fee of $137,032. 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 required tree preservation includes 11 trees planted onsite. This is part of the overall landscape that includes 84 trees be planted.
5. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
6. 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.
7. 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.
8. Plans and specifications must be approved by the City prior to start of construction.
9. An Anoka County right-of-way permit is required prior to start of any site work.
10. CCWD permit is required prior to city approval of construction plans and specifications.
11. 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.
12. 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.
13. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
14. 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.
15. A protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred), shall surround all wetlands. This buffer strip shall be placed in easement.
16. 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 ensure access.
17. The developer has responsibility to construct any required improvements to 125th Avenue NE associated with this development per Anoka County plat review comments.
18. 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.
19. All streets will follow the Anoka County Street name grid system.
20. 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

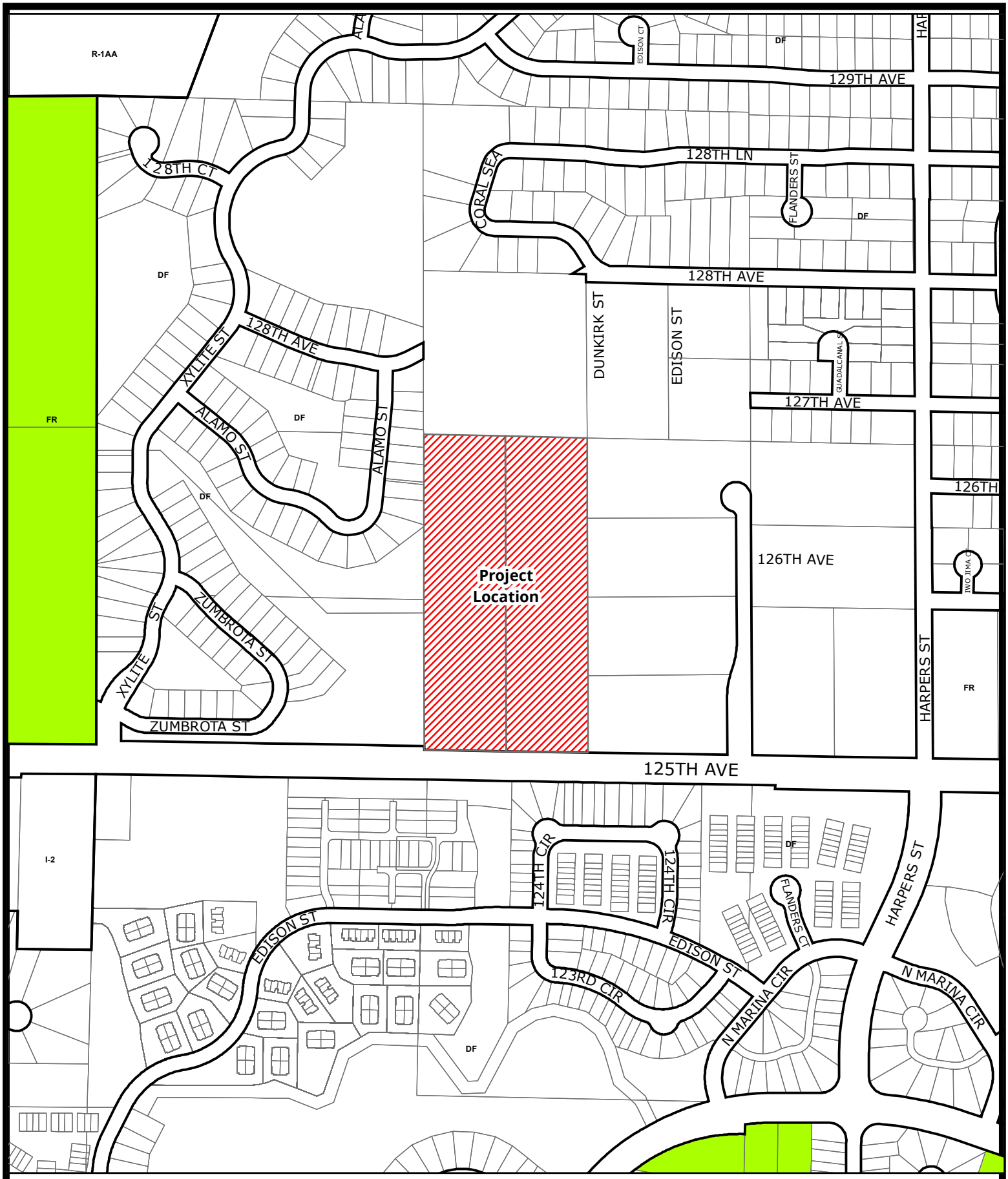
within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.

21. Hydrant locations must be reviewed and approved by the Fire Department.
22. The 2023 rate for Sanitary Sewer District 6 is $6,853 per upland acre and will be applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of $34,265.
23. 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.
24. Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.
25. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
26. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
27. 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 and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
28. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.

PASSED by the City Council of the City of Blaine this 5th day of June, 2023.

Signed by _____
Tim Sanders, Mayor

Signed by _____
Cathy Sorensen, CMC, City Clerk



Case File No. 23-0048
Meadowland Estates West

BlaineMN.gov

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

MEADOWLAND ESTATES WEST

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 3, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Herbst Raich Investments LLC, a Minnesota limited liability company, owner of the following described property:

That part of the West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, lying North of the North right of way line of CSAH No. 14, according to the United States Government Survey thereof and situated in Anoka County, Minnesota.

AND

That part of the East Half of the West half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota lying North of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NUMBER 46.

Has caused the same to be surveyed and platted as MEADOWLAND ESTATES WEST and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Herbst Raich Investments LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this _____ day of _____ , 20 ____ .

HERBST RAICH INVESTMENTS LLC

_____
Nathan Raich, General Partner

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on_____ by Nathan Raich, General Partner of Herbst Raich Investments LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____, 20_____.

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

STATE OF_____
COUNTY OF_____

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

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

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

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of MEADOWLAND ESTATES WEST was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___.M. and was duly recorded as Document Number_____.

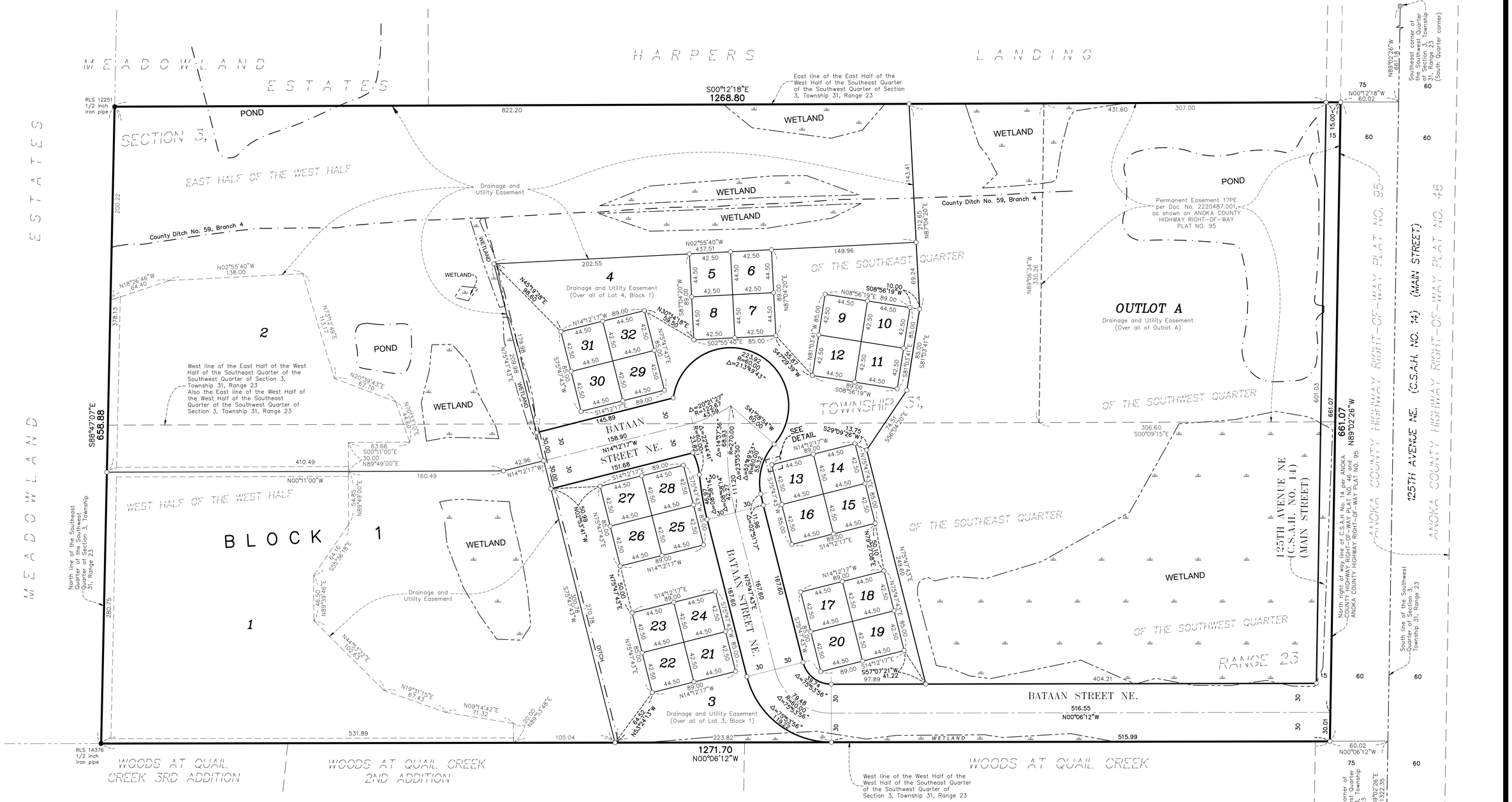
_____
County Recorder/Registrar of Title

By: _____, Deputy

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

MEADOWLAND ESTATES WEST

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 3, TWP. 31, RGE. 23



For the purposes of this plat, the East line of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23 is assumed to have a bearing of South 00 degrees 12 minutes 18 seconds East.

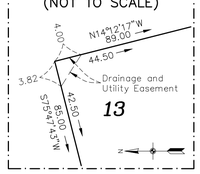
○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument

◉ Denotes Found Anoka County Cast Iron Monument

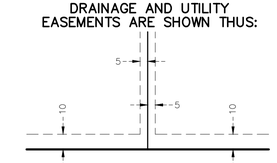
Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

DETAIL
(NOT TO SCALE)



GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

City of Blaine
Staff Report

File Number: 2023-214

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 8.5

Approve Temporary Road Closure for Blaine Festival and Parade

Executive Summary

The Council is asked to approve a temporary road closure for the Blaine Festival Parade on Jefferson Street and Central Avenue for the Festival.

Background

The Blaine Festival Committee has submitted a special event license to hold a parade on Saturday, June 24, 2023 from 12 pm to 2:30 pm. The parade will include floats, bands, fire trucks and police vehicles. Staff will coordinate the closure with Public Works, the County and traffic control with our Police department. To provide a safe environment and accommodate the activities, staff is also proposing to close Central Avenue south of the Village bank parking lot.

Strategic Plan Relationship

This action relates to all aspects of the strategic plan by providing opportunities for public events and gatherings.

Board/Commission Review

None

Financial Impact

None

Public Outreach/Input

Letters will be sent out to the residents within a radius of the parade route.

Staff Recommendation

By motion, approve the temporary road closure of Jefferson Street from Oak Park Boulevard to Territorial Road on Saturday, June 24, 2023. Also, close Central Avenue from south of Village bank to the Mary Ann Young Center for June 23 to June 25, 2023.

Attachment List

1. Blaine Festival Parade Map Printout

City of Blaine

Signature Copy

Resolution:

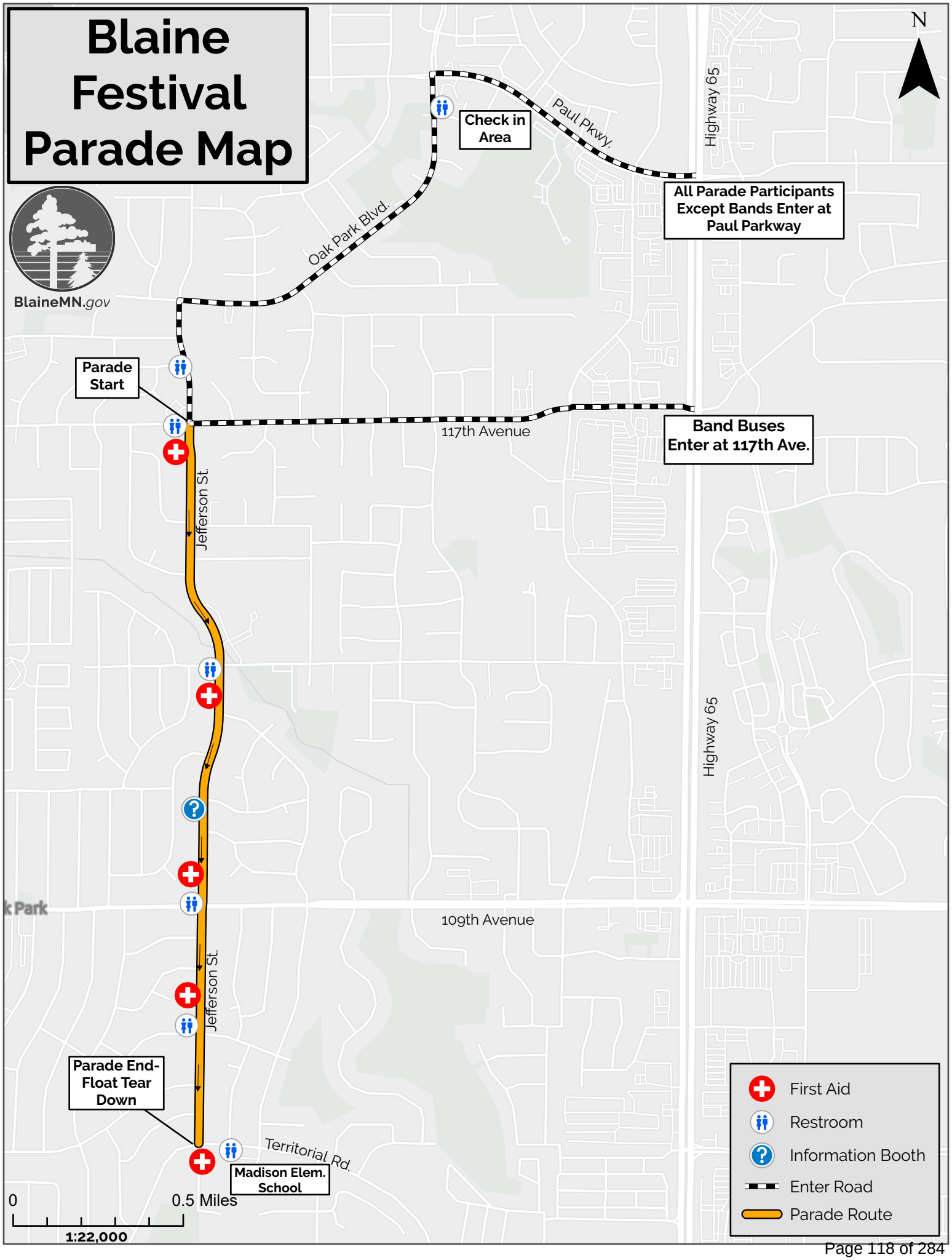
Approve Temporary Road Closure for Blaine Festival and Parade

City of Blaine

Signature Copy

Ordinance:

Approve Temporary Road Closure for Blaine Festival and Parade


Blaine Festival Parade Map
BlaineMN.gov
N
Check in Area
Paul Pkwy.
Highway 65
All Parade Participants Except Bands Enter at Paul Parkway
Oak Park Blvd.
Parade Start
117th Avenue
Band Buses Enter at 117th Ave.
Jefferson St.
Highway 65
109th Avenue
Jefferson St.
Parade End-Float Tear Down
Territorial Rd.
Madison Elem. School
0
0.5 Miles
1:22,000
First Aid
Restroom
Information Booth
Enter Road
Parade Route

City of Blaine
Staff Report

File Number: 2023-217

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

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

Agenda Item # 8.6

Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for a Centennial Elementary School Event on October 4, 2023 (Rain Date: October 5, 2023)

Executive Summary

Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for a Centennial Elementary School Event on October 4, 2023 (Rain Date: October 5, 2023)

Background

The City of Blaine received a letter on May 23, 2023, from Jen Schwartz, Principal of Centennial Elementary School, requesting the temporary removal of parking restrictions on 103rd Lane and National Street in order to allow parking on those streets from 12:00 PM to 3:00 PM on October 4, 2023, with a rain date of October 5, 2023. The school will be participating in the Centennial Stroll during that time period and expects a need for additional parking to accommodate observers of the event. City Council authorization is required for the temporary lifting of parking restrictions. Over the past several years, City Council has authorized the temporary lifting of restrictions for this and other events held at Centennial Elementary School.

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 National Street and 103rd Lane from 12:00 PM to 3:00 PM on October 4, 2023, with a rain date of October 5, 2023.

Attachment List

1. Centennial Elementary Parking Request 10-4-2023
2. Centennial School Parking map

4657 NORTH ROAD
CIRCLE PINES, MN 55014
PH 763.792.5300
FX 763.392.7516
www.isd12.org

CENTENNIAL
ELEMENTARY
CENTENNIAL SCHOOL DISTRICT 12

PRINCIPAL *Jen Schwartz*

May 16, 2023

Blaine City Council
10801 Town Square Drive NE
Blaine MN 55449

Dear City Council Members,

On behalf of the Centennial Elementary students, parents, and teachers, I am requesting your special consideration for temporary removal of street parking restrictions on Wednesday, October 4, 2023. Our school will be participating in the Centennial Stroll. Many parents would like to come and observe this event and need street parking. If there is inclement weather on Wednesday, October 5, the alternate date will be Thursday, October 5, 2023.

I am requesting your approval for parking on 103rd Lane NE/National Streets on Wednesday, October 4 from 12:00-3:00 p.m. or the alternate date of Thursday, October 5. Your support of this request will be greatly appreciated by our school community.

Respectfully,

Jen Schwartz
Principal
Centennial Elementary School

Blaine GIS
Mapping Our Future

Temporary Removal of No Parking Restrictions
Centennial Elementary School

0 50 100 150 200
Feet

W:\data\engineering\projects\toms projects\no parking 103rd lane

City of Blaine
Staff Report

File Number: RES 23-102

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 8.7

Approve Premise Permit for Lawful Gambling Activity for Blaine Backcourt Club dba Blaine Youth Basketball

Executive Summary

Council is being asked to approve a premise permit for Blaine Youth Basketball to conduct charitable gambling at The Rusty Bumblebee.

Background

Joseph Claussen, Blaine Youth Basketball gambling manager, has submitted an application to conduct charitable gambling at The Rusty Bumblebee. If approved, they will conduct paper pull tabs with dispensing devices, electronic pull tabs and electronic bingo at this location. A copy of the lease for lawful gambling and the premise permit application for the State Gambling Control Board are attached.

Per current code, no organization may maintain more than four lawful gambling locations in the City at one time. If approved, this will be their first site in Blaine.

Mr. Claussen has completed a background investigation and nothing was found to disqualify Blaine Youth Basketball from obtaining this permit.

The Gambling Control Board may not issue a lease for charitable gambling within a city unless a sponsoring organization obtains approval through a resolution to the Gambling Control Board or otherwise forfeit their gambling activities.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Adopt a resolution approving a new premise permit to allow Blaine Youth Basketball to conduct charitable gambling at The Rusty Bumblebee

Attachment List

1. 2023 Premise Permit List

CITY OF BLAINE
2023 GAMBLING LICENSE HOLDERS

Organization	Locations	Premise Permit Issued
Blaine Youth Hockey Suzanne Slawson	**Ole Piper Inn** 1416 - 93rd Lane NE Blaine MN 55449	**December 6, 2007**
	Broadway Bar & Pizza 11822 Aberdeen Street NE Blaine MN 55449	**2009**
	Wild Bill's Sports Saloon 10950 Club West Pkwy, #100 Blaine, MN 55449	**January 6, 2011**
	Clives Roadhouse Blaine, Inc. 10400 Baltimore Street NE #200 Blaine, MN 55434	**May 3, 2018**
Blaine Festival Mary Weinhold	**Blainbrook Entertainment** 12000 Central Avenue NE Blaine, MN 5543	**May 17, 2012**
Centennial HS Football Boosters Autumn Gohman	**Lucy's Burgers Blaine** 4365 Pheasant Ridge Dr. #102 Blaine, MN 55449	**March 2021**
	Applebee's Neighborhood Grill and Bar 4345 Pheasant Ridge Drive #202 Blaine, MN 55449	**April 2022**
Sgt. John Rice VFW Post 6316 N. P. Hockert	**Sgt. John Rice VFW 6316** 1374 - 109th Avenue NE Blaine MN 55434	**June 21, 2007**
Spring Lake Park Lions Club Amanda Jackson	**Acapulco Mexican Restaurante** 9360 Baltimore Street Blaine, MN 55449	**March 16, 2020**
	X-Golf 298 Northtown Drive NE Blaine, MN 55434	**September 21, 2020** **December 19, 2022**
	Fogerty Arena/Moe's Ice House 9250 Lincoln Street NE Blaine, MN 55434	
Spring Lake Park District #16 Youth Hockey Association Sarah Clark	**The Roadside** 12540 Ulysses Street NE Blaine MN 55434	**October 21, 2019**
	El Norte Mexican Bar & Grill 3453 Lake Drive NE Blaine, MN	**December 10, 2022**

City of Blaine
Staff Report

File Number: 2023-222

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.8

Approve Carnival License for Amusement Attractions for the Blaine Festival

Executive Summary

City Council is asked to approve a carnival license for the Blaine Festival celebration.

Background

William Purdy, Amusement Attractions, Inc., has submitted an application to hold a carnival at Aquatore Park from June 22 - June 25, 2023 for the Blaine Festival celebration. The applicant has submitted the $500 license fee, certificate of liability insurance naming the City as an additional insured, and all other application materials.

A background check has been completed by the Police Department and no concerns or complaints were found that would prohibit issuance of this license. An inspection will be completed by a fire inspector during the carnival set-up prior to release of this license.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve a carnival license for Amusement Attractions, Inc. at Aquatore Park for the Blaine Festival.

Attachment List

None

City of Blaine
Staff Report

File Number: 2023-226

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.9

Approve a Tobacco and Tobacco Products License for MN Restwood, Inc., dba Blaine One Stop

Executive Summary

Council is asked to approve a tobacco and tobacco products license for MN Restwood, Inc., dba Blaine One Stop

Background

Purvakumar Ramanlal, applicant, has applied for a tobacco and tobacco products license for MN Restwood, Inc., dba Blaine One Stop, located at 3401 Restwood Road. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees.

The Blaine Police Department has conducted a background investigation and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2023.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public outreach notice is required for this license type.

Staff Recommendation

By motion, approve a tobacco and tobacco products license for MN Restwood, Inc., dba Blaine One Stop, 3401 Restwood Road

Attachment List

None

City of Blaine
Staff Report

File Number: 2023-227

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.10

Approve 2023-2024 Liquor License Renewals

Executive Summary

Council is asked to approve the 2022-2023 liquor license renewals. These licenses will allow establishments to sell and serve alcoholic beverages.

Background

The attached businesses recently submitted applications to renew their existing liquor license(s). Each applicant has met the license fee requirement. Upon completion of all other code requirements including liquor liability insurance, correction of any outstanding fire or building code violations, and payment of any delinquent taxes, assessments and utility charges, the 2022/2023 liquor licenses will be issued. Staff has confirmed there are no outstanding concerns regarding restaurant licensing with Anoka County Community Health and Environmental Services Department.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the 2023-2024 liquor license renewals as presented.

Attachment List

1. 2023 2024 Liquor License Renewals

Pending 2023/2024 Liquor License Renewals

On Sale Intoxicating and Sunday

Acapulco Mexican Restaurant
Applebee's Northtown Drive
Applebee's Pheasant Ridge Drive
Blazin Wings Inc. d/b/a Buffalo Wild Wings
Bowlero Blaine
Bricks Kitchen & Pub
Chili's Grill & Bar
Clive's Roadhouse
El Norte Mexican Bar and Grill
El Zocalo LLC
Flippin Dough d/b/a Broadway Bar & Pizza
Fogerty Arena The Ice House DBA Moe's
Hajime Sushi
Lucy's Burgers
Misono Sushi Asian Bistro
National Youth Golf Course NSCF
Northtown Drive d/b/a 2 Pink Squirrels
Ole Piper Inn
Oliver's Blaine
Red Lobster
Tavern Grill Restaurant & Bar
Thai Twist LLC
The Roadhouse
The Rusty Bumblebee
Tournament Players Club
Welcome Center NSCF
Wild Bill's Sports Saloon
X-Golf Blaine

CLUB/Tavern/Public Drinking

Sgt. John Rice VFW Post 6316

3.2% On Sale

Hat Trick Café 1 OF 1
Metro Gun Club 1 of 1
Carol's Restaurant 1 OF 2
Chuck E. Cheese's 1 OF 2
Fresh Picked Pizza & Café 1 OF 2
Rocky's Asian Bistro & BBQ 1 OF 2
The Fun Lab Inc. 1 OF 2

3.2% On Sale & Wine

Carol's Restaurant 2 OF 2
Chuck E. Cheese's 2 OF 2
Fresh Picked Pizza & Café 2 OF 2
Rocky's Asian Bistro & BBQ 2 OF 2
The Fun Lab Inc. 2 OF 2

Off Sale Liquor

Central Spirits
Cub Wine & Spirits
G-Will Liquors
MGM Wine & Spirits
Naples Wine and Spirits LLC
Star Liquors
Target Store T-1832
Ton Ten Liquors

Brewer/Brew Pub Off Sale

Invictus Brewing LLC

Tap Room Brewer On Sale

Invictus Brewing LLC

3.2% Off Sale

Cub Foods 12595 Central
Cub Foods 585 Northtown
Cub Foods 10881
Cub Foods 31664
Kwik Trip 1014
Kwik Trip 1022
Kwik Trip 1136
Kwik Trip 206
Kwik Trip 896
Kwik Trip 925
Walmart, Inc.

City of Blaine
Staff Report

File Number: 2023-229

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.11

Approve New Vending Truck License for Mark Seburg of Scoops En Route LLC

Executive Summary

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

Background

Mark Seburg of Scoops En Route LLC submitted an online application for a vending truck license. Required documents have been submitted, including a certificate of insurance. The applicant submitted a receipt showing he has applied for a retail mobile food handler license through the Minnesota Department of Agriculture and is waiting to receive the original license from the State.

The Blaine Police Department is conducting a background investigation for Mr. Seburg and two of his children Elise and Brandon who will be working with him. The issuance of the license is contingent upon successful backgrounds and issuance of the retail mobile food handler license. If approved, the vending license will be effective through April 30, 2024.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the vending truck license for Mark Seburg of Scoops En Route LLC.

Attachment List

None

City of Blaine
Staff Report

File Number: 2023-230

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.12

Approve a Tobacco and Tobacco Products License for 65 HEY LLC, dba 65 Tobacco, 10404 Baltimore Street Ave NE, Suite 105

Executive Summary

Council is asked to approve a tobacco and tobacco products license which will allow the applicant to sell tobacco products.

Background

Muntasir Eisa, applicant, has applied for a tobacco and tobacco products license for 65 HEY LLC, dba 65 Tobacco, located at 10404 Baltimore Avenue NE, Suite 105. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. Blaine Police Department has conducted a background investigation and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2023.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a tobacco and tobacco products license for 65 HEY LLC, dba 65 Tobacco, 10404 Baltimore Avenue NE, Suite 105

Attachment List

None

City of Blaine

Signature Copy

Resolution:

Approve a Tobacco and Tobacco Products License for 65 HEY LLC, dba 65 Tobacco, 10404 Baltimore Street Ave NE, Suite 105

City of Blaine

Signature Copy

Ordinance:

Approve a Tobacco and Tobacco Products License for 65 HEY LLC, dba 65 Tobacco, 10404 Baltimore Street Ave NE, Suite 105

City of Blaine
Staff Report

File Number: RES 23-97

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Daniel Schluender, Director of Engineering

Agenda Item # 9.1

Resolution Vacating Highway Easements, per Document No. 512385 & 515713 As Recorded with Anoka County, Vacation No. V23-03

Executive Summary

The City received a petition dated April 19, 2023 from Nathan Fair, representing the property owner, requesting the vacation of the highway easements per Document No's. 512385 and 515713 as recorded; according to the recorded plats thereof, Anoka County, Minnesota.

Background

The property is being redeveloped for residential purposes and the easements are 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.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice was officially published for the calling of the Public Hearing.

Staff Recommendation

Adopt the Resolution.

Attachment List

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

City of Blaine

Signature Copy

Resolution: RES 23-97

Resolution Vacating Highway Easements, per Document No. 512385 & 515713 As Recorded with Anoka County, Vacation No. V23-03

WHEREAS, the City Council has received a petition dated the 19 day of April, 2023, requesting vacation of highway easements per Document No's. 512382 and 515713, according to the recorded plats thereof, Anoka County, Minnesota; and

WHEREAS, the required public hearing notices were published and mailed, and the public hearing was held on the 5 day of June, 2023, at which time all persons desiring to be heard were given an opportunity to be heard.

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

The vacation of the Highway Easement per Document No. 512385, as recorded, Anoka County, Minnesota and the vacation of the Highway Easement per Document No. 515713, as recorded, Anoka County, Minnesota

PASSED by the City Council of the City of Blaine this 5 day of June, 2023.

City of Blaine

PETITION TO VACATE DRAINAGE AND UTILITY EASMENT

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.

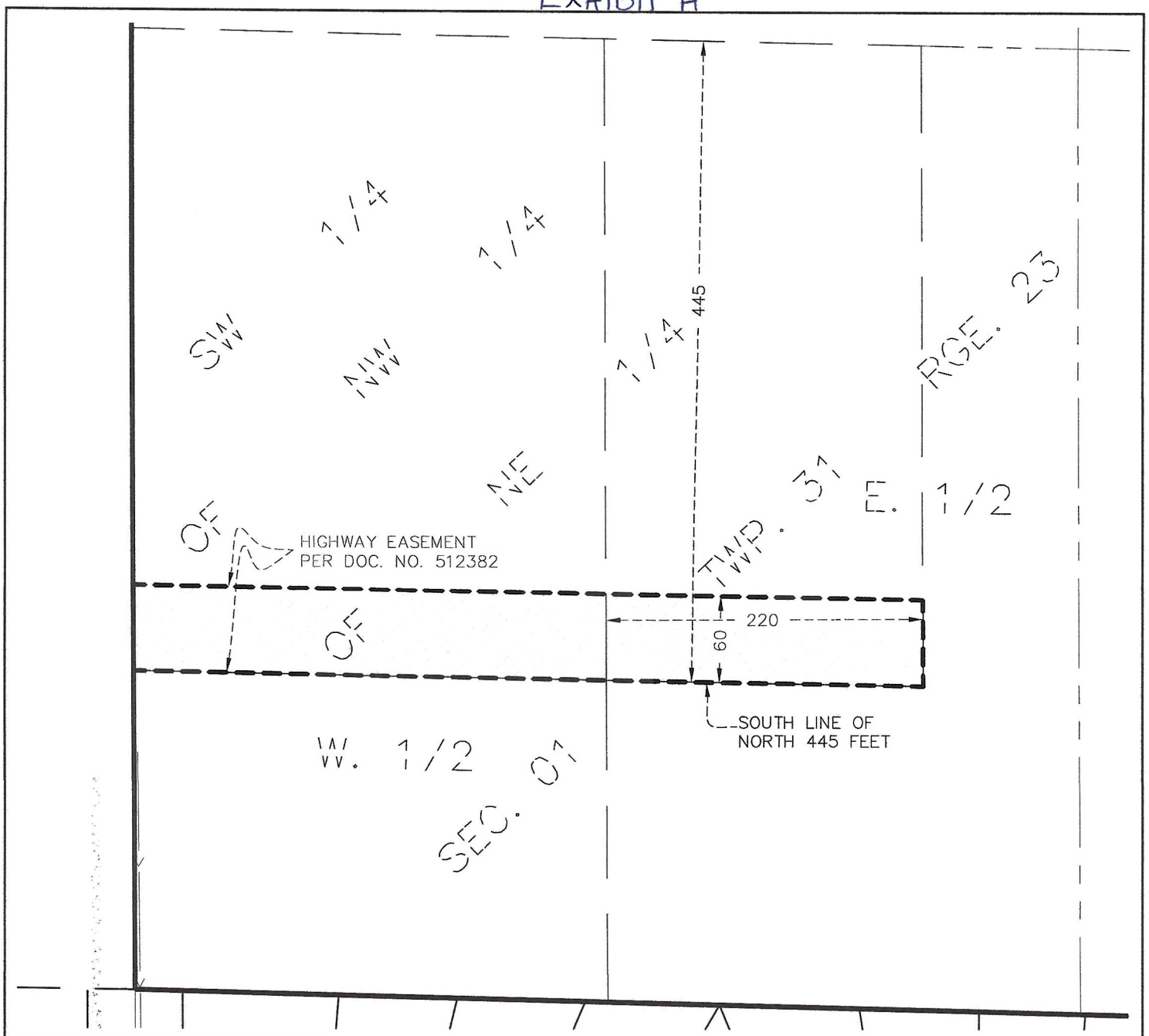
Signature of Owner	Address	Legal Description of Property
[signature]	13432 HANSON BLVD NW	Highway Easement per Document 512382
BLAINE 2022 LLC	ANDOVER, MN 55304	

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 classifed as public, and is available to the public. This information will be used to contact you in case of changes. You may choose to withold 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

100 50 0 50 100 200

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

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

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

Easement Vaaction Exhibit Prepared For Blaine 2022, LLC	Date: 4-21-22	Revision Date:
	Prepared By: EMW	Check By: DLS
	Layout Sheet: EE-VAC 512382	1/1
	Project Number: 49368-066	

City of Blaine

PETITION TO VACATE DRAINAGE AND UTILITY EASMENT

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.

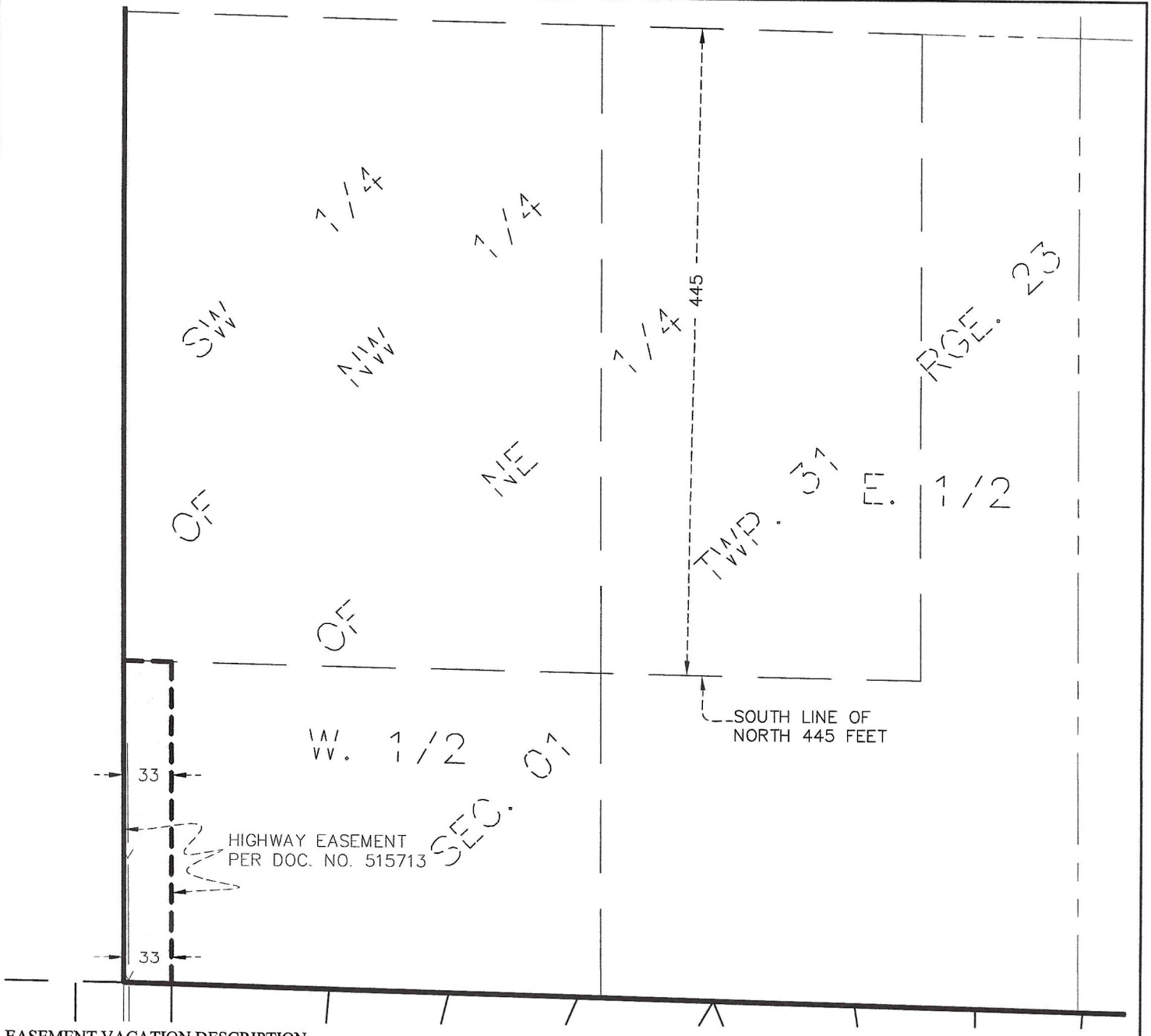
Signature of Owner	Address	Legal Description of Property
[signature]	13432 HANSON BLVD NW	Highway Easement per Document 515713
BLAINE 2022 LLC	ANDOVER, MN 55304	

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 classifed as public, and is available to the public. This information will be used to contact you in case of changes. You may choose to withold 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

100 50 0 50 100 200

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

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

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

Easement Vaaction Exhibit Prepared For Blaine 2022, LLC	Date: 4-21-22	Revision Date:
	Prepared By: EMW	Check By: DLS
	Layout Sheet: EE-VAC 515713	1
	Project Number: 49368-066	1

City of Blaine
Staff Report

File Number: RES 23-98

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Sheila Sellman, City Planner

Agenda Item # 9.2

Resolution Granting a Conditional Use Permit to Allow Live Entertainment in the B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0052/SLK)

Executive Summary

The Rusty Bumblebee is requesting a Conditional Use Permit (CUP) for live entertainment at an existing restaurant.

Background

City Council (Conditional Use Permit)	06/05/23
Action Deadline	07/18/23

Staff report prepared by Shawn Kaye, Planner

Zoning
The property is zoned B-2 (Community Commercial).

Surrounding Zoning and Uses
The properties to the north and east are zoned DF (Development Flex) with townhomes to the north and commercial buildings to the east. The commercial buildings to the west are zoned B-2 and 109th Avenue is adjacent to the south.

Existing Conditions
The site is occupied by the Club West commercial building.

History
This tenant space received a Conditional Use Permit for two outdoor dining patios on May 15, 2023.

Evaluation of Request
Site Plan
The applicant recently received approval for two outdoor patios. A condition of that approval permitted music from speakers provided said music is not in violation of Article IV, Division 2, Noise of the Blaine City Code.

The Rusty Bumblebee would like to expand on the type of music that is offered at their business and is requesting to allow live entertainment (both indoor and outdoor) to provide an atmosphere where guests can sit down, share a meal with friends and enjoy some music.

The live entertainment on the patios and inside would be for certain days of the week and for special occasions. Some examples of live entertainment could be a solo artist with a guitar, a small quartet, and music trivia on the patio.

Parking
To meet the needs of the current tenants of the Club West Center, 402 stalls are required under the requirements of the code. The parking lot for the shopping center identifies 412 parking stalls. Therefore, adequate parking has been provided on site.

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.

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 outdoor dining area is approved with music from speakers and adding live entertainment 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 live entertainment is being proposed at an existing restaurant. Restaurants are compatible with the adjoining properties and meet the intent of the zoning district.

3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The live entertainment will be inside the building and/or on the approved outdoor dining patio, meeting the noise ordinance requirements. The live entertainment 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 main use is a restaurant and the live entertainment will be inside and on an approved outdoor patio. These types of uses are consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is commercial in nature and is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazard or congestion.
    - The use will not cause a traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The existing structure already has the required utility services, adequate roads and necessary drainage facilities to service the site.

Attachment List
Zoning and Location Map
Site Plan
Narrative
Parking Analysis
Resolution for Outdoor Dining

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 23-98

Resolution Granting a Conditional Use Permit to Allow Live Entertainment in the B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0052/SLK)

WHEREAS, an application has been filed by Club West Plaza LLC as Conditional Use Permit Case File No. 23-0052 for The Rusty Bumblebee; and

WHEREAS, said case involves the property described as follows:

Lots 1, 2, 5, 6 and 7, Block 2, ROSELAND INDUSTRIAL PARK

WHEREAS, the Blaine City Council held a public hearing on June 5, 2023, regarding said Conditional Use Permit; and

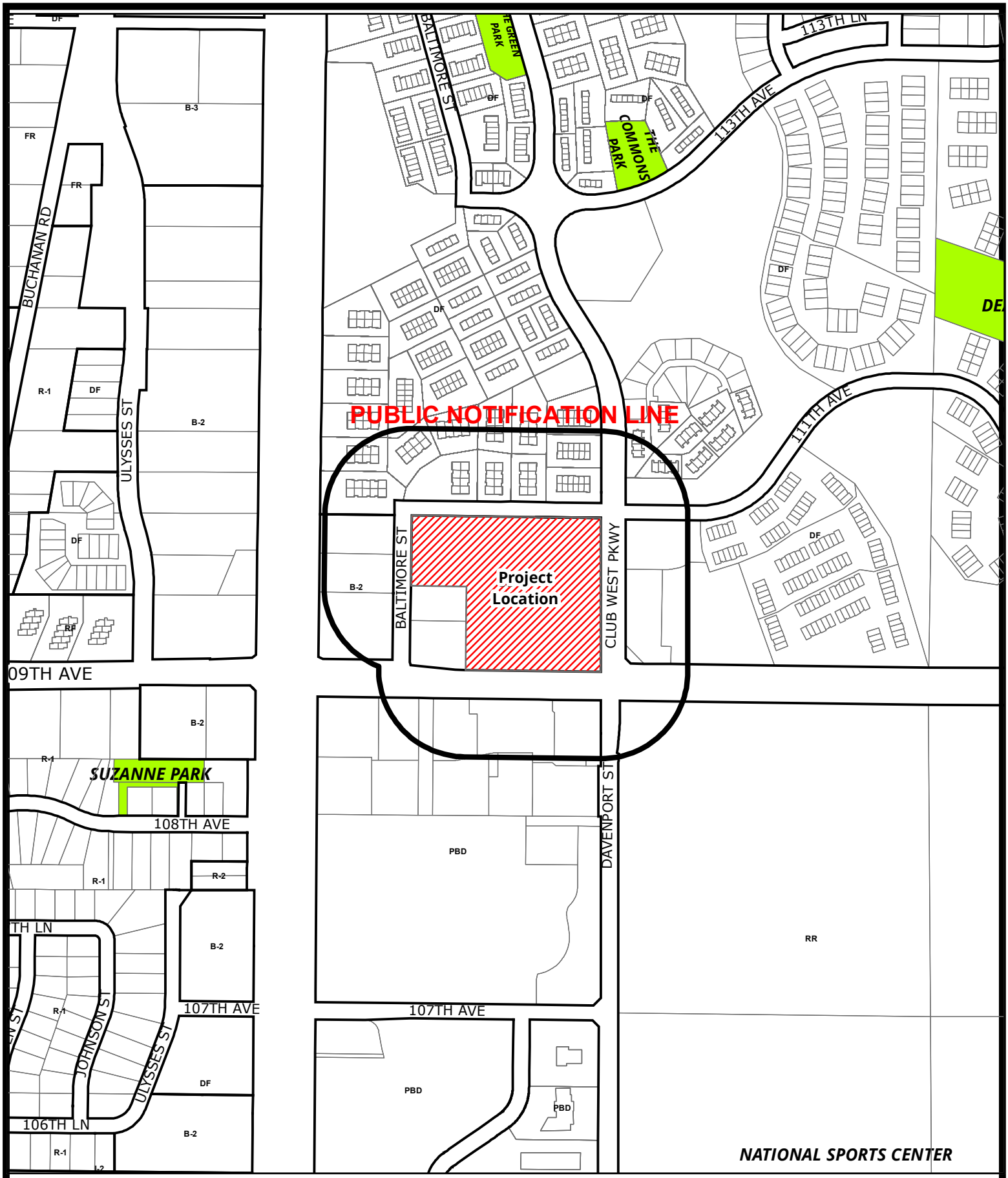
WHEREAS, the Blaine City Council has reviewed said case on June 5, 2023; and

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 amendment is hereby approved per Section 30.24 and 27.04 of the Zoning Ordinance to allow live entertainment at an existing restaurant with the following conditions:

1. Live entertainment on the patio and inside the building is permitted provided said music is not in violation of Article IV, Division 2, Noise of the Blaine City Code.

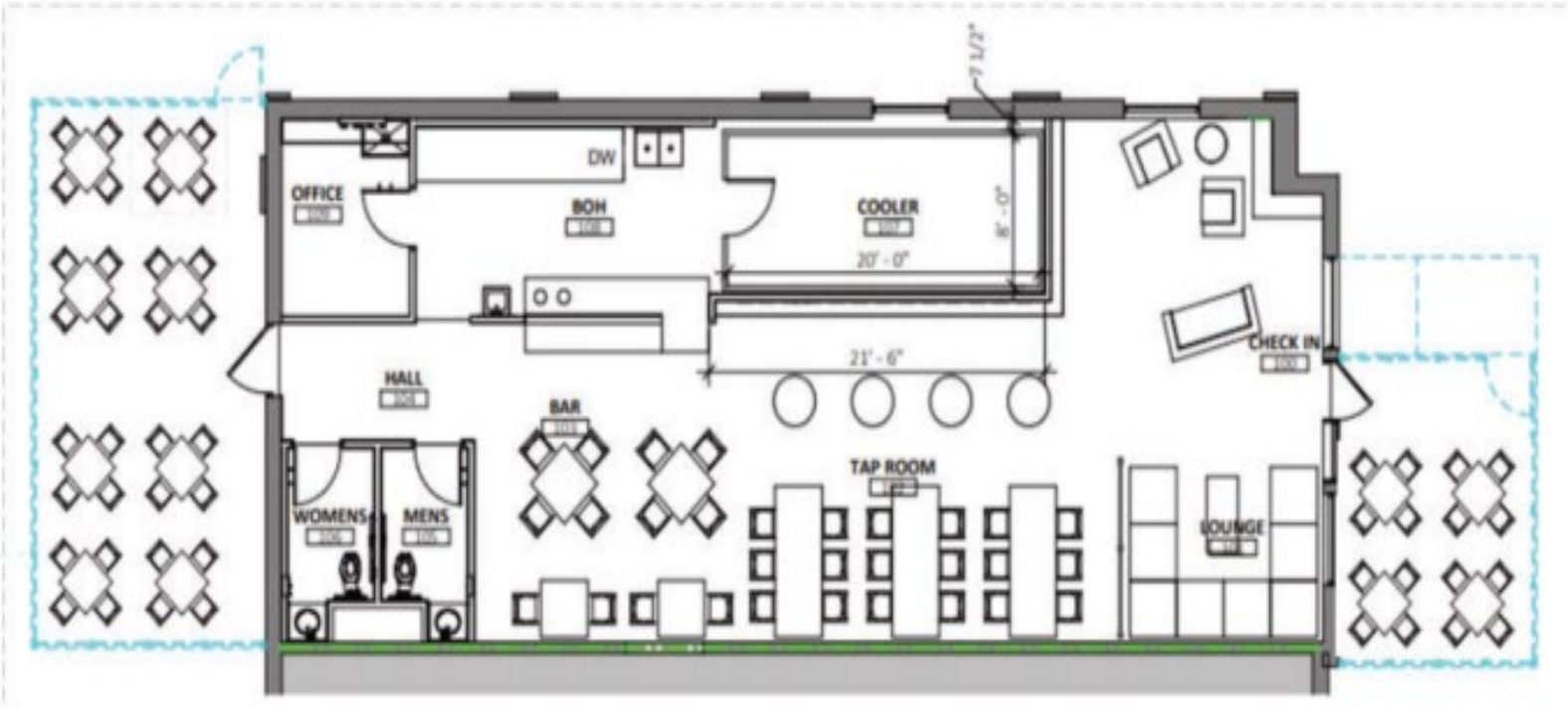
PASSED by the City Council of the City of Blaine this 5th day of June, 2023.



Case File No. 23-0052
The Rusty Bumblebee

BlaineMN.gov

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


7 1/2"
DW
OFFICE
BOH
COOLER
8' - 0"
20' - 0"
21' - 6"
CHECK IN
HALL
BAR
TAP ROOM
WOMENS
MENS
LOUNGE

OUTDOOR ENTERTAINMENT PROPOSAL

THE RUSTY BUMBLEBEE
SELF POUR TAP HOUSE
BLAINE ★ MINNESOTA

10950 Club W Pkwy NE #160
Blaine MN 55449

763-330-2899
4tapsllc@gmail.com

Outdoor Entertainment Proposal

Many tap houses provide music in their outdoor dining area. The Rusty Bumblebee is no exception, piped in music and live entertainment creates an atmosphere where guests can sit down, enjoy a meal with friends and enjoy some music.

TOUCH TUNES PIPED IN MUSIC

Inside the Rusty Bumblebee we offer our guests the ability to control what music is playing by the way of a Touch Tunes jukebox. When guests are not in control of the music selections the Rusty Bumblebee plays music that appeals to everyone. We would like to offer this same benefit to you guests out on our patios. We are aware on the noise concerns and will put the following controls in place.

- Install a single speaker in the front patio and one in the back.
- Assign the speakers to different zones so we can control the volume separately.
- Only staff can control the volume levels.
- We would like the ability to play lower volume music until we close.

LIVE ENTERTAINMENT

Everyone loves a good live entertainment. We would like to have the ability to have live entertainment out on our patios for certain days of the week and for special occasions. Example could be just a solo artist with a guitar, a small quartet, and even music trivia on the patio. Once again, we would be mindful of volume. We would like to request live entertainment until 10 pm but will adhere to time frame set forth by the city.

Suite	Size	Description	Parking Ratio	Stalls Required
Suite 100	1,084	Wild Bill's Dining	100	10.8
	2,704	Wild Bills Bar	40	67.6
	1,139	Wild Bills Kitchen	200	5.7
	3,200	Wild Bills Outdoor Dining	100	32.0
Suite 110	2,066	eCig Market	200	10.3
Suite 120	1,632	Right Fit Running	200	8.2
Suite 130	1,648	Topper's Pizza	200	8.2
Suite 140	524	Red Kitchen Dining	100	5.2
	542	Red Kitchen Kitchen	200	2.7
Suite 150	1,625	TC Med Spa	200	8.1
Suite 160	959	Taproom Seating	40	24.0
	171	Taproom Back of House	200	0.9
	634	Taproom Outdoor Dining	100	6.3
Suite 170	4,315	Italian Tan	200	21.6
Suite 180	2,380	Vacant	200	11.9
Suite 190	2,154	Club West Chiropractic	150	14.4
Suite 200	5,120	Burn Boot Camp	300	17.1
Suite 220	1,444	Hajime Dining	100	14.4
	1,081	Hajime Kitchen	200	5.4
Suite 240	3,222	Von Hanson's Meats	200	16.1
Suite 280	4,330	Tavern Dining	100	43.3
	704	Tavern Bar	40	17.6
	1,700	Tavern Kitchen	200	8.5
	2,207	Tavern Outdoor Dining	100	22.1
a	5,374	Bank of the West	400	13.4
b	1,271	Dry cleaner	200	6.4
			Total Required	**402.2**
			Total Provided	**412**

City of Blaine

Signature Copy

Resolution: RES 23-87

Resolution Granting a Conditional Use Permit to Allow Outdoor Dining with 16 Seats in the Front of the Building and 32 Seats in the Rear of the Building in a B-2 (Community Commercial) Zoning District at 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0036)

WHEREAS, an application has been filed by Club West Plaza LLC as Conditional Use Permit Case File No. 23-0036 for The Rusty Bumblebee; and

WHEREAS, said case involves the property described as follows:

Lots 1, 2, 5, 6 and 7, Block 2, ROSELAND INDUSTRIAL PARK

WHEREAS, the Blaine Planning Commission held a public hearing on May 9, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case onMay 15, 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(o) and 27.04 of the Zoning Ordinance to allow outdoor dining with 16 seats in the front of the building and 32 seats in the rear of the building in a B-2 (Community 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 in the front of the tenant space will be limited to no more than 16 seats. The outdoor dining area in the front is required to have a decorative metal fence surrounding the seating area.
4. The outdoor dining area in the rear of the tenant space will be limited to no more than 32 seats.The outdoor dining area in the rear is required to have a maintenance free composite privacy fence surrounding the seating area.

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. Music from speakers, not including live music, is permitted provided said music is not in violation of Article IV, Division 2, Noise of the Blaine City Code.
7. Contingent upon amended liquor liability certificate of insurance outlining new patio areas.

PASSED by the City Council of the City of Blaine this 15th day of May, 2023.

Signed by: _____
Tim Sanders, Mayor

Attest by: _____
Catherine Sorensen, CMC, City Clerk

City of Blaine
Staff Report

File Number: RES 23-92

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Resolution Granting a Variance to Allow a Fence Taller than Four-Feet in the Front Yard Along One Property Line at 10655 Quincy Boulevard NE. Robin Bieniek (Case File No. 23-0039/SAS)

Executive Summary

The applicant is requesting a variance to allow a privacy fence along the northern property line. The code allows four feet in the front yard. The applicant has modified the request to change the fence from 6-feet to 8-feet.

Background

Planning Commission (Public Hearing)	05/09/23
City Council (Variance)	06/05/23
Action Deadline	06/10/23

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

Zoning
The subject site is zoned R-1 (Single Family) residential.

Surrounding Zoning and Uses
The subject site is surrounded by single family development with zoning of R-1 and Development Flex (DF).

Comprehensive Land Use
The property is guided low density residential.

Existing Conditions

An existing single family home is present along with some mature trees.

History
The lot is part of the Donnay's Oak Park 9th Addition that was platted in 1961.

Evaluation of Request
Code Requirement
Section 33.08 (f)(1) limits the height of fences in the front yard to four feet above ground level when placed at the property line.

Proposal
The applicant and their neighbor have a history of conflict, including but not limited to privacy issues. The applicant has stated that for her safety, she needs a privacy fence down the front property line. As proposed, the fence will be white vinyl and will step down in height along the property line. As originally proposed the fence would start at the garage and will be 6 feet in height and 12 feet long, stepping down to a 5 foot section that is 12 feet long, then to a 4 foot section that is 10 feet long. The fence will be set back 15 feet from the curb. The applicant has since amended the application and is requesting the fence be 8-feet in height for the first two panels then stopping down as originally planned. If approved staff suggests the fence cascade in two foot increments as shown on the plan wit the new heights.

If approved, the applicant will need to locate the property line on that side of the lot to make sure the location is not in obstruction of motor vehicle maneuvers and that the fence is on their property. The property pin must be exposed at time of installation and inspection.

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

UtilitiesThe proposed development will utilize the existing utilities in 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
Use of the existing access points to the existing parking area will remain the same. No new access points will be granted.

No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits
No additional easements or right-of-way would be required. The homeowner will need to obtain any and all required permits to construct the proposed project.

Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the land owner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued.

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the ordinance, and

(b) When the variances are consistent with the comprehensive plan.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

(a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

- The taller fence along the shared property line is reasonable to resolve a conflict.

(b) The plight of the landowner is due to circumstances unique to the property not created by the land owner; and

- There are no unique circumstances on the property.

(c) The variance, if granted will not alter the essential character of the locality.

- Similar variances have been approved within this neighborhood. The fence is along the property line and not the whole front yard. This will not alter the character.

(d) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- Economic considerations do not apply.

(e) The variance requested is the minimum variance which would alleviate the unique circumstances.

- This is the minimum variance to alleviate the situation.

Attachment List:
Zoning and Location Map
Fence Location

Public Comments
Unapproved Planning Commission Minutes 05/09/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the variance. One person spoke at the public hearing and supports the variance.

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. Public Comments
3. Unapproved PC Minutes 05/09/23

City of Blaine

Signature Copy

Resolution: RES 23-92

Resolution Granting a Variance to Allow a Fence Taller than Four-Feet in the Front Yard Along One Property Line at 10655 Quincy Boulevard NE. Robin Bieniek (Case File No. 23-0039/SAS)

WHEREAS, an application has been filed by Robin Bieniek as Case File No. 23-0039 for a variance to section 33.08(f)(1) fence height to allow an 8-foot fence in the front yard ; and

WHEREAS, said case involves the land described as follows:

Lot 11, Block 1, DONNAYS OAK PARK 9TH

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 9, 2023 and the Planning Commission recommends approval; and

WHEREAS, the Blaine City Council has reviewed said case on June 5, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby approved per Section 33.08 (f)(1) and 75.14 of the Zoning Ordinance to allow an 8-foot fence in the front yard along one property line, with the following findings:

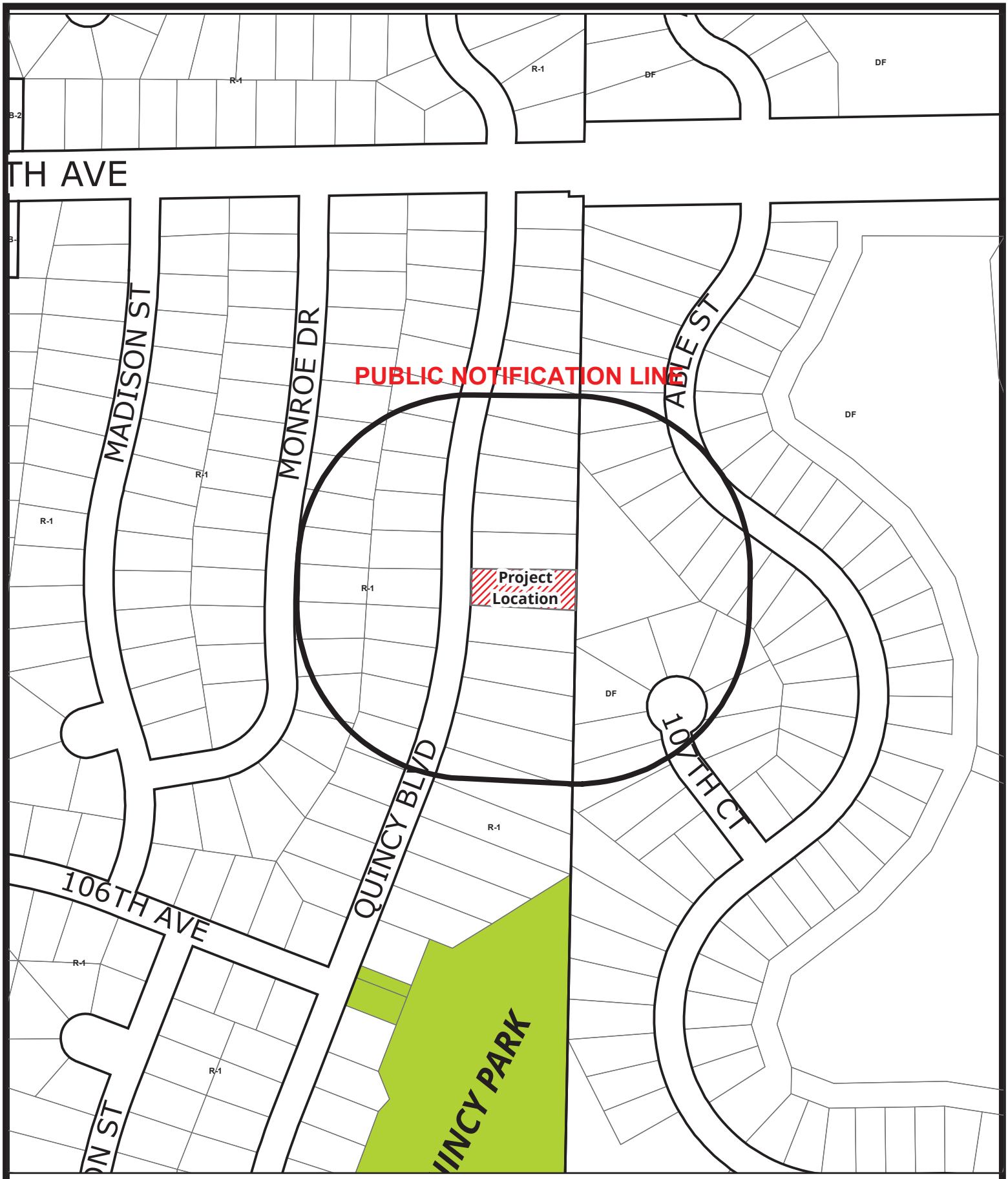
1. The variance is in harmony with the general purposes and intent of the ordinance, and
2. The variance is consistent with the comprehensive plan.
3. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
4. The variance will not alter the essential character of the locality.
5. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
6. The variance requested is the minimum variance which would alleviate the unique circumstances.

The following conditions apply:

a. A fence permit is required.
b. The applicant must locate the property line on north side of the lot to make sure the location is not in obstruction of motor vehicle maneuvers and that the fence is on the property. The property pin must be exposed at time of installation and inspection.

c. The fence cannot exceed 8-feet and must step down as demonstrated in the attached plan.
d. White vinyl fencing shall be used.

PASSED by the City Council of the City of Blaine this 5th day of June, 2023.



BlaineMN.gov

Case File No. 23-0039
Robin Bieniek

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

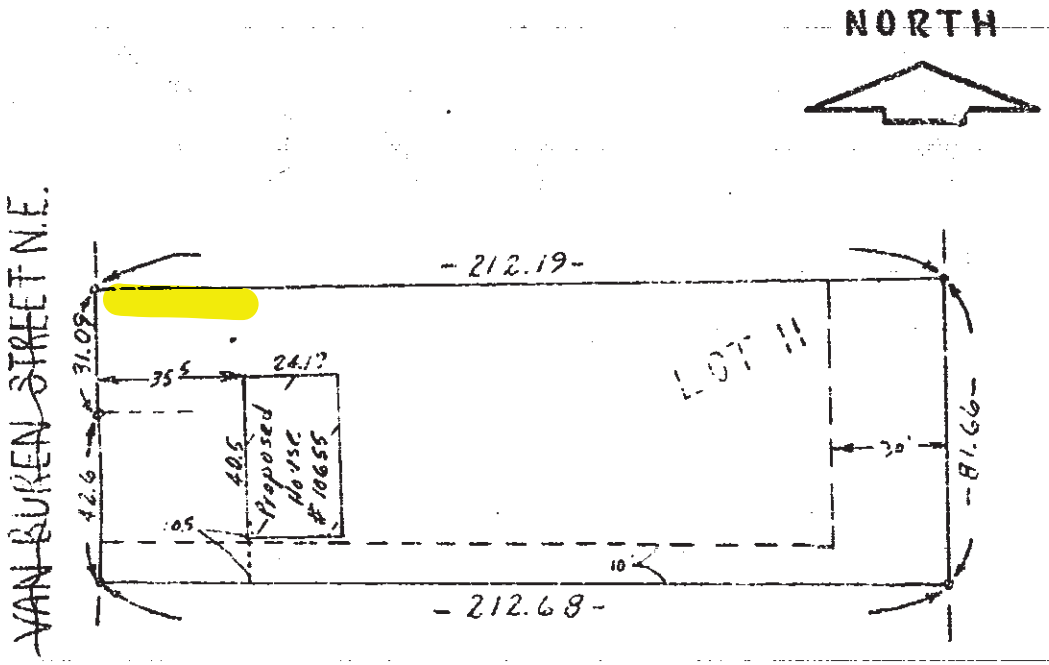
Land Planning
Land Surveying
Soils Testing
Civil & Municipal
Engineering

Suburban ENGINEERING, INC.

— Engineers & Surveyors —

6875 Highway #65 N.E.
Minneapolis 21,
Minnesota
SUnset 4-6026

certificate of survey for LAND & PROPERTIES, INC.



10655 Quinay

o DENOTES IRON ----- DENOTES UTILITY & DRAINAGE EASEMENT

LOT 11 BLOCK 1 DONNAYS OAK PARK 9TH

ANOKA COUNTY

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and of the location of all buildings, thereon, and all visible encroachments, if any, from or on said land. As surveyed by me this ____ day of August A.D. 19 61.

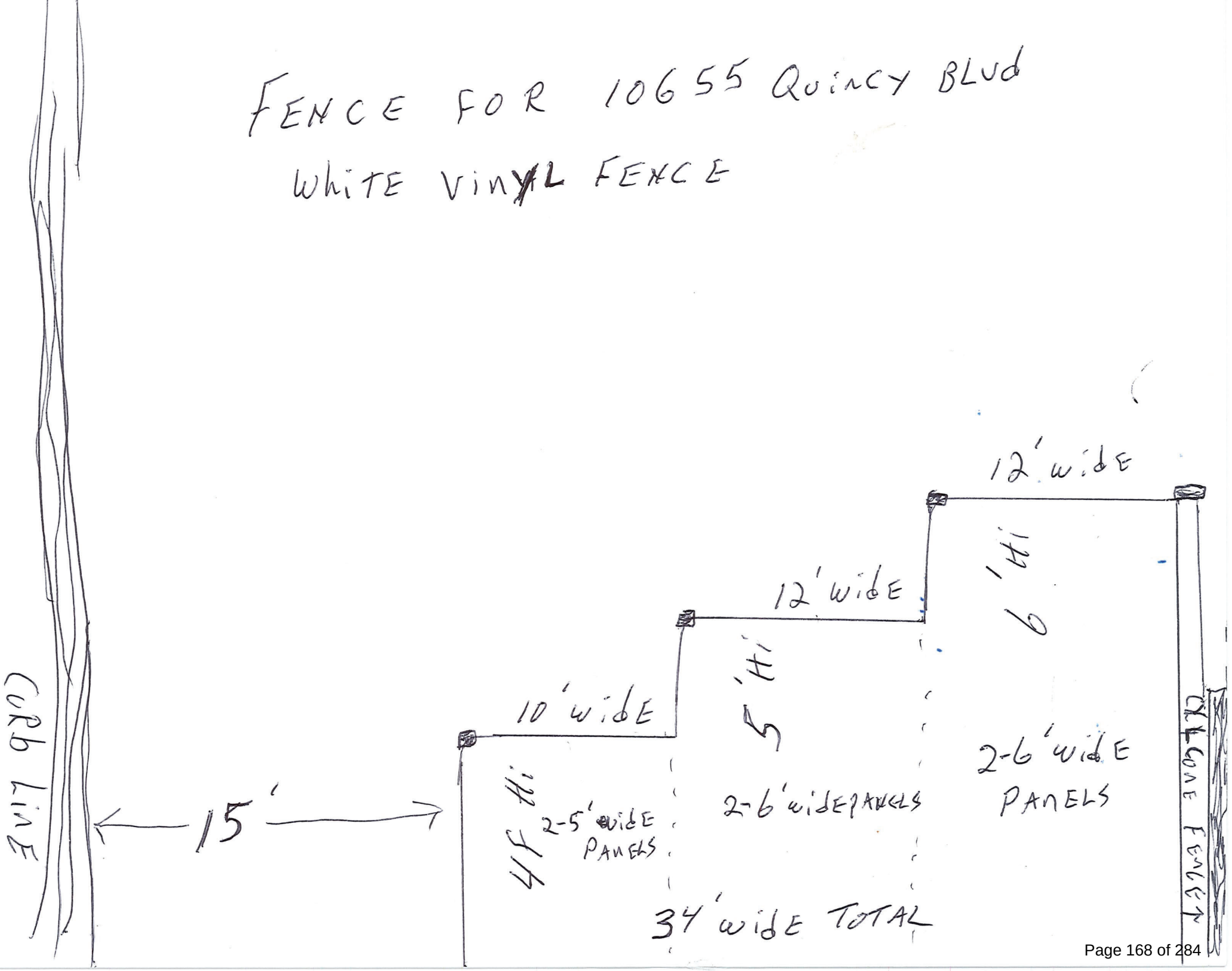
SUBURBAN ENGINEERING, INC.
Engineers & Surveyors
by E. A. Kattner

SCALE 1" = 40'

635C

FENCE FOR 10655 QUINCY BLVD

WHITE VINYL FENCE



Item #4.1 - Public Comments

Patricia Robinson

From: Nicole Berg <njscribner@hotmail.com>
Sent: Monday, May 8, 2023 1:34 PM
To: Patricia Robinson
Subject: Case: 23-0039 Robin Bieniek
Attachments: View from our property to hers.jpg; View from our front gate over to Robin's.jpeg; Orange fence - part of it on the ground.jpg; Front yard - vehicles in street patio stuff on driveway.jpg; Front fence looking from street side.jpg; Fence along back of yard.jpg; Along neighbors side of fence.jpg; Gate connecting our yards.jpg

Good afternoon Pat,

This email is being submitted in response to the letter we received regarding case 23-0039, Robin Bieniek, 10655 Quincy Blvd. NE. I would like to provide input regarding the request for a variance to allow a six-foot fence in the front yard along one property line.

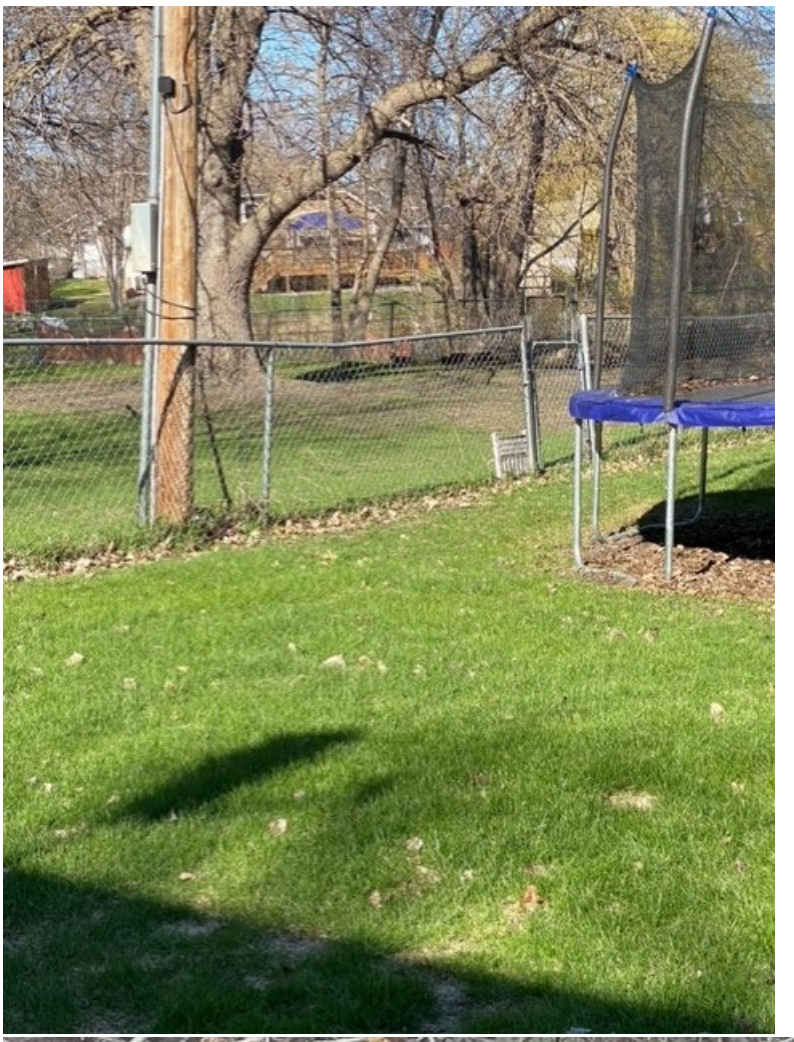
1. Regarding the statement that the fence is needed for the applicant's safety; she only feels unsafe in the front? She has the capability to drive into her garage and enter her house from her garage. If safety is a concern, why isn't safety a concern in the back as well? I don't believe that allowing a fence to be put in her front yard will alleviate any conflict. The only true way to alleviate the conflict between the two homeowners is for a privacy fence to put around the whole property (not just the front) or for one of them to move.

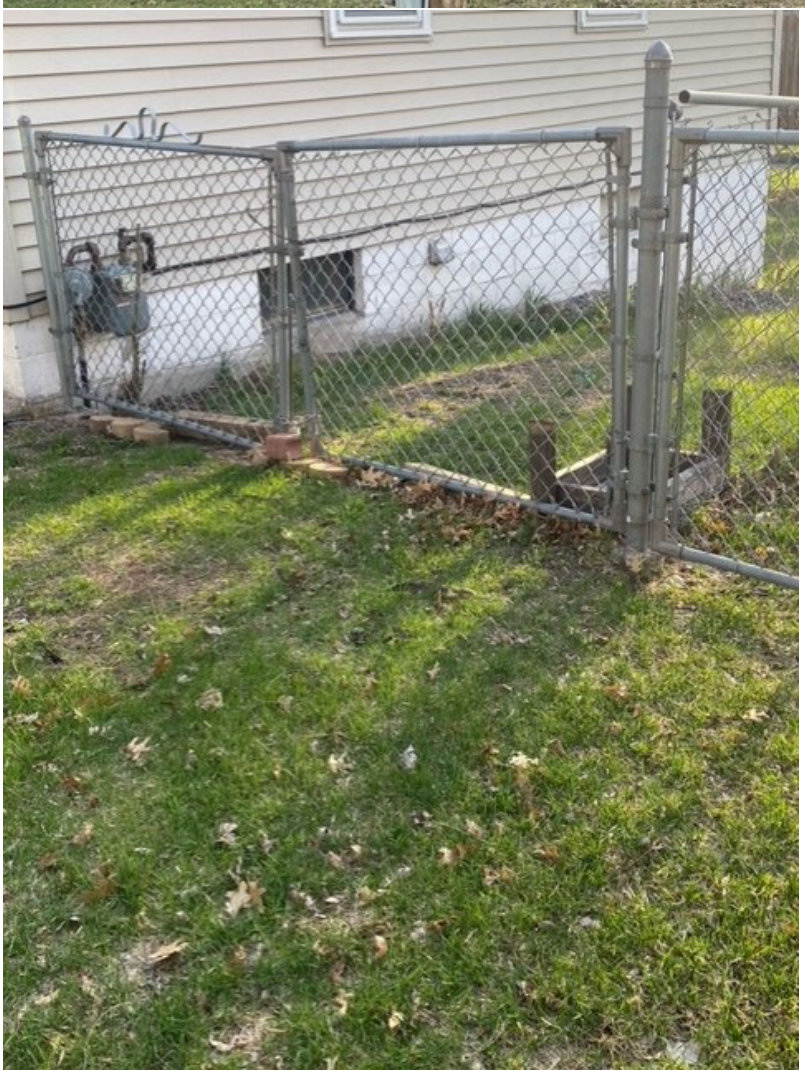
2. The staff report states that similar variances have been approved within this neighborhood. I am not aware of any properties in our area that have a privacy fence in the front. There are several properties along our street that have fences in the front, but they are chain link fences. Allowing the requested fence to be put on this property will absolutely alter the aesthetic of the property (contrary to what is stated in the staff report). We have watched the aesthetic of this property go downhill since Robin purchased it in 2011. Attached are pictures of our view of the fence currently in her backyard. The fence is riddled with crap because she has dogs that get out of the fence (a safety issue for my dog and family) and instead of fixing/replacing the fence, she puts boards, logs, bricks, stools, etc. in places where the dogs might get out. Every year more things are added to the fence line. There is also an orange snow fence (eyesore) that was put up several years along the pond side of the property and hasn't been touched since - in fact, parts of it are laying on the ground. A fence in the front just means the back will continue to be neglected and all the things most people have in their back yards (such as lawn furniture) will now be riddled along her front driveway (which they already do) making the front soon look like the back. No thanks.

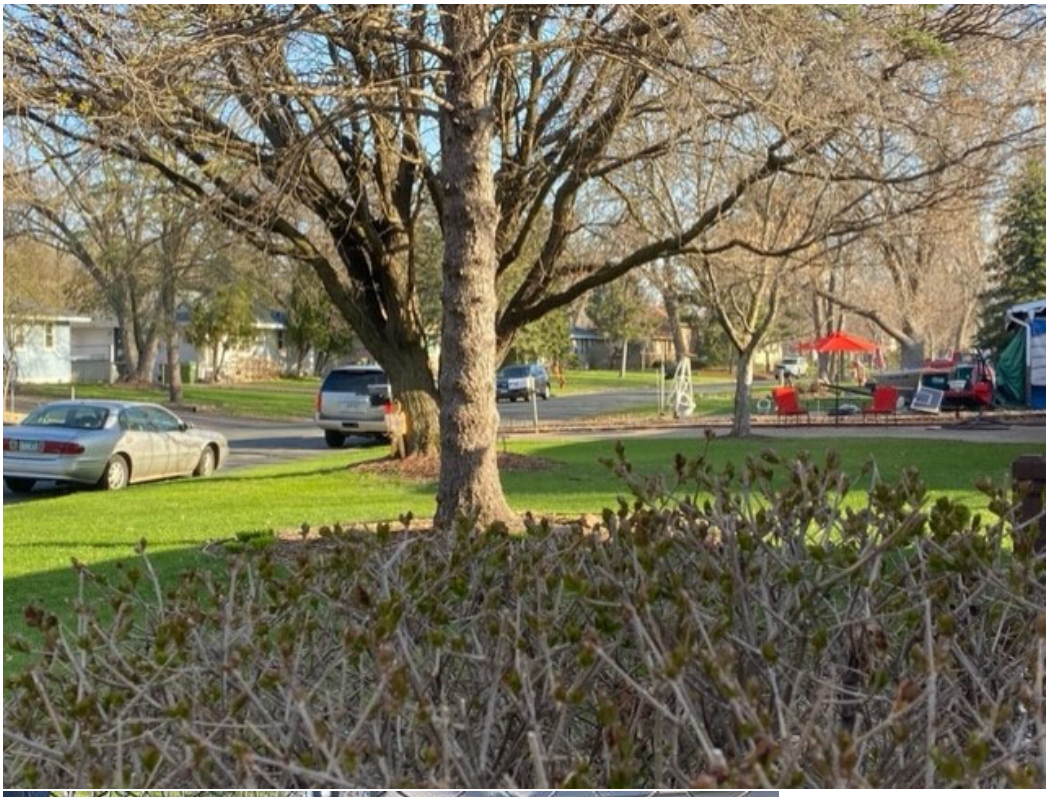
I ask that you take our concerns into consideration. There are several surrounding neighbors that are continually trying to better their properties and don't want to look at the street being used as her driveway and her driveway as her patio/deck. So, as stated above, my request is that a variance should only be granted if the whole property is done (not just the front).

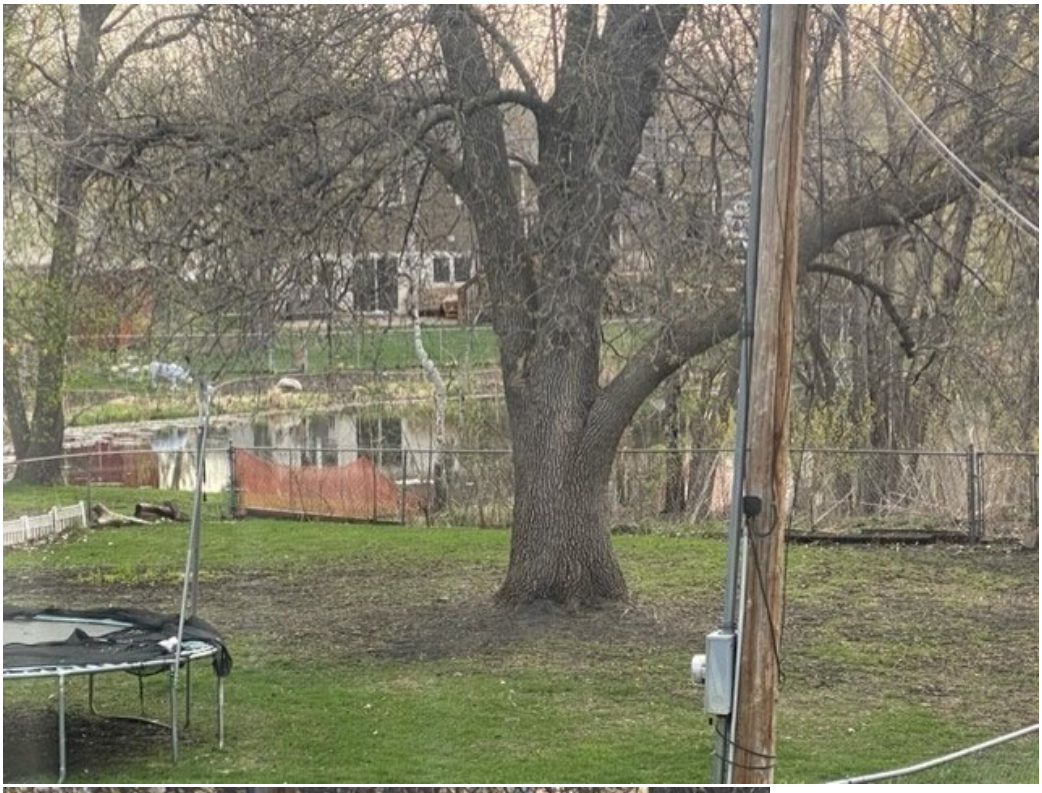
Regards,

Nicole Berg
10651 Quincy Blvd. NE
Blaine, MN 55434









Patricia Robinson

From: Brenda Smieja <brendasmieja@yahoo.com>
Sent: Monday, May 8, 2023 1:41 PM
To: Patricia Robinson
Subject: R. Bieniek - Quincy Blvd

Video and photos taken yesterday. This is not a person in fear for her safety, sunning herself in a lounge chair with her feet up on a foot stool while blaring music. The placement of her patio table in the driveway next to the property line where she fears for safety.

If she truly feared for her safety, either move or put up a 6 foot fence around the ENTIRE yard.

Brenda Smieja

Sent from my iPhone

City of Blaine
Planning Commission

May 9, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 9, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

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

3. Approval of Minutes

3.1. 2023-177 Approval of the April 12, 2023 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Olson to approve the minutes of April 12, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0-2 (Commissioners Deonauth and Halpern abstained).

4. Public Hearing

4.1. 2023-134 Case File No. 23-0039 // Robin Bieniek // 10655 Quincy Boulevard NE
The applicant is requesting a variance to allow a six-foot fence in the front yard along one property line.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0039 was opened at 7:04PM.

Robin Bieniek, 10655 Quincy Boulevard NE, explained she was requesting a higher fence because she has been stalked and harassed for the past seven years by her neighbor. She reported a 30-year restraining order was just put in place against her neighbor. She noted she has tried to build other fences, but this fence was one-half inch onto her neighbor's property and this neighbor called the city to complain and the entire fence had to be torn down. She commented further on the harassment she and her children have received from her neighbor. She stated a fence was required in order to improve her privacy, safety and for the peaceful use of her property.

Daniel Nessenson, Robin Bieniek's father, stated he has tried to let the neighbors work things out, but Robin's neighbor has now threatened to shoot him. He explained the neighbor continually harasses her daughter and this has to stop. He requested the Commission approve the proposed fence.

Brian Segnar, 10661 Quincy Bouelvard, explained he has been having trouble with the applicant, his neighbor. He stated he was not how his neighbor was depicting him. He reported he was dealing with cameras and he believed the police was not doing their job. He indicated he was in an accident recently. He discussed how the applicant had taken up a retaining wall along his property line. He noted this retaining wall held back rocks on his property and now his neighbor has called and had him arrested for him being on her property. He understood his neighbor's dad built a fence without properly surveying the property and the fence was built on his property. He stated this fence has since been removed after being in place for one year. He discussed how he has helped his neighbor in the past and stated he has tried to get along with his neighbor. He indicated he supported the fence being in place, eight feet in height if possible.

The public hearing was closed at 7:19PM.

Commissioner Olson asked if the fence would be on the north property line. Ms. Sellman reported this was the case.

Commissioner Olson questioned if the fence would run into the rear yard. Ms. Sellman indicated the fence would only be installed in the front yard as a barrier between the two properties.

Commissioner Olson inquired if this type of fence was allowed anywhere else in Blaine. Ms. Sellman explained another step down fence had been allowed in this same subdivision through a variance.

Motion by Commissioner Halpern to recommend approval of Planning Case 23-0039 based on the following conditions:

Case 23-0039:

1. A fence permit is required.
2. The applicant must locate the property line on north side of the lot to make sure the location is not in obstruction of motor vehicle maneuvers and that the fence is on the property. The property pin must be exposed at time of installation and inspection.
3. The fence cannot exceed six feet and must step down as demonstrated in the attached plan.
4. White vinyl fencing shall be used.

Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the June 5, 2023 city council meeting.

City of Blaine
Staff Report

File Number: RES 23-95

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit for an Office in the POD (Planned Office District) Zoning District at 3925 Pheasant Ridge Drive NE. Minnesota State Emergency Operations Center (Wold Architects and Engineers) (Case File No. 23-0038/SAS)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for an office use in the POD (Planned Office District).

Background

Planning Commission Public Hearing	05/09/23
City Council (Conditional Use Permit)	06/05/23
Action Deadline	06/11/23

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

Zoning

The subject site is zoned Planned Office District (POD) and the land use designation is Planned Industrial.

Surrounding Zoning and Uses

The site to the north is zoned PBD (Planned Business District) and is vacant. The property to the east and south are zoned PBD and is developed with various office uses. The Metro Gun Club is to the west and is zoned POD.

Existing Conditions

The site is undeveloped.

Evaluation of Request

Site Plan

The State of Minnesota is proposing to build a 36,650 square foot State Emergency Operation Center on the subject site. Offices are a conditional use in the Planned Office District.

Setbacks

The Planned Business District setbacks are met.

Building

- Front yard 40 feet
- Side yard 15 feet
- Rear yard 20 feet

Parking

- Front yard: 25 feet
- Side yard: 10 feet
- Rear yard: 15 feet

Parking

The submitted site plan shows 181 parking stalls and the proposed use requires 147 stalls, therefore, the parking requirements are met.

Architecture

In the POD, the major exterior surfaces of all walls shall be face brick, stone, glass, stucco, architecturally treated concrete cast in place or pre-cast panels, decorative block, wood, or architectural metal, or approved equivalent, as determined by the City. Wood and metal may be used, provided that they are appropriately integrated into the overall building design and not placed in areas which may be subject to damage associated with heavy use.

The building will contain stucco, brick, architectural metal and glass meeting these requirements.

Landscaping

The submitted landscape plan does not meet code requirements. A conforming plan should be submitted with the building permit application. The POD requires 1.5 times the amount of landscaping. Therefore, the requirements are as follows:

- Overstory: 63
- Conifer: 31
- Shrub: 211

- Ornamental: 31

At least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard or in areas within view of the public right-of-way.

Tree Preservation
Twenty-six significant trees are proposed to be removed. Replacement is one for one, requiring 26 to be replaced. This requirement is being met with the landscape plan.

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

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

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

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

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

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

Access/Street Design/Sidewalks/Trails
The development is proposing to gain/provide access from a connection to Pheasant Ridge Drive NE. No additional street design, sidewalk or trail will be required.

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

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.

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 proposed use does not cause an excessive burden on existing parks, schools, streets and other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - The use meets the POD requirements and is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The proposed use is designed to POD requirements and 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 POD is intended for large office developments or corporate campuses. The proposed emergency operations center meets this purpose.
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 hazards or congestion.
    - The proposed development will not generate any additional traffic hazard or additional congestion in the area.

8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The proposed development will be served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed development.

Attachment List
Zoning and Location Map
Narrative
Demolition plan
Site Plan
Grading
Building Elevations
Unapproved Planning Commission Minutes 05/09/23

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.
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 05/09/23

City of Blaine

Signature Copy

Resolution: RES 23-95

Resolution Granting a Conditional Use Permit for an Office in the POD (Planned Office District) Zoning District at 3925 Pheasant Ridge Drive NE. Minnesota State Emergency Operations Center (Wold Architects and Engineers) (Case File No. 23-0038/SAS)

WHEREAS, an application has been filed by State of Minnesota as Conditional Use Permit Case File No.23-0038 for the Minnesota State Emergency Operations Center; and

WHEREAS, said case involves the property described as follows:

Outlot A, PHEASANT RIDGE WEST 2ND ADDITION

WHEREAS, the Blaine Planning Commission held a public hearing on May 9, 2023, and recommended approval regarding said Conditional Use Permit; and

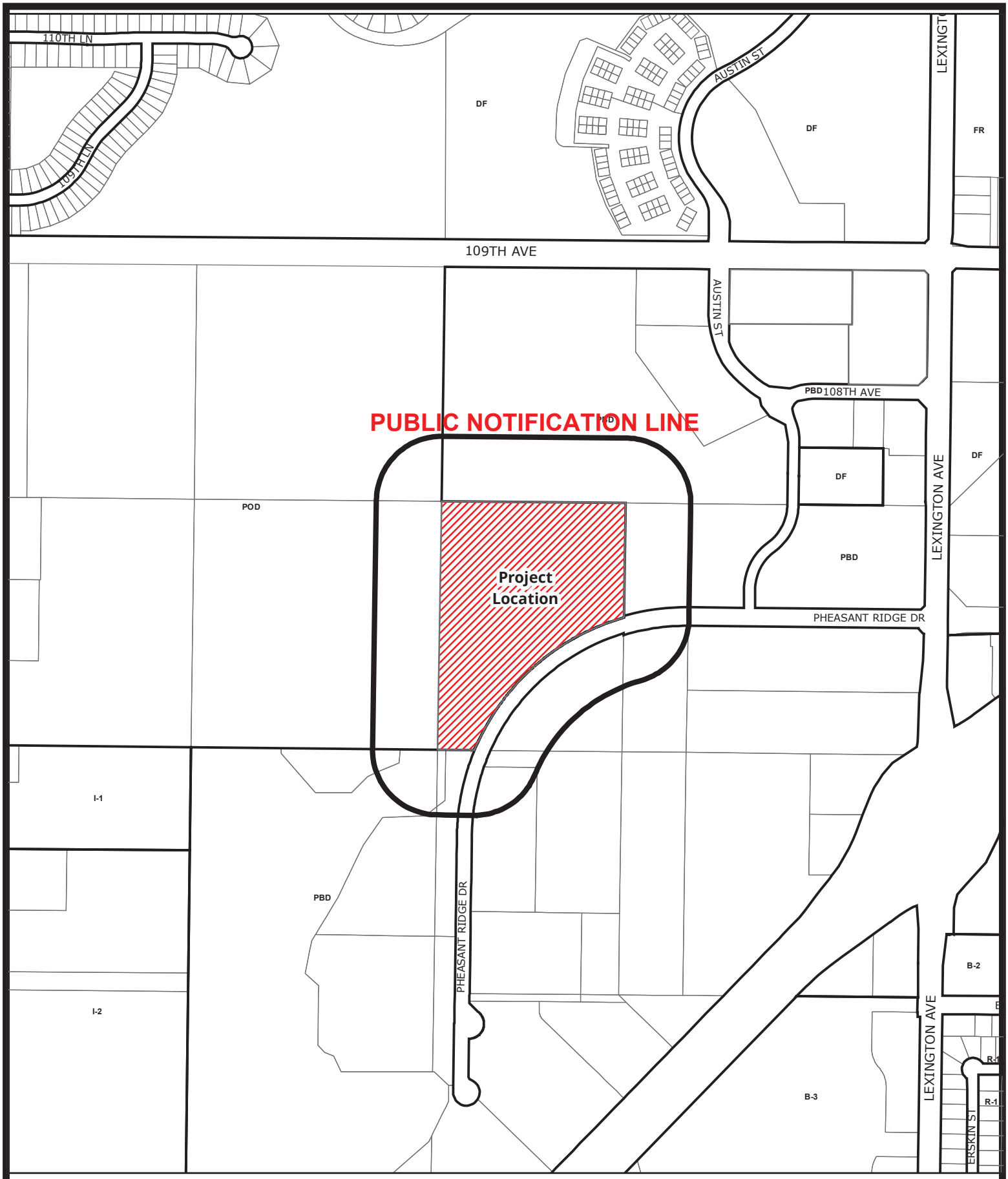
WHEREAS, the Blaine City Council has reviewed said case on June 5, 2023; and

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 30.70 and 27.04 of the Zoning Ordinance to allow an office in a POD (Planned Office District) zoning district with the following conditions:

1. A conforming landscape plan should be submitted with the building permit application. The POD requires 1.5 times the amount of landscaping requirements:
    - Overstory: 63
    - Conifer: 31
    - Shrub: 211
    - Ornamental: 31
2. At least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard or in areas within view of the public right-of-way.The lot shall be platted into a lot and block prior to issuance of a building permit.

PASSED by the City Council of the City of Blaine this 5th day of June, 2023.



Case File No. 23-0038
Minnesota State Emergency Operations Center

BlaineMN.gov

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

2. Basis For Need- Project Background Narrative

Basis for Need

Homeland Security and Emergency Management (HSEM) vision is:
A resilient Minnesota - prepared to respond and recover.

The Mission

Homeland Security and Emergency Management's mission is helping Minnesota prepare for, respond to, and recover from emergencies and disasters.

Core Values

Homeland Secuity and Emergency Management is built around the following elements:

- COMMUNICATIONS: We speak with one voice. We actively listen. We get the right information to the right people at the right time, so they can make the right decisions.
- SERVICE: We are available to help promptly and respectfully with reliable information and solutions.
- TEAMWORK: We work together. We build trust by sharing our experience and expertise, and respecting each person's perspective.
- EXCELLENCE: We are dedicated to delivering top quality results. We pursue personal growth and continuous improvement.
- PROFESSIONALISM: We hold ourselves and each other to the highest standards of conduct.

2. Basis For Need - Project Background Narrative

Basis for Need (cont.)

Essential to achieving the vision, accomplishing the mission, and executing these plans is a survivable, secure, sustainable, interoperable, and flexible State Emergency Operations Center (SEOC). It is a mission-critical facility that supports the following functions before, during, and after disasters and emergencies:

- Monitoring the situation statewide, including weather and potential terrorist activities.
- Coordinating with state agencies.
- Communicating with local governments, on-scene responders, and the federal government.
- Coordinating public information via the Joint Information Center (JIC)

To comply with Department of Homeland Security (DHS) requirements, the SEOC must:

- Be located outside known risk areas.
- Be hardened or be below ground.
- Be away from mid and high-rise buildings.
- Be away from parking ramps.
- Have indirect/serpentine entrances.
- Be able to withstand an EF3 tornado.
- Be protected from lightning and power surges.
- Have clear sight lines.
- Have secure information and communications systems.
- Provide adequate space for incident command, as well as state, federal, and private sector responders (including eating and sleeping areas).
- Provide adequate technology.
- Have redundant HVAC, phone systems, and electrical generators.
- Provide air and environmental monitoring.

A previous audit, conducted independently by the Minnesota Department of Military Affairs, found the current SEOC to be non-compliant with the DHS standards. The current facility is located in a high risk area over a parking ramp, surrounded by taller buildings and heavy downtown traffic. It has inadequate security, is in leased space, sits in a communications "dead spot," and has direct entry from the street with no force protection buffer or offset. Additionally, the facility has no air filtration system, only one telecommunications switching station, and no capability to house or feed emergency staff.

These factors, separately and collectively, create an unacceptable risk to Minnesota's ability to effectively prepare for, respond to, and recover from emergencies and disasters.

3. Agency/Organization Planning

Comprehensive/Master Plan, Site Selection, Technology Plan:

Over a period of several years, the Minnesota Department of Public Safety has searched for a suitable building site for a new State Emergency Operations Center (SEOC).

In 2007, the department explored opportunities to lease or lease-to-buy new space for the Homeland Security and Emergency Management (HSEM) offices and SEOC, along with other public safety activities. Those proposals proved to be either unaffordable or inadequate.

As an interim measure, HSEM undertook a project to reconfigure its existing space in the Town Square complex to improve operational capabilities and mitigate some of the facility's shortcomings. The project was completed in 2009 and the department has a multi-year cancellable lease until a permanent solution can be found.

Subsequently, HSEM examined a variety of potential sites offered by interested communities, but, unfortunately, none of the proposed parcels fully satisfied U.S. Department of Homeland Security/Federal Emergency Management Agency guidelines for a SEOC and/or had other technical issues that could not be remedied.

Discussions between Public Safety and the Department of Military Affairs identified the Minnesota National Guard's Arden Hills Army Training Site (AHATS) as a site that is available and meets all applicable guidelines and requirements. The Guard integrated the new SEOC into the AHATS master plan and included it, along with HSEM offices, in the 35% design of its future Joint Force Headquarters on the property.

As a result of this cooperative effort, the 2010 state legislature provided funding to "pre-design and design a new state emergency operations center in Arden Hills." The laws further required a traffic study on "how the Arden Hills site will be adequately accessible in the event of a disaster that adversely affects major transportation corridors." That study, completed by Jacobs Engineering Group, was submitted to the legislature by the Commissioner of the Minnesota Department of Administration in March 2011.

3. Agency/Organization Planning

Comprehensive/Master Plan, Site Selection, Technology Plan (cont.):

Prior to Pre-Design the Department of Public Safety (DPS) Homeland Security Emergency Management (HSEM) engaged the Minnesota Army National Guard (MNARNG) to conduct a Planning Programming Document Charrette in order to prepare associated documentation for Pre-Design requirements for the State of Minnesota.

A PPDC was conducted in August 2010 to validate the total program requirements and associated costs for the new facility based on the most current manning configuration and functional requirements required to support HSEM.

The previous pre-design was completed in May 2011. Activity continued through 2017 to refine the program, update the estimated cost and exploration additional potential sites. During the ten year gap since the completion of the previous pre-design, enough circumstances have changes that revisiting the effort was needed. Factors that changed include:

- Covid -19 Ongoing Activation, a 1-year and counting, continuous activation
- An HSEM department-wide reorganization
- A major plumbing leak in the existing SEOC, causing operational disruption and demonstrating the age of the building and the nearing of the end of the useful life of the existing facility
- Redefinition of contemporary workplace assumptions, based on 1-year of global remote work experiences
- Revised State of Minnesota workplace standards
- Research toward identifying a new potential project site

3. Agency/Organization Planning

Stakeholders:

A critical part of developing an emergency management capability is establishing and preparing to operate an emergency operations center (EOC). A well-designed EOC, coupled with well-trained personnel working as a team, will enable the coordination of response and recovery operations. An EOC serves as an effective and efficient facility for coordinating all emergency response efforts and will optimize emergency communications and information management. A fully capable and efficiently functioning EOC is essential to affecting the high level of coordination and communication required by all stakeholders, from the Governor to an agency providing ancillary support, when responding to a disaster.

- State of MN Governor
- MN Counties
- Local units of Government
- Incident Commanders
- Association of Minnesota Emergency Managers
- American Red Cross
- MN Board of Animal Health
- Border Patrol
- Corp of Engineers
- MN Department of Commerce
- MN Department of Employment and Economic Development
- Department of Homeland Security
- MN Department of Natural Resources
- MN Department of Corrections
- Department of Energy
- Department of Justice
- Emergency Medical Services Regulatory Board
- Environmental Protection Agency
- Federal Bureau of Investigations
- Federal Emergency Management Agency
- MN Division of Homeland Security and Emergency Management
- MN Department of Agriculture
- MN Department of Education
- MN Department of Health
- Metro Transit/Northstar Rail
- MN Management and Budget
- Bureau of Criminal Apprehension
- MN Department of Human Services
- MN Department of Labor and Industry
- MN Department of Transportation
- MN Fire Marshal
- MN Office of Pipeline Safety
- MN State Colleges and Universities
- MN Voluntary Organizations Active in Disaster
- MN Pollution Control Agency
- MN State Patrol
- Military Affairs/MN Army National Guard
- Nuclear Regulatory Commission
- National Transportation Safety Board
- National Weather Service
- Office of Enterprise Technology
- Public-Private Coordination Action Team -or- InfraGard
- Prairie Island Indian Community
- MN Department of Revenue
- Salvation Army
- United States Coast Guard
- State of Wisconsin Liaison
- US Forests Service
- MN Attorney General's Office
- MN Housing and Finance Agency
- Occupational Safety & Health Administration
- MN Geospatial Information Office
- MN Department of Administration
- Office of Technical Support Services
- Xcel Energy

3. Agency/Organization Planning

Impacts:

1. HSEM Operations:
A new SEOC that meets DHS/FEMA requirements and guidelines will greatly enhance HSEM's capability to efficiently provide response assistance to communities impacted by disaster and enhance their recovery. A well-designed and properly equipped SEOC will enable state government to more effectively monitor the statewide situation, coordinate with state agencies, communicate with local governments and incident commanders, on-scene responders, and the federal government and operate a joint information center to keep the public informed. These operations are all heavily facility dependent and will be greatly improved by proper facility.

2. HSEM Operational Budget:
Operating costs a projected to essentially remain unchanged. Even though the department will have to pay to operate and maintain the facility and grounds, the current lease payments will be avoided.

3. HSEM Facility & Staff:
Department staffing is also projected for no growth attributed to operating the new facility, with the possible exception of 1-2 positions for facility management and maintenance depending on support plans to be determined. Because some HSEM staff elements will be "brought home" from remote locations, there is a clear opportunity for staff consolidation, as well as enhanced efficiency and synergy.

4. Other Impacts:
HSEM will have to maintain full operating and response capability at the old site before "jumping" the operation to the new SEOC. The new facility must be certified by FEMA before it can be activated for operations.

4. Project Description

Approach/Methodology

Programming Methodology

The methodology used during this programming process was based on leveraging the hands-on knowledge of a wide representative array of emergency management personnel and related State of MN functional groups. The focus group included those with a close familiarity with the processes and protocols of the Minnesota State Emergency Operations Center, both at a leadership level as well as line personnel with direct roles in activations and day to day operations. Additional groups included those involved in State-wide information technology. Through a combination of precedent studies, analyses of operational procedures in the existing facility and scenario-driven discussion of future operational approaches, the design team facilitated a wide-ranging discussion on how the State Emergency Operations Center can work efficiently and effectively. Feedback received offered perspectives on current needs as well projections of the changes and opportunities that a new ground-up facility offers.

The Design Team's programming methodology also included a significant focus on cost management. The team programmed the facility to get maximum cost savings by utilizing shared-use strategies; optimizing flexibility and multi-use spaces; and, updating office standards to reflect remote work and hoteling strategies. These strategies and assumptions are embedded in the final program sizes.

Participatory Planning Process

The Design Team's operational programming methodology included ongoing oversight and leadership from state-level project management, with a focused engagement with the following groups in various meeting scenarios:

- The Core Group: HSEM leadership
- The Staff Workgroup: bureau leadership from the 2 primary HSEM bureaus, as well as the division leadership and line personnel for the various sub-groups at HSEM.
- Customers, Stakeholders and Jurisdictional Emergency Managers
- MNIT: the State's information technology planning unit.
- The City of Blaine: through workshops and public meetings with City Council members

As part of the participatory planning process, the Design Team sponsored two large-format, user-group programming sessions. (Due to travel and meeting restrictions in place during the programming phase, these meetings occurred remotely via a multi-attendee Zoom meeting). These programming sessions were an opportunity for HSEM staff and leadership to provide a detailed and critical look at their current facility, and to anticipate an optimum operational model in a new facility. The conversations were wide-ranging and highly detailed, and have been captured in minutes from the meetings. The outcome is that this input has informed the current program document.

4. Project Description

Approach/Methodology

Site Assessment from Hennepin County ECC and hardened responses

The A/E Program Contents

The A/E Program provided in the pre-design submittal includes:

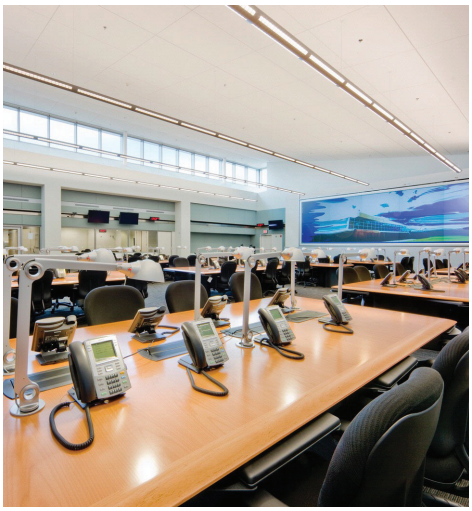
- A detailed space program using a table of space names and sizes based upon the State's Space Guidelines.
- Space Needs Inventory data sheets for individual rooms.
- Adjacency Diagrams showing the activity and functional relationships among the spaces.
- A listing of Furniture/Fixtures/Equipment/signage (FF&E) needs.
- Narrative descriptions of the major Architectural, Civil, Structural, Mechanical, Electrical and Specialty systems that are part of the proposed project.

Approach to Pre-Design

The process began with a kick off Design Charrette involving all stakeholders to develop key objectives and criteria for a successful project while identifying potential risks for failure. The pre-design explored the following eight topics:

1. SITE ASSESSMENT

The first step in designing a secure, essential services facility, such as the State EOC, is to perform a risk assessment, including a thorough analysis of potential sites. Sufficient space for stand-off distances, multiple utility feeds, separation for natural and man-made disasters, presence of communications connectivity and other criteria as delineated in FEMA, 452, UFC 4-010-01 and UFC 4-141-04. We will also coordinate with the design team recently selected to design AHATS infrastructure.



Next Generation EOC with enriched interior environment at Fairfax County EOC /911 / VDOT Operations Center

2. DESIGNING NEXT GENERATION EOCS

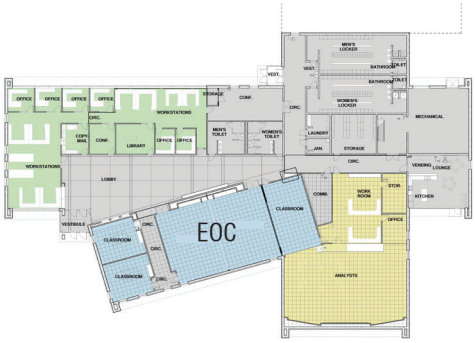
Emergency Operation Centers have traditionally been designed around a bunker mentality, resulting in a heavily fortified and protected environment for the functions contained within the building. However, this design orientation also results in horrific environments for people to work within for long periods of time during stressful events of crisis, let alone all other days when Homeland Security and Emergency Management will work there. Lack of daylighting and views as well as poor acoustics leads EOC participants to have a higher stress level, resulting in reduced effectiveness in crisis management.

4. Project Description

Approach/Methodology

Next Generation EOC('s)…

- Design is based upon providing an enriched interior environment to the participants in the response.
- Spaces have daylighting and views to the exterior to allow participants to be subtly aware of the passing time.
- Spaces have appropriate heights and room volumes and acoustical treatment to prevent the din of the crisis from interrupting the management of the crisis
- Have break areas away from the center of the response activity to allow participants to decompress from the nerve wracking stress which can build.
- Should provide all of these amenities while still protecting the participants and the process from external threats by including hardened, redundant facilities that provide a safe haven amidst the chaos.
- Integrating Next Generation Emergency Operation Center design considering these objectives and the specialized requirements are critical objectives.



An EOC organization depends on your support facilities surrounding the main EOC such as at Mpls Emergency & Training Facility

Providing hardened space for future technology flexibility and redundancy

3. EOC ORGANIZATION

The National Incident Management System is the protocol established by the Federal Emergency Management Agency to govern all aspects of emergency response. Emergency Operations Centers must be designed to complement the National Incident Management System. The National Incident Management System (NIMS) is the protocol established by the Federal Emergency Management Agency (FEMA) to provide the organizational framework for all aspects of emergency response, coordination and recovery. Emergency Operations Centers (EOCs) are the physical manifestation of these NIMS organizational protocols, and as such, must support and facilitate their use and implementation. The organization of the EOC program, and by extension the organization of the building spaces, have the NIMS organizational structure as their basis.

MINIMAL PROTECTION	RECOMMENDED PROTECTION	EXTREME PROTECTION
-- NOT RECOMMENDED --		-- NOT RECOMMENDED --
• $260 per square foot • Conforms to the State of Minnesota Building Code for commercial buildings	• $340 per square foot • Conforms to the State of Minnesota Building Code *(+) And does the following:* • Conforms to NFPA for essential services buildings • Conforms to international code • Conforms to FEMA 350 & portions of the facility to FEMA 361	• $450 per square foot • Conforms to the State of Minnesota Building Code *(++) And does the following:* • Conforms to NFPA for essential services buildings • Conforms to international code • Conforms to FEMA 350 & 361
HARDENING • Standard concrete walls and roof	**HARDENING** • Reinforced dispatch & equipment room for F2/F3 tornado • Hurricane window standard • Double roof concept • Protection of air intakes	**HARDENING** • Reinforced dispatch room for F3+ tornado • Hurricane window standard • Complete double roof • Window shutters • Total hardening of all spaces (all walls, ceilings and roof) • Protection of air intakes
REDUNDANCY • Emergency generator to back-up selective loads • Uninterruptable power services system back-up for computer room electronic equipment	**REDUNDANCY** • Back-up mechanical system provisions • Redundant emergency generator • Redundant uninterruptable power services system *Example(s):* • **Dakota Communications Center** (Minnesota, June 2007) *The following provided hardening / redundancy relevant to regional threats and objectives:* • **King County Comm. & EOC** (Seattle, Washington) • **Fairfax County Comm. & EOC** (Washington D.C. Area) • **Pago Pago** (South Pacific) • **E-Comm 911** (Vancouver, B.C.)	**REDUNDANCY** *Total redundant mechanical and electrical systems:* • Complete back-up mechanical air-handling and cooling systems • Potable water back-up system • Dual utility feeds • Redundant emergency generator • Redundant uninterruptable power services system *Example(s):* • **FAA (Federal Aviation Administration), NASA (National Aeronautical and Space Agency)**

We bring matrix's to correlate cost/benefit options for decision making

Approach/Methodology

Providing situational awareness to an EOC through technology

Providing break rooms and related outdoor spaces for support amenities

Fitting an image for the cantonment area campus

3. EOC ORGANIZATION (cont.)

The HSEM Division is primarily based on the NIMS organizational framework. Within the last 5 years, HSEM undertook a department-wide reorganization, reinforcing the NIMS framework while simplifying and condensing the organization. HSEM is divided into the following three-part structure:

- Operations and Training Bureau – Including Readiness, Regional Program Coordination; Critical Infrastructure and Intelligence; Emergency Planning and Community Right-to-Know Act (EPCRA); and, School Safety & Training
- Preparedness and Recovery Bureau – Including All Hazards Planning; Radiological Emergency Preparedness (REP); Disaster Recovery; Public Assistance; Applicant Services; and, Hazard Mitigation.
- Administration – Including Office Management; Program and Policy Analysis; and, Finance & Grants.

4. COMMUNICATION / DATA CONNECTIVITY

A successful emergency response is dependent on having as much information as possible to base decisions upon. Microwave networks, 800mHz radio systems, fiber optic data networks, GIS systems, video feeds and display walls are all common in Next Generation Emergency Operations Centers.

In order to keep all of the incoming information available and all of the outgoing communications active, redundant pathways and points of entry into the facility are required to ensure no single point of failure. Connectivity to networks is critical to the resiliency of the technology and information systems that are critical to the function of an EOC during an activation.

5. CONTINUITY OF OPERATIONS

An EOC is a mission-critical facility, and must be designed to be immediately occupiable and fully functional in the event of a disaster or other emergency circumstance. Though a State-level emergency operations center responds to and coordinates cross-jurisdictional events that may be very remote to its actual physical location, there is always possibility that the EOC will be near or directly within the event itself. As such, the building design must ensure continuity of operations independent of the immediate external circumstances. The range of events that must be considered include (but are not limited to) natural disasters, person-generated disasters, civil unrest and terrorism.

The strategies for ensuring continuity of operations include structural hardening, mechanical/electrical/data systems redundancy, redundancy and reliability of building/site access, and building flexibility for adapting to unforeseen circumstances. The safety and security of building occupants is of prime importance. Equally important is the ability to immediately re-occupy the building in

Approach/Methodology

the event that a short-term evacuation is required; an EOC must not experience any down- or lag-time in the event of a crisis.

The strategies that ensure continuity of operations have project cost implications that must be considered. A concurrent risk-assessment is a methodology that rates the likelihood of various events/crises, and assists the Design Team in identifying the highest priority outcomes to address. Since no project can reasonably accommodate any and all eventualities, it is critical to address those that are highest priority and most likely to impact continuity of operations. The programming and scoping for this project has included a risk assessment as part of its scoping prioritization.

6. SUPPORT AMENITIES

Once activated, an Emergency Operations Center often stays in that state for days or weeks. During that length, the participants engaged in the response put in long, dedicated hours. They can easily become fatigued and stress levels of all participants typically become elevated. This can lead to poor decision making and a loss of effectiveness. In order for the coordinated response to continue effectively for the duration of the event, participants need to have a break area away from the stress, outdoor spaces to escape to but still be in close proximity to the EOC, as well as changing rooms, showers and sometimes dorm room accommodations. Some of these provisions are available on the AHATS campus which reduced the program construction.

7. INSPIRATION FOR IMAGE

The staff of Homeland Security / Emergency Management deserves a workplace to be proud of just as much as anyone. The challenge of designing facilities that are not just bunkers hiding from society, but showpieces of architecture that engage the community and context around them while providing safe haven, continuity and calm during the time of crisis.

8. SUSTAINABILITY

Key principals of sustainable design should apply to all projects and a solid design strategy automatically incorporates elements of sustainability, but also the need to balance sustainability with all project expectations is necessary. The sustainable and high performance goals for the project have been identified using the “State of MN Sustainable Building Guidelines.”

Additionally, it should be noted that Sustainability goals can complement redundancy and continuity of operations requirements. For example, a building designed to use less energy is easier and less costly to provide a back-up power system for.

Approach/Methodology

Conclusion

The team understands that these facilities provide important services to the public and have specialized requirements for equipment, security, communications, security, redundancy and survivability. These requirements have been integrated into the planning, program and design process for the new SEOC. The integration of these requirements into the facility and the development and coordination of the various consultant's scope of work in the project will be ongoing throughout the project. Key components include the following:

- Critical operational adjacencies
- Integrating and securing any shared space components in the program
- MEP Systems survivability and redundancy for continuity of operations
- Essential facility structural requirements - Building survivability in severe natural or man-made events
- Specialized building and site security systems
- Specialized telecom/radio/data systems
- Adaptability and flexibility in the building systems and infrastructure to accommodate expansion or changes in operations/equipment
- Specialized technology systems
- Specialized AV display and distribution systems
- Specialized equipment requirements
- Specialized storage requirements
- Specialized parking requirements
- Specialized acoustic requirements
- Public, restricted and secure circulation requirements
- "Stand alone" capabilities
- Ergonomics and stress mitigation
- Accessible building infrastructure for current/future equipment, data and communications

The team's data base of recent experience and lessons learned in the design of new Emergency Operations Centers will be a resource to the state during the design phases of the project.

4. Project Description

Approach/Methodology

Project Goals

The SEOC's Core Group defined their project goals as follows:

The SEOC...

- Build community with all emergency management stakeholders. Have them involved from the beginning
- Respond to the core goals: Preparedness/Training; Response; and Recovery.
- Provide a functional emergency operations center and office building
- Provide a comfortable and stress mitigating work environment for emergency response personnel
- Create a showpiece for the State of Minnesota, a flagship image for emergency response.

This new facility also offers an opportunity to continue the evolution and change that the HSEM department has already initiated. This includes:

- Furthering the removal of work silos
- Fostering a collaborative work environment, diminishing residual signs of hierarchy
- Continue the momentum of cultural change within the division.

Project Vision

The vision is to plan and design a "next generation" essential services facility, which reflects its organizational and operational goals of the state of Minnesota and will meet the programmatic and functional requirements of the users. The goal is to design a facility that engenders pride in the work force, promotes employee hiring and retention, provides an appropriate working environment and professional public image for the Minnesota Emergency Operations Center, and meets the budget and schedule requirements of the project. The design will incorporate sustainable design strategies to create a healthy work place, conserve energy and reduce long term operating costs. The design of the facility should balance openness, accessibility, natural light and security. These components will contribute to the quality of the workplace and mitigate the stress associated with facility activations.

1 SITE DEMOLITION PLAN
C200
0 40' 80' 120'
1"=40'

MINNESOTA STATE EMERGENCY OPERATIONS CENTER

3925 PHEASANT RIDGE DR NE
BLAINE, MN 55449

State of Minnesota

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651 227 7773

PIERCE PINI & ASSOCIATES, INC.
Consulting Civil Engineers

Pierce Pini & Associates Inc.
9298 Central Avenue
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Phone 763.537.1311
rhonda@piercepini.com

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**

RHONDA S. PIERCE
License Number: **41333** Date

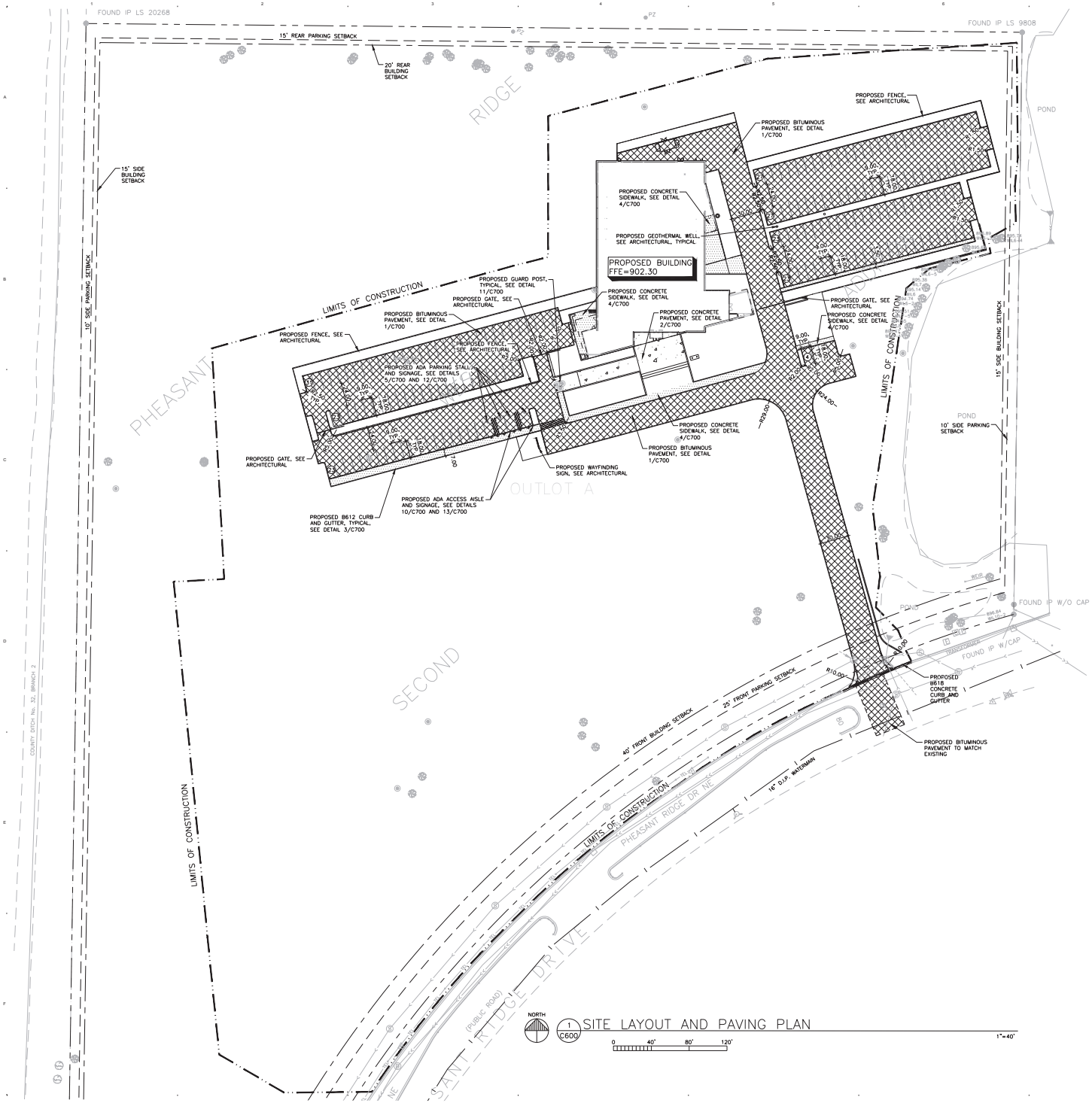
Revisions		
Description	Date	Num
30 Submittal	01/21/2022	A
Civil Review	04/27/2022	B
Civil Review	11/07/2022	C
90% Design Development	02/17/2023	D
RCWD Submittal	02/24/2023	E
RCWD Resubmittal	03/17/2023	F
95% Construction Documents	03/31/2023	G

Comm: **21-034**
Date: **03.31.2023**
Drawn: **RJD/JDR**
Check: **RSP**

SITE DEMOLITION PLAN

Scale: As noted on plans

C200



PARKING STALLS	
ADA	4
STANDARD	177
TOTAL	181

LIMITS OF CONSTRUCTION/AREA OF DISTURBANCE=13.13 ACRES

CIVIL ELEVATION 902.30 = ARCHITECTURAL ELEVATION 100'-0"

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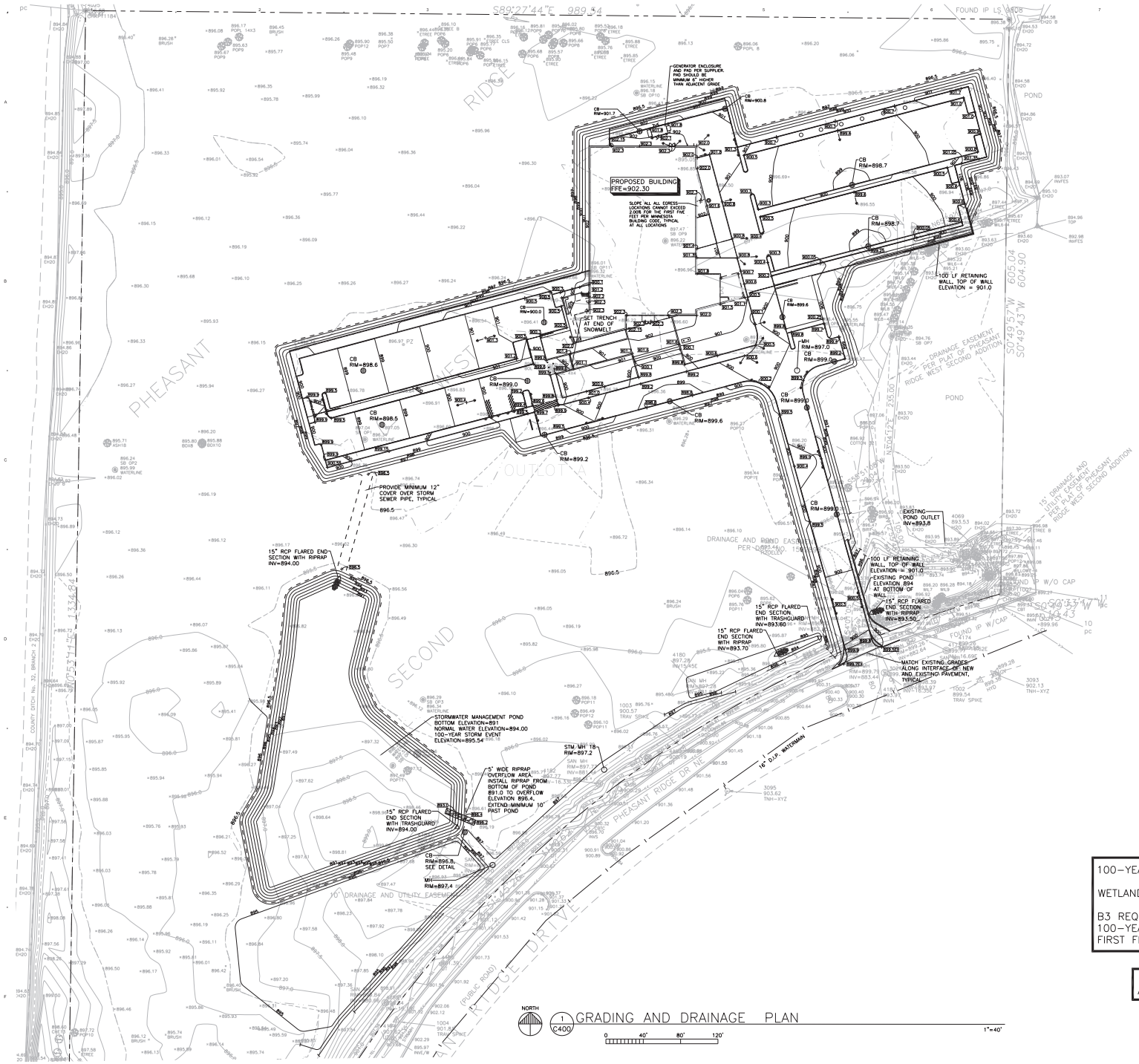
90% Construction Documents	03/31/2023	G

Comm: **21-934**
Date: **03.31.2023**
Drawn: **RJD/JDR**
Check: **RSP**

SITE LAYOUT AND PAVING PLAN

Scale: As noted on plans

C600



100-YEAR FLOODPLAIN ELEVATION=897.30

WETLAND ELEVATION=896.50

B3 REQUIRES FFE FIVE HIGHER THAN 100-YEAR FLOODPLAIN ELEVATION FIRST FLOOR FINISHED ELEVATION=902.30

CIVIL ELEVATION 902.30 = ARCHITECTURAL ELEVATION 100'-0"

MINNESOTA STATE EMERGENCY OPERATIONS CENTER

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90% Construction Documents	03/31/2023	G

Comm: 21-024
Date: 03.31.2023
Drawn: RJD/JDR
Check: RSP

GRADING AND DRAINAGE PLAN

Scale: As noted on plans

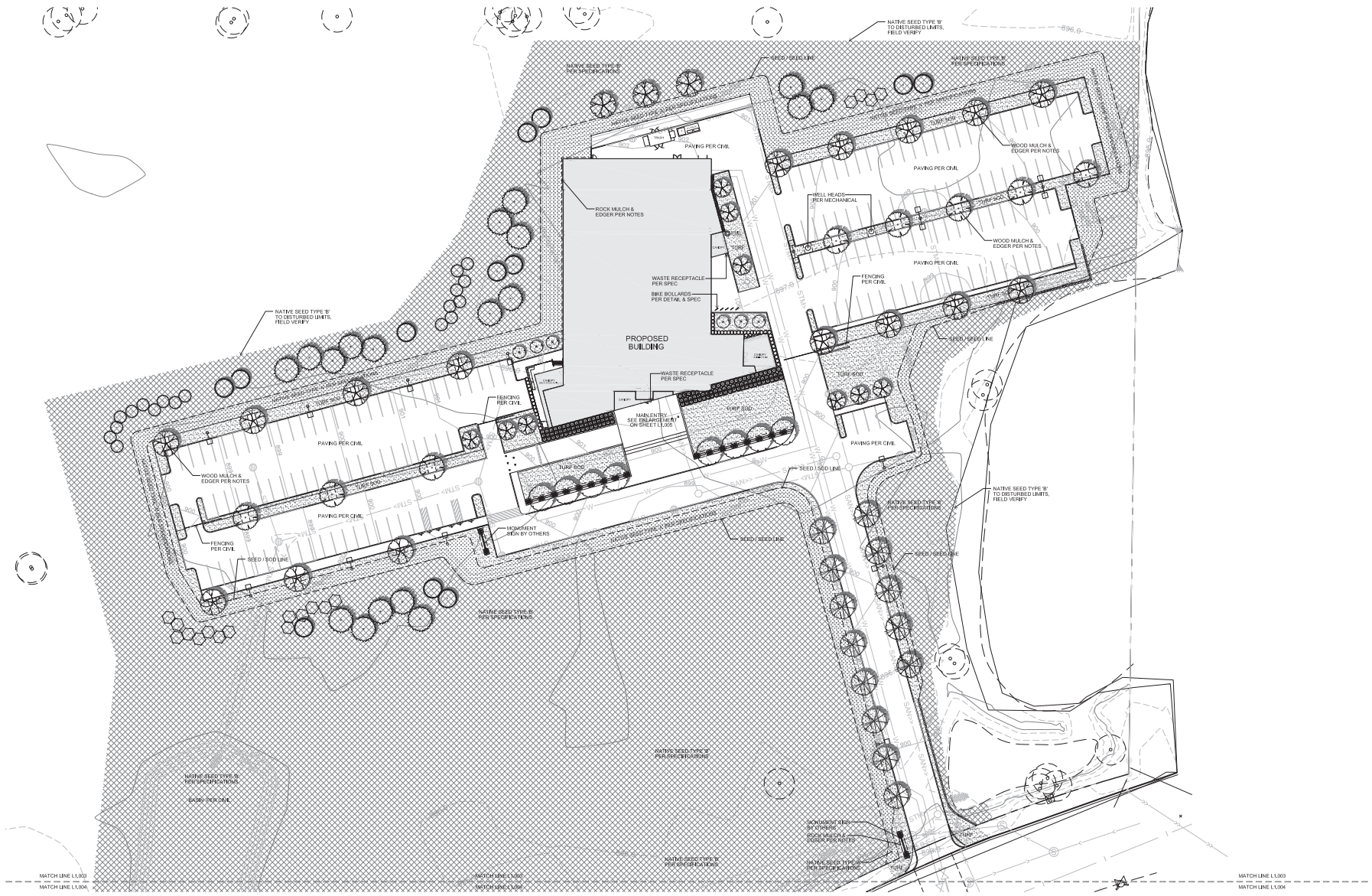
C400

General Notes:

01. Refer to Sheet L1.001 for Tree Preservation Plan, Sheets L1.002-L1.005 for Landscape Plans, and Sheets L1.006-L1.007 Details, Notes, and Schedules.
02. See Civil Engineer's plans for site plan layout and dimensions.
03. Protect adjacent landscape areas from damage during construction.
04. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
05. All fine grading of turf and seed areas shall be the responsibility of the sod and seed sub-contractor(s). Including sub-cut work. Field verify disturbance upon mobilization - actual seed and sod areas may differ from anticipated limits shown on plan.

Landscape Symbols Legend:

- Existing Deciduous Tree
- Native Seed Type 'A' Pollinator Mix
- New Turf Sod
- Native Seed Type 'B' Stormwater Mix



LANDSCAPE PLAN NORTH:

SCALE: 1" = 30'-0"

NORTH

811 Know what's below. Call before you dig.

50% CD SET
NOT FOR CONSTRUCTION

MINNESOTA STATE EMERGENCY OPERATIONS CENTER
3925 Pheasant Ridge Dr NE
Blaine, MN 55449

STATE OF MINNESOTA

Wold

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

RossDrulisCusenbery
18294 Sonoma Highway
Sonoma, CA 95476
rdcarchitects.com | 707 996 8448

JE DUNN CONSTRUCTION
800 Washington Avenue North
Minneapolis, MN 55401
jedunn.com | 952 830 900

CALYX
CALYX DESIGN GROUP
LANDSCAPE ARCHITECTURE
475 Cleveland Avenue North
Saint Paul, MN 55104
calyxdesigngroup.com | 651 788 9018

Revisions

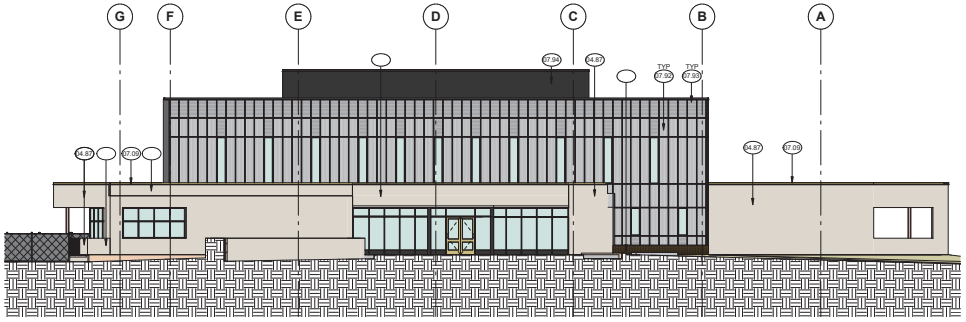
Description	Date	Num

Comm: 212226
Date: 03-31-2023
Drawn: HL
Check: BH

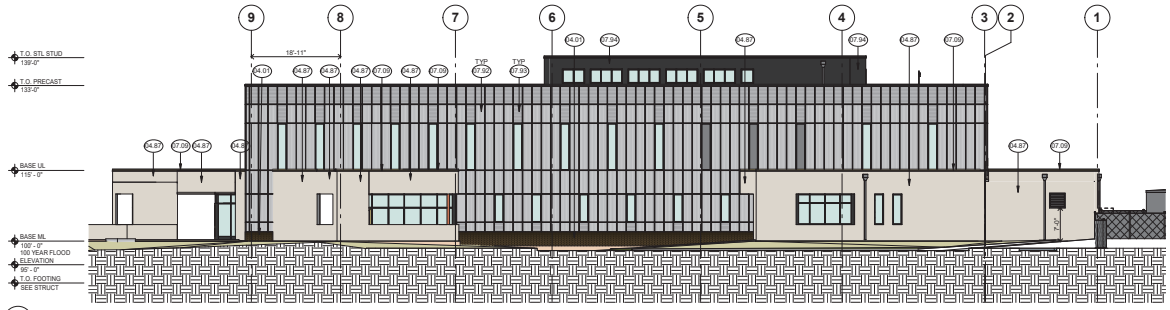
Sheet Name:
LANDSCAPE PLAN NORTH

Sheet #:
L1.003

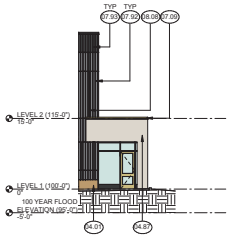
MN



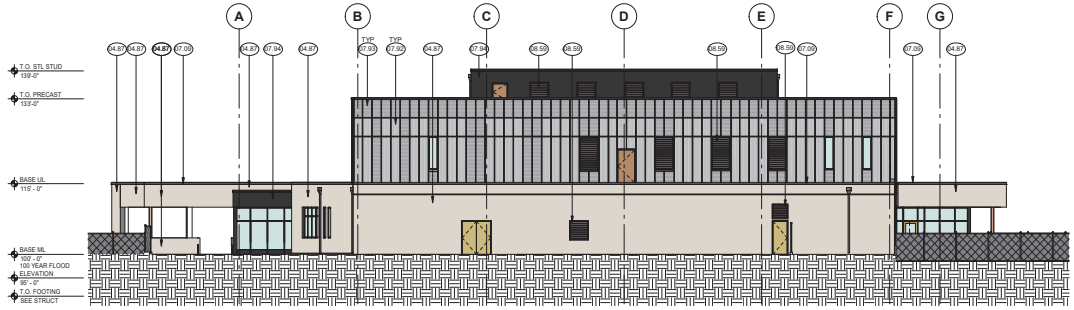
B1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



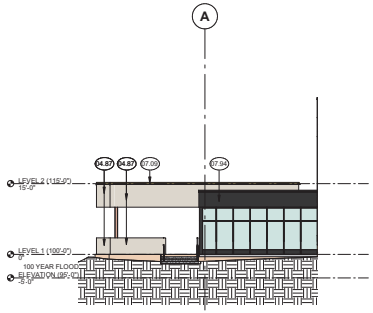
C1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



C6 EXTERIOR ELEVATION - NORTHEAST
3/32" = 1'-0"

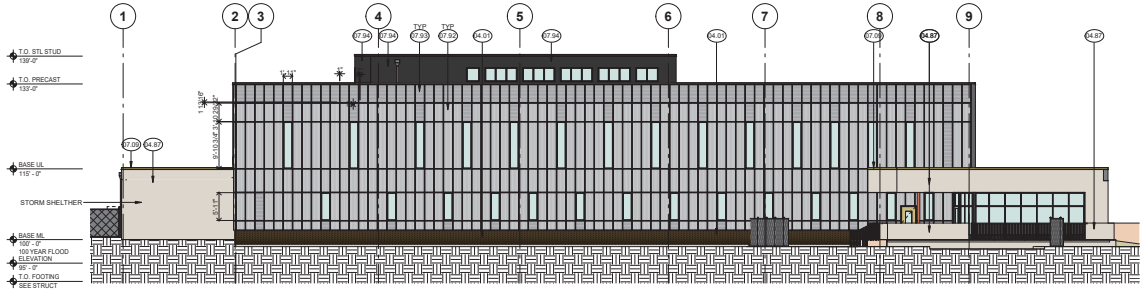


E1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

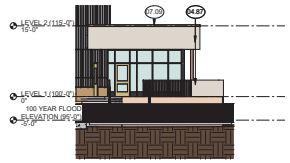


E6 EXTERIOR ELEVATION - SOUTHEAST
3/32" = 1'-0"

A



F1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



F6 EXTERIOR ELEVATION - SOUTHWEST
3/32" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
04.01	BRICK 1
04.87	STUCCO VENEER
07.09	PREFINISHED RAINSCREEN PANEL
07.92	PREFORMED METAL PANEL 1
07.93	PREFORMED METAL PANEL 2
07.94	METAL PANEL 3
08.08	ANODIZED ALUMINUM FRAME
08.59	PREFINISHED METAL LOUVER

MINNESOTA STATE EMERGENCY OPERATIONS CENTER
3925 Pheasant Ridge Dr NE
Blaine, MN 55449

STATE OF MINNESOTA
Owner Address
Owner City, State

Wold

WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

RossDrulisCusenbery
18294 Sonoma Highway
Sonoma, CA 95476
rdcarchitecture.com | tel 707 996 8445

JE DUNN CONSTRUCTION
800 Washington Avenue North
Minneapolis, MN 55401
jedunn.com | tel 952 830 900

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 **MN**

JOEL DUNNING
License Number: **Arch Num** Date: **5/30/23**

Revisions		
Description	Date	Num

Comm: **212226**
Date: **5/30/23**
Drawn: **Author**
Check: **Checker**

EXTERIOR ELEVATIONS

Scale: **3/32" = 1'-0"**

50% CD SET
NOT FOR CONSTRUCTION

A5.101

City of Blaine
Planning Commission

May 9, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 9, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

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

3. Approval of Minutes

3.1. 2023-177 Approval of the April 12, 2023 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Olson to approve the minutes of April 12, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0-2 (Commissioners Deonauth and Halpern abstained).

4. Public Hearing

4.5. 2023-133 Case File No. 23-0038 // Minnesota State Emergency Operations Center (Wold Architects and Engineers) // 3925 Pheasant Ridge Drive NE
The applicant is requesting a conditional use permit for an office in a POD (Planned Office District) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0038 was opened at 7:58PM. As no one wished to appear, the public hearing was closed at 7:58PM.

Commissioner Swanson questioned how this building would be used.

City Planner Sheila Sellman explained this would be an emergency operation center that would be used by the state of Minnesota.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0038 based on the following conditions:

Case 23-0038:

1. A conforming landscape plan should be submitted with the building permit application. The POD requires 1.5 times the amount of landscaping requirements:
    a. Overstory: 63
    b. Conifer: 31
    c. Shrub: 211
    d. Ornamental: 31
2. At least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard or in areas within view of the public right-of-way.The lot shall be platted into a lot and block prior to issuance of a building permit.

Motion seconded by Commissioner Swanson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the June 5, 2023 city council meeting.

City of Blaine
Staff Report

File Number: RES 23-91

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit Amendment that will Allow up to 2,901 Square Feet of Garage/Accessory Space and a 47-Foot Side Yard Setback for a Garage Addition on an RF (Residential Flex) Zoned Property at 2704 Fox Ridge NE. Jim Sunderland (Case File No. 23-0033/SLK)

Executive Summary

The applicant is proposing a 2,040 square foot addition to their existing garage for an RV and additional storage space. The proposed addition and existing garage would total 2,901 square feet. A 47-foot side yard setback for the garage addition is also being requested.

Background

Planning Commission Public Hearing	05/09/23
City Council (Conditional Use Permit)	06/05/23
Action Deadline (60 days)	05/26/23
Action Deadline (Extended)	07/25/23

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

Zoning

The property is zoned RF (Residential Flex) and has a LDR (Low Density Residential) land use designation.

Surrounding Zoning and Uses

The adjacent properties to the east are zoned DF (Development Flex) and have single-family homes. The properties to the north, south, and west are zoned RF and have single family homes located on the parcels.

Existing Conditions
The site has an existing home with an attached garage. The lot has trees and a small pond behind the house.

Evaluation of Request
Site Plan
The applicant wishes to add-on to an existing attached garage to store an RV. There is currently an 861 square foot attached garage and the applicant proposes to add 2,040 square feet to the existing attached garage for a total accessory building square footage of 2,901.

The original zoning approval for this development requires any property to acquire a Conditional Use Permit (CUP) Amendment for garage/accessory space that exceeds 1,200 square feet. The City has approved several CUP amendments for similar types of attached and detached garages in this area.

Setbacks
The North Oaks West development was established in 1983 under the RF zoning provisions. The standards that guide construction within the development were incorporated into the CUP. The setbacks were established with the original grading plan that was the development in 1983. Generally, the front and side setbacks are 50 feet. The existing attached garage currently has an approximately 55-foot side yard setback, and the applicant would like to amend their CUP to allow a 47-foot side yard setback for the proposed garage addition.

Architecture
The proposed addition must match architecturally with the existing house and attached garage. The plans that have been provided indicate that the structure will match the exterior materials of the existing home.

Tree Preservation
The applicant has stated that four trees will need to be removed from the parcel for the construction of the garage addition. The applicant will need to plant four replacement trees at a minimum of 2.5 inch caliper on site or pay $400 per tree for a total of $1,600 to the reforestation fund. An escrow of $1,600 for tree replacement or a payment of $1,600 to the reforestation fund will be required prior to a building permit being issued.

Grading/Storm Drainage
The additional garage construction will be required to maintain the existing drainage patterns for the existing lot. No additional storm water areas will be required.

Wetlands/Watershed
Encroachment into the platted drainage, utility and wetland easement on the property will not be permitted. Any previous storage of items within the area will have to be removed and no

other items can be placed within the easement area.Watershed review is not required.

Access/Street Design/Sidewalks/Trails

No additional access to the property will be granted. No additional street design, sidewalk or trails required.

Easements/Right-of-way/Permits

No encroachment into the existing easements on the property will be permitted. No additional right-of-way is needed. A building permit will be required to be obtained prior to construction of the garage accessory space.

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.

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 will not create an excessive burden on parks, schools, or streets.
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 existing home (addition side) is located approximately 105 feet from the adjacent home and will be constructed with materials that are consistent with the existing home. The proposed side yard setback of 47 feet will be 37 feet more than the 10-foot setback required on most single-family lots. Therefore, the use will be compatible with the adjoining property.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The proposed addition will be constructed with materials that are consistent with the existing home. The appearance of the addition 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 Residential Flex District creates a reasonable balance between the interests of the property owner in developing their property with greater flexibility in land use, and at the same time protect the interest of surrounding properties.

6. The use shall not be in conflict with the comprehensive plan of the City.
   - The use is not in conflict with the LDR (Low Density Residential) designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
   - The proposed garage construction 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 existing lot and structure have the required utility services, adequate roads and necessary drainage facilities to service the proposed construction.

Attachment List:
Zoning and Location Map
Site Survey
House Elevations
Picture of House
Narrative
Resolution No. 83-77
North Oaks West Memo
Public Comments
Unapproved Planning Commission Minutes 5/9/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There was one comment at the public hearing related to concerns about the size of the proposed addition and what would be stored in the accessory building. The applicant indicated the addition is for personal storage.

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. Public Comments
3. Unapproved PC Minutes 05/09/23

City of Blaine

Signature Copy

Resolution: RES 23-91

Resolution Granting a Conditional Use Permit Amendment that will Allow up to 2,901 Square Feet of Garage/Accessory Space and a 47-Foot Side Yard Setback for a Garage Addition on an RF (Residential Flex) Zoned Property at 2704 Fox Ridge NE. Jim Sunderland (Case File No. 23-0033/SLK)

WHEREAS, an application has been filed by Jim Sunderland as Conditional Use Permit Case File No. 23-0033; and

WHEREAS, said case involves the property described as follows:

Lot 54, Block 1, NORTH OAKS WEST

WHEREAS, the Blaine Planning Commission held a public hearing on May 9, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 5, 2023; and

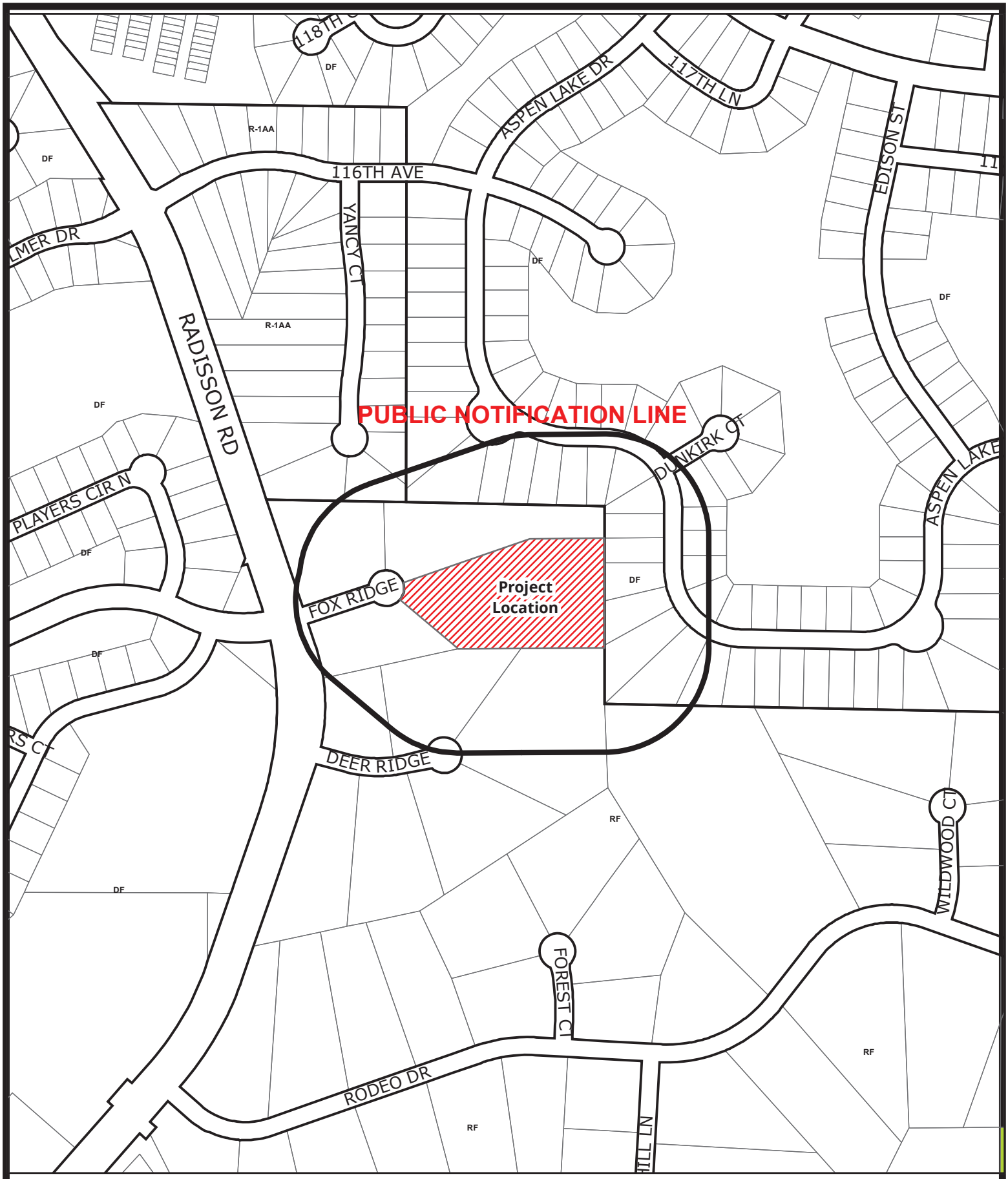
WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 29.110 and 27.04 of the Zoning Ordinance to allow up to 2,901 square feet of garage/accessory space and a 47-foot side yard setback for a garage addition on an RF (Residential Flex) zoned propertywith the following conditions:

1. The applicant is required to plant four replacement trees at a minimum of 2.5 inch caliper on site or pay $400 per tree for a total of $1,600 to the reforestation fund. An escrow of $1,600 for tree replacement or a payment of $1,600 to the reforestation fund is required prior to a building permit being issued.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.
4. The addition to the garage is limited to 2,040 square feet. The total square footage for garage/accessory building space is limited to 2,901 square feet.
5. The north property line is limited to a 47-foot side yard setback.

6. The proposed addition shall match the existing house construction in terms of architectural style, exterior color, and materials.

PASSED by the City Council of the City of Blaine this 5th day of June, 2023.



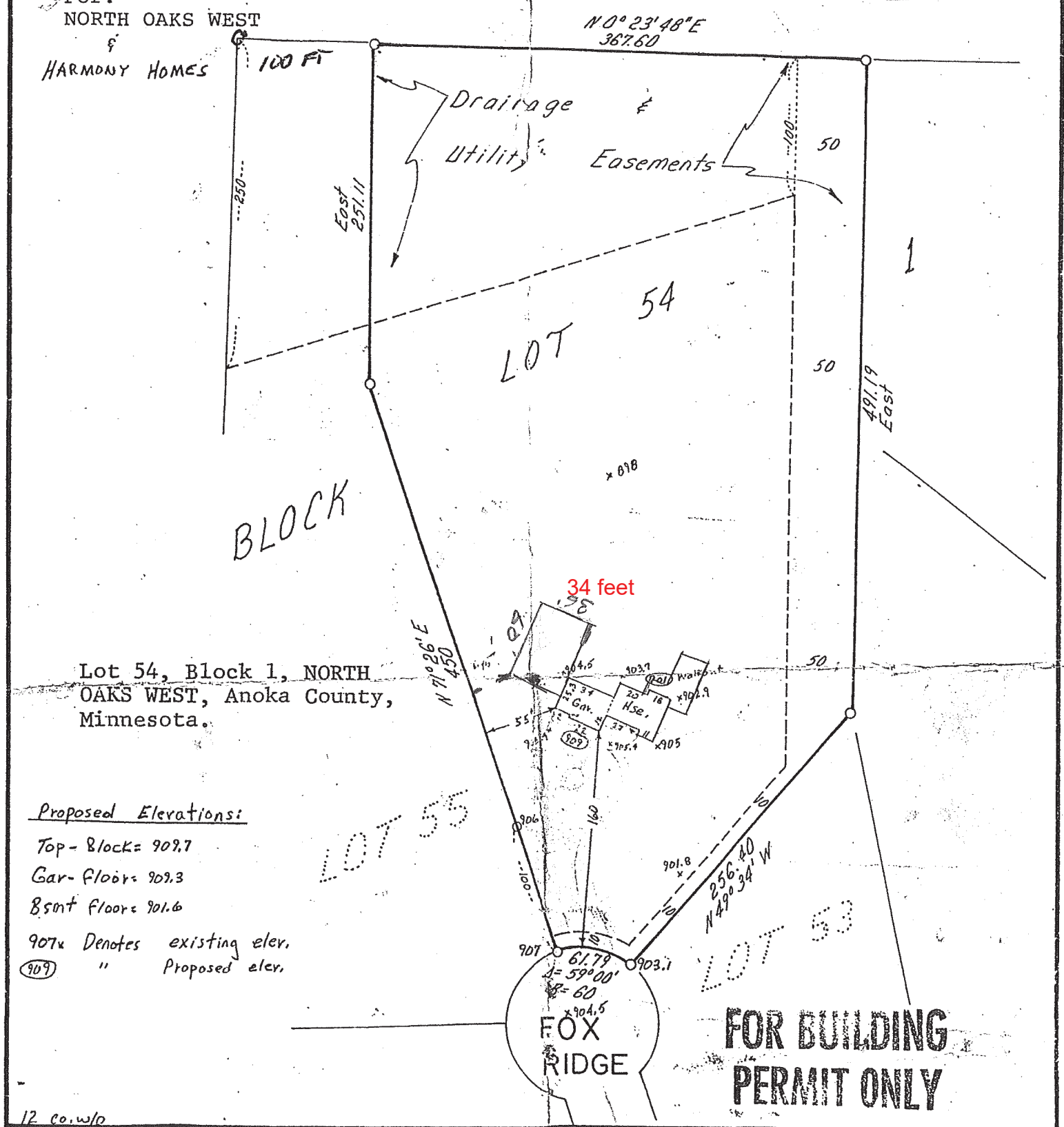
BlaineMN.gov

Case File No. 23-0033
Jim Sunderland

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

CERTIFICATE OF SURVEY

For:
NORTH OAKS WEST
&
HARMONY HOMES



Proposed Elevations:

Top - Block = 909.7

Gar - Floor = 909.3

Bsmt Floor = 901.6

907x Denotes existing elev.

(909) " Proposed elev.

12 co. w/o

SCALE: 1 Inch = 100 Feet	o Denotes Iron	Bearings shown are on an assumed datum.	Job No. 80-126	Book ___ Page ___

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated this 11TH day of December 1980.

E. G. RUD & SONS, INC.

by Ernest G. Rud

Minn. Reg. No. 8808

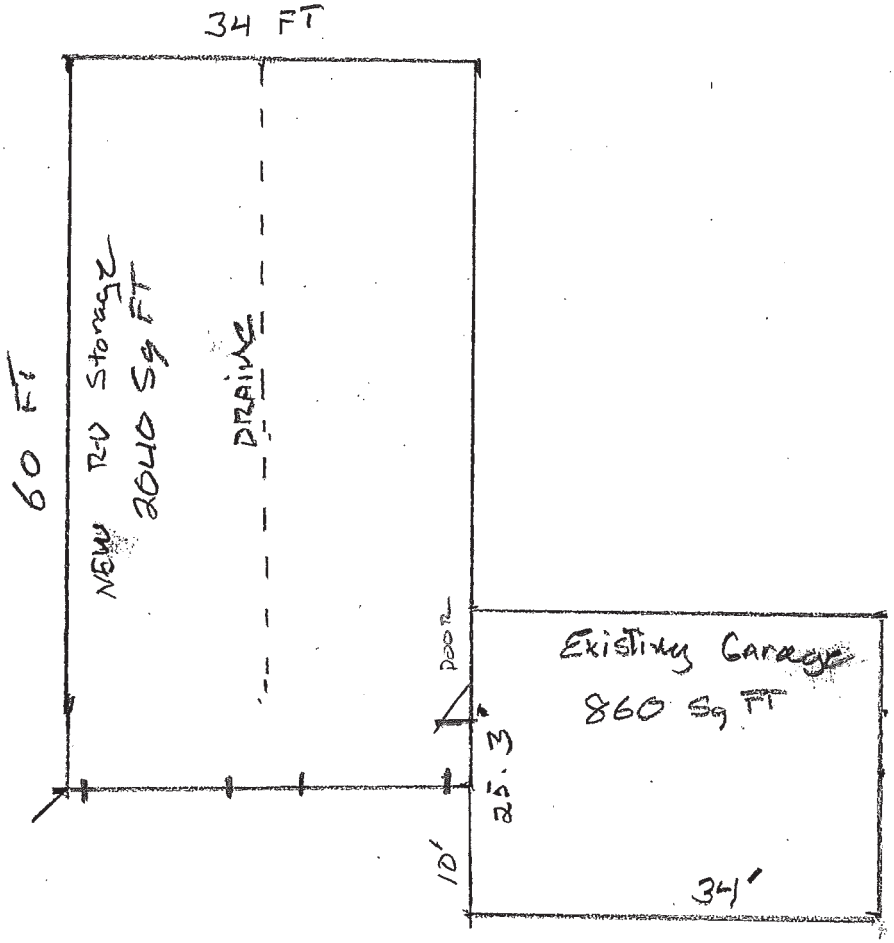
E. G. RUD & SONS, INC.
LAND SURVEYORS
9560 Lexington Avenue N.
New Brighton (Lexington), Minnesota
55112
Telephone: 786 - 5556

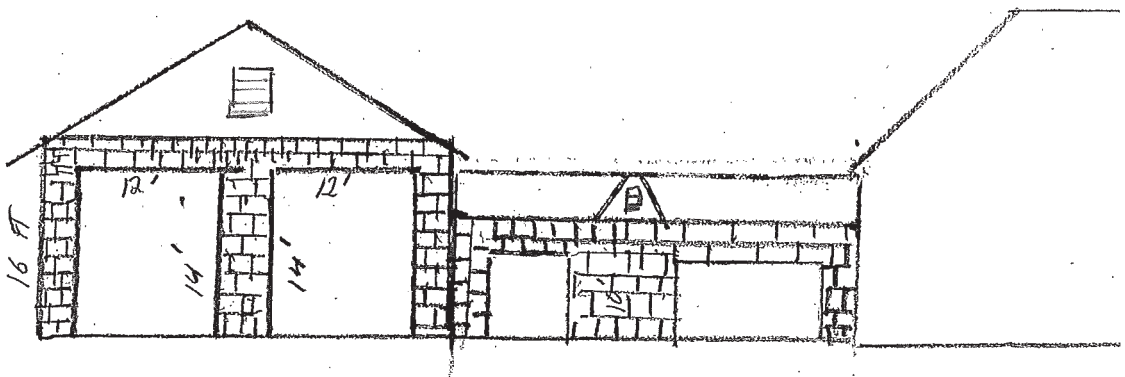
Hse Added 3-31-89 MK

54, 1

Top Block	909.7	Elev
Garage Floor	909.3	Elev
Existing Garage	860 Sq FT	
New RV Storage	2040 Sq FT	

Jim Sunderland
2704 Fox Ridge NE
Blaine MN 55449





The narrative of the project is to add an additional recreation/storage building to the north side of the house. The purpose is to store a large recreational vehicle that can’t be stored outside. The building will be a 34x60 foot addition attached to the existing building.

CITY OF BLAINE

RESOLUTION NO. 83-77

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PER SECTION 30.066 OF THE ZONING CODE TO KEITH HARSTAD, BOB TODD, BOB CARLSON EDWIN DROPPS AND STEVE CHINANDER

WHEREAS, an application has been filed by Keith Harstad, Bob Todd, Bob Carlson, Edwin Dropps and Steve Chinander as Conditional Use Permit Case 83-11a/b/c/d/e, and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 12, 1983, and

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

WHEREAS, the Blaine City Council has reviewed said case on July 7, 1983;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 30.066 of the Zoning Code to Keith Harstad, Bob Todd, Bob Carlson, Edwin Dropps and Steve Chinander provided that development be in accordance with the following submitted materials:

1. North Oaks West brochure, March, 1983, by Ernie Rud and Sons, Surveyor.
2. Preliminary Plat 3-8-83 by Ernie Rud and Sons, Surveyor.
3. Grading plan 3-8-83 by Ernie Rud and Sons, Surveyor.
4. Wooded Areas After Construction plan 3-8-83 by Ernie Rud and Sons, Surveyor.
5. Lot size plan 3-8-83 by Ernie Rud and Sons, Surveyor.
6. The Order of Conditions as established by the Environmental Impact Statement.

BE IT FURTHER RESOLVED that said developers are granted a waiver of the City of Blaine Subdivision Code, Section 18-4(A)(3)(a) in order to allow the developers proposed street names.

PASSED by the Blaine City Council this 7th day of July, 1983.

Francis Fogerty, Mayor

ATTEST:

Joyce Twistol, City Clerk

Council Action 83-317

M E M O R A N D U M

DATE: October 3, 1991

TO: Dan Herrboldt, Building Official

FROM: Ron Henrickson, Director
Planning/Economic Development

SUBJECT: Issuance of Building Permits in North Oaks West

As you are aware, the Architectural Review Committee established in the covenants has ceased to exist. Building permits no longer need to be signed by Ed Dropps and Company.

It is important, however, that all the following requirements be met as encompassed in the conditional use permit that was granted in conjunction with the Residential Flex Zoning.

1. Setbacks

   Reference the Grading Plan in the Engineering Department for setbacks on each lot. Generally speaking, the front and side setback is 50 feet, but certain lots vary.

2. Garage Size

   The maximum garage size is 1,200 s.f. with a minimum two-car garage. All garages must be attached unless approved by an exception to the covenants by the other property owners.

3. Landscaping

   Landscaping shall include the following:

   a. 4 Deciduous trees 2 1/2 Caliper, B & B.
   b. 3 Evergreen trees 6 feet high, B & B.
   c. 9 Shrubs - minimum 24 inch pot.

   Credit can be given to preserved trees in the front yard for a & b.

   NOTE: A tree preservation plan should accompany the building permit for treed lots.

4. Driveways

   All driveways must be concrete, bituminous or paving blocks.

5. House Value

   According to City calculations, no house should be approved with a value less that $121,000. This excludes the lot.

RH/jb
HERRBOLD.RH/TBPLAN

Patricia Robinson

From: Brian Klose <BKlose@emjmetals.com>
Sent: Wednesday, May 3, 2023 8:52 AM
To: Patricia Robinson
Subject: 2704 Fox Ridge permit amendment

Good morning Pat,
My name is Brian Klose and our residence of 2898 Aspen Lake Drive is directly behind the property where they are requesting a permit to build a huge garage.
The party requesting the permit owns T-Ray construction and we know the garage of this size is to store their construction equipment and should NOT be stored in a residential neighborhood.
I drove to the residence on 2704 Fox Ridge and there is plenty of room to build the garage in the front portion of their property (near their street) and not set it back toward the pond on the back end of property?
We purchased this home 2+ years ago because of the quiet tranquil backyard and the pond view where we all admire the birds and animals and that would all change if this is passed.
The entire neighborhood that would be affected by this potential rezoning will be attending the meeting on the 9th.
Please let me know what else we can do to help our cause and stop this from being rezoned, we love our home view and the solitude we have been blessed with?

Sincerely,

Brian Klose
319 400-9606

Patricia Robinson

From: stephanie hsieh <stephanie.hsieh19@yahoo.com>
Sent: Wednesday, May 3, 2023 10:02 AM
To: Patricia Robinson
Subject: 2704 Fox Ridge Permit Amendment

Good Morning,

My name is Stephanie Hsieh and I am writing on behalf of my family in opposition to the rezoning of 2704 Fox Ridge NE.

Me, along with my fiancé Dave Hawkinson and our 2 children have been living at 2904 Aspen Lake Dr. NE since 2017. We love our private backyard sanctuary and the stunning views that comes with it. Our kids absolutely love watching the wild-life year-round and we would be heartbroken if such a garage was built behind us. A building of that nature does not belong there and would completely stand out and disfigure the beautiful woodlands it is meant to be. A huge reason why we bought our house was because of the views in the backyard. We were told the land behind the house is protected and would never be built upon.

It was so special to find woodlands within a neighborhood inside a booming Minneapolis suburb.

Thank you for your time, please let us know how we can protect this land.

Stephanie Hsieh
651.403.9097
David Hawkinson
763.442.7479

City of Blaine
Planning Commission

May 9, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 9, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

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

3. Approval of Minutes

3.1. 2023-177 Approval of the April 12, 2023 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Olson to approve the minutes of April 12, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0-2 (Commissioners Deonauth and Halpern abstained).

4. Public Hearing

4.3. 2023-131 Case File No. 23-0033 // Jim Sunderland // 2704 Fox Ridge NE
The applicant is requesting a conditional use permit amendment that will allow up to 2,901 square feet of garage/accessory space and a 47-foot side yard setback for a garage addition on an RF (Residential Flex) zoned property.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0033 was opened at 7:35PM.

James Sunderland, 2704 Fox Ridge NE, explained he purchased an RV and he would like to have this stored indoors. He anticipated the only person who would see the garage addition would be himself because he has a five acre lot.

Jenny Shaw, asked if the structure would be used for anything other than the storage of the RV.

The public hearing was closed at 7:38PM.

Mr. Sunderland reported the building would be used strictly for the storage of personal items.

Commissioner Olson questioned who would be policing the number of trees that are removed on the property.

Planner Shawn Kaye explained the applicant would have to identify the number of trees that are being removed in order to build the new structure in the building permit phase. She reiterated this was not a variance request, but rather was a conditional use permit amendment.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0033 based on the following conditions:

<u>Case 23-0033:</u>

1. The applicant is required to plant four replacement trees at a minimum of 2.5 inch caliper on site or pay $400 per tree for a total of $1,600 to the reforestation fund. An escrow of $1,600 for tree replacement or a payment of $1,600 to the reforestation fund is required prior to a building permit being issued.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.
4. The addition to the garage is limited to 2,040 square feet. The total square footage for garage/accessory building space is limited to 2,901 square feet.
5. The north property line is limited to a 47-foot side yard setback.
6. The proposed addition shall match the existing house construction in terms of architectural style, exterior color, and materials.

Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the June 5, 2023 city council meeting.

City of Blaine
Staff Report

File Number: RES 23-93

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

Resolution Granting a Conditional Use Permit for Outside Storage and Multiple Buildings on One Lot in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 23-0020/EES)

Executive Summary

The applicant is proposing a contractor's yard with outside storage of equipment and materials. The conditional use permit is for outside storage and multiple buildings on a lot. Staff recommends approval with conditions.

Background

Planning Commission Public Hearing	05/09/23
City Council (Conditional Use Permit)	06/05/23
Action Deadline (60 days)	05/30/23
Action Deadline (Extended by City)	07/29/23

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

Zoning

The property is zoned I-2 Heavy Industrial and is guided Heavy Industrial in the comprehensive plan.

Surrounding Zoning and Uses

The property is located on Naples Street and is adjacent to other heavy industrial uses including Central Transport (truck terminal) to the south, and ADHUE Graphics to the north. The adjacent uses across Naples Street are an asphalt plant and the SKB transfer station. To

the east, there is a large wetland complex located between the heavy industrial uses on Naples Street and the business park on Pheasent Ridge Drive, which is a high-finished light industrial/office park.

Existing Conditions
The property has an existing tree service operated out of a home located on the property and some other small buildings. There are also many vehicles stored on the property, most of which are junk cars. Metro Tree has occupied the property since the early 1990s.

History
In 1992, the owner of the property requested a conditional use permit to operate Metro Tree out of a legal nonconforming residential property (zoned Light Industrial at the time). That CUP was denied on January 7, 1993. Staff has not been able determine whether any code enforcement action was taken following that denial or why the business was allowed to remain.

Evaluation of Request
Site Plan
The property is divided by a ditch that runs east/west through the property. The applicant is only proposing development on the southern half of the property, with the northern half remaining unchanged. The applicant is proposing a 15,000 square foot office/shop building and an 8,000 square foot warehouse, with the potential to add an additional warehouse on the south side of the property in the future. The remaining upland area, approximately 11 acres, in the southern half is proposed for outside storage of equipment and materials, including an area for concrete crushing. Typically, outside storage areas are required to be paved with asphalt or concrete. In this case, as a significant portion of the site will be used for storage of tracked equipment (which will destroy concrete or asphalt quickly), gravel has been proposed for those areas.

The following setbacks apply:

- Front - 40 feet (building)/25 feet (parking)
- Side - 15 feet (building)/10 feet (parking)
- Rear - 20 feet (building)/10 feet (parking)

All required setbacks are being met.

A fence is proposed to surround the developed portion of the property. The fence along Naples Street must be a black PVC coated chain link, as has been required of other properties along Naples Street. The remaining fencing may be uncoated chain link if desired. A condition has been included that the fence must be located between the outside storage area and the stormwater ponds to prevent encroachment of storage into those areas. The applicant is requesting that the fence not be required to be located between the pond and outside storage

yard. Their narrative is attached, which cites access to the ponds as the reason for the alternative location. The narrative does not provide any alternative measures to be taken to contain the outside storage. The applicant is permitted to install gates in the fence to provide for access to the ponds for maintenance. If the Council wishes to allow the fence location as proposed by the applicant, condition 2 may be revised.

A minimum building area of 20,000 square feet is required for any property with outside storage greater than 1 acre in area. The applicant is proposing a 15,000 square foot building and an 8,000 square foot building, which meet that requirement when the square footage is combined. A condition of approval requires that 20,000 square feet of building must be completed prior to occupancy.

Architecture

The office/shop building is proposed to be constructed of precast concrete. The concrete is proposed to have reveals to provide texture and will be painted two different shades of gray with some orange on the front elevation. Orange metal flashing is proposed across the whole western (front) elevation and carries over to the western portion of the north and south walls.

The cold storage building is proposed to be constructed primarily with metal panels with some masonry on each side. It meets the requirements for building materials in the I-2 district with no more than 70% of any side of the building being faced with metal.

Landscaping

Landscaping quantities were calculated using the building footprints for the two buildings proposed at this time and the perimeter of the portion of the property south of the ditch. The following landscaping quantities are required:

- 34 overstory trees
- 17 conifer trees
- 17 ornamental trees
- 114 shrubs

The applicant has provided a landscape plan that does not meet these requirements. Additionally, the landscape plan provided has very little diversity in species (with one overstory tree, one ornamental tree, one conifer tree, and two shrubs proposed) and the trees are located on the edges of the project, providing very little screening of the outside storage. The conditions of approval require the landscaping quantities to be increased to the required number, a minimum of three overstory species, two conifer species, two ornamental species, and three shrub species, and require that at least 20 of the overstory trees be planted in the area between the front property line and the parking lot, evenly distributed throughout that area.

Tree Preservation

The applicant proposes to remove 294 trees greater than 8 inches in diameter, 34 of which are dead or substantially damaged or decaying, resulting in 260 significant trees being removed. One to one tree replacement is required for each significant tree removed, up to 8 trees per disturbed acre. Approximately 18 acres are proposed to be disturbed, which results in a maximum tree replacement requirement of 144 trees. The applicant will receive credit for the 51 overstory and conifer trees required by the landscaping plan. An additional 93 trees must either be planted on the property or replaced through payment to the city reforestation account at the rate in the approved fee schedule at the time of the building permit issuance. Tree replacement is currently $400 per tree, which would result in a total payment of $37,200 if the 93 trees were all replaced through payment in 2023.

Grading/Storm Drainage

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

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.

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

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 6 is $6,853.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13.7 acres of upland for a total sewer area charge of $93,886.

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

Hydrant locations must be reviewed and approved by the Fire Department. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

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

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

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

Access/Street Design/Sidewalks/Trails
The development is proposing to gain/provide access from two access drives to Naples Street NE as shown on the construction drawing set.

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.

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.

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. Naples Street is used by other heavy industrial users with significant truck and heavy equipment traffic and the proposed use is consistent with the other users of Naples Street.
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 property is located on Naples Street adjacent to other heavy industrial uses. Many nearby properties have outside storage.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - With the required changes to the landscaping plan, the appearance 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 purpose of the I-2 zoning district is to allow for heavy industrial uses with a need for outside storage. This is consistent with the proposed use.
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 hazards 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 proposed 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
Narrative
Building Elevations
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Unapproved Planning Commission Minutes 5/9/23
Request for Alternative Fence Location

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.
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 05/09/23
3. Request for Alternative Fence Location

City of Blaine

Signature Copy

Resolution: RES 23-93

Resolution Granting a Conditional Use Permit for Outside Storage and Multiple Buildings on One Lot in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 23-0020/EES)

WHEREAS, an application has been filed by Straus Michael J as Conditional Use Permit Case File No. 23-0020 for Park Construction (Carlson Group LLC); and

WHEREAS, said case involves the property described as follows:

The East One-half of the Southwest Quarter of the Southwest Quarter (E1/2 of SW1/4 of SW1/4) of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-three (23). Said parcel consisting of Twenty (20) acres, more or less.

WHEREAS, the Blaine Planning Commission held a public hearing on May 9, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 5, 2023; and

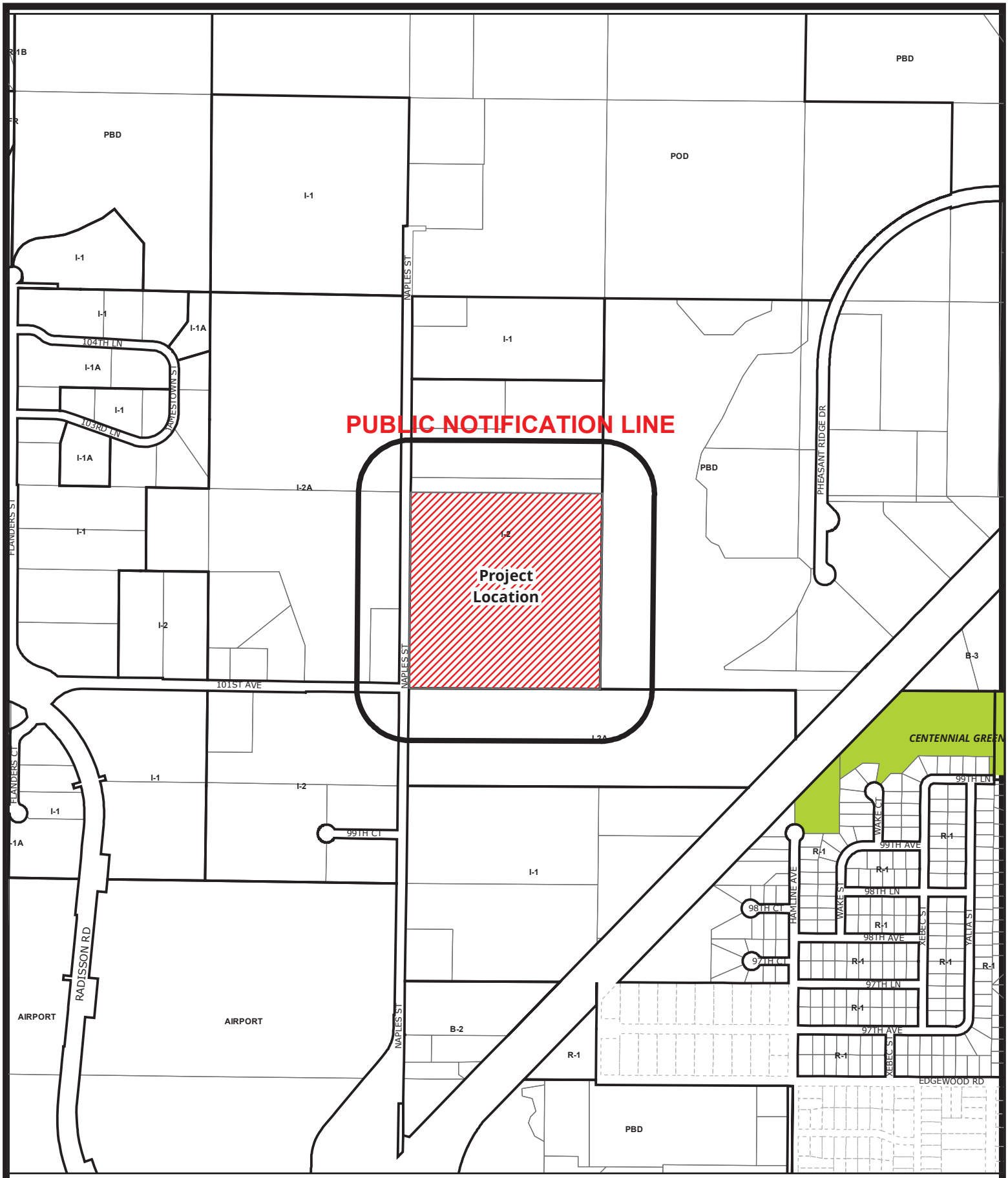
WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 27.04 and 31.24(h)(g) of the Zoning Ordinance to allow a conditional use permit for outside storage and multiple buildings on one lotin an i-2 (Heavy Industrial) zoning district with the following conditions:

1. The construction of the building and site improvements shall be consistent with the attached building elevations and site plan.
2. A six-foot tall fence shall be located around the outside storage area. Fencing on the western side shall be PVC coated chain link. Fencing shall be immediately adjacent to the outside storage area and shall delineate the boundary between the outside storage area and the stormwater ponding areas.
3. A revised landscape plan must be submitted as part of the administrative site plan approval/building permit. That plan must incorporate the following changes:
    a. 34 overstory trees required, with a minimum of three species provided and at least 20 of the trees must be located between the front property line and parking lot, evenly distributed throughout that area.

   b. 17 conifer trees, with a minimum of two species provided
   c. 17 ornamental trees, with a minimum of two species provided
   d. 114 shrubs, with a minimum of three species provided
   e. All disturbed areas shall be sodded, unless located within a stormwater basin.
4. In addition to the required landscaping, 93 trees must be replaced through planting on the property or payment into the city reforestation fund at the rate in effect at the time of issuance of the building permit.
5. Outside storage is limited to aggregate materials such as gravel and soil, construction equipment, and vehicles.
6. Outside storage must be located on the paved or gravel surface.
7. No storage may be taller than 15 feet in height.
8. Semi-trucks are limited to one per dock or bay door.
9. A minimum total building area of 20,000 square feet is required prior to occupancy.

PASSED by the City Council of the City of Blaine this 5th day of June, 2023.



Case File No. 23-0020
Park Construction Company

BlaineMN.gov

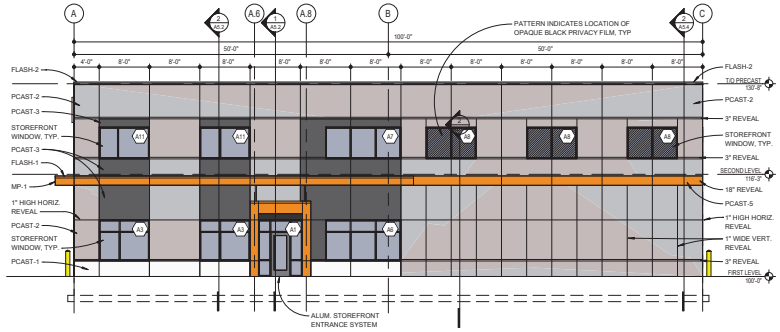
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

1. **Project title: PARK CONSTRUCTION OFFICE, WAREHOUSE, STORAGE**

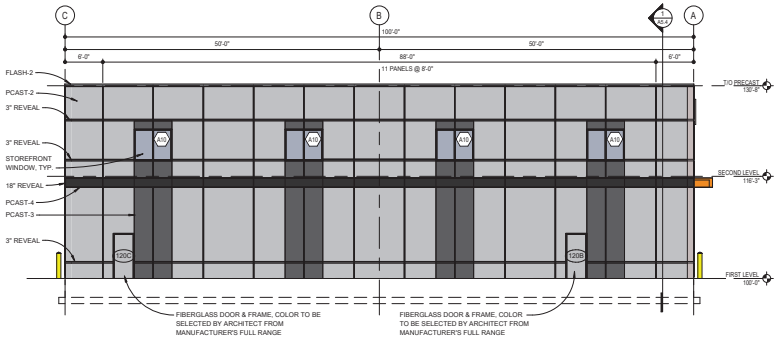
2. **Proposer: Carlson Group LLC**
   Contact person: Jeff Carlson
   Title: President
   Address:11681 St Andrews Circle
   City, State, ZIP: Blaine, MN 55449
   Phone: 763-286-2686
   Fax: NA
   Email: jcarlson@parkconstructionco.com

Park Construction Company proposes to build, own, and operate a construction operations facility in Blaine, Anoka County, Minnesota. The twenty-acre project includes an office, warehouse, and storage for equipment owned by Park Construction. A second warehouse will also be constructed in the future. It will also include storage of materials such as soil and crushed rock.

The new proposed construction will introduce a 15,000 sf office/shop and 8,000 sf warehouse building in Phase 1. It will bring about 70 full-time jobs to the area. The office portion of the building will be 2 floors, each 25'x50'. It will have 6 offices, 4 on the main floor and 2 upstairs, and there will be a break room and bathrooms. This office will manage Park's daily routine of trucking operation and mechanics in the shop and for the field operations. The mechanics shop will be 125'x100', consisting of 3 drive through work bays and a drive though wash bay. Lastly, there will be a 25'x30' parts bay. There will also be a storage warehouse, fueling station, concrete crushing area, equipment parking, outdoor storage locations for heavy equipment attachments, pipe, concrete forms, etc. The site has been laid out based on truck turning movements to allow 75' to 90' in length truck and trailer lowboys to be able to maneuver through the site safely and effectively. The yard portion of the site will consist of areas for asphalt millings and for reclaimed gravel, with paved areas to allow rubber tire vehicles parking spaces. The remainder of the yard will consist of gravel for tracked equipment (dozers and excavators) to maneuver and park. In the future, Phase 2 will consist of a 10,000 sf office/warehouse expansion.
Stormwater management will consist of retention ponds, designed to MPCA requirements.
There are 4 older structures that will be demolished and removed according to Minnesota regulations.
Park Construction plans to start construction in spring of 2023, and finish by late fall of 2023.



4 A3.1 WEST BUILDING ELEVATION
1/8" = 1'-0"

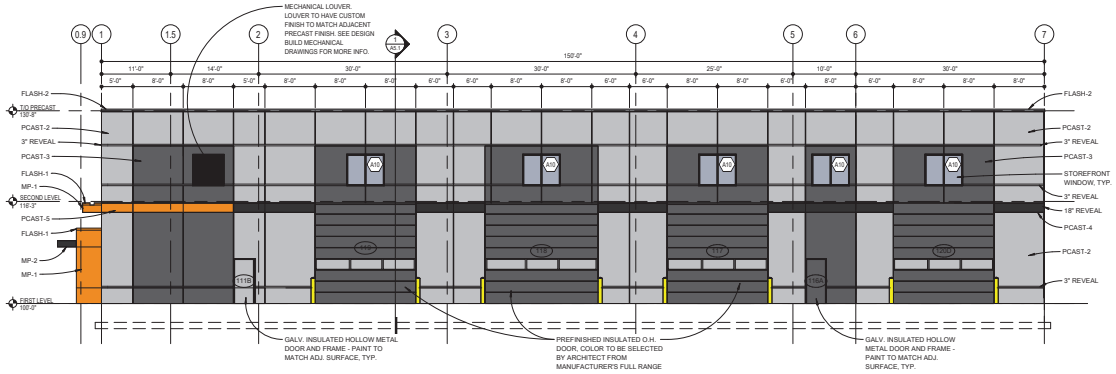


3 A3.1 EAST BUILDING ELEVATION
1/8" = 1'-0"

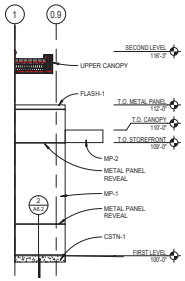
EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
CSTN - 1	STONE VENEER BASE	AMERICAN ARTSTONE	SMOOTH	COLOR TO BE NATURAL GRAY	SEE ELEVATIONS
PCAST - 1	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... LIGHT GRAY	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... MEDIUM GRAY	SEE ELEVATIONS
PCAST - 3	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... DARK GRAY	SEE ELEVATIONS
PCAST - 4	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... BLACK	SEE ELEVATIONS
PCAST - 5	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	PARK CONSTRUCTION CUSTOM COLOR	SEE ELEVATIONS
MP - 1	METAL PANEL	ALUCOBOND	PVDF	PARK CONSTRUCTION CUSTOM COLOR	ENTRANCE, HIGH CANOPY
MP - 2	METAL PANEL	ALUCOBOND	PVDF	FOCUS BLACK	ENTRANCE CANOPY
FLASH - 1	CAP FLASHING	ALUCOBOND	PVDF	PARK CONSTRUCTION CUSTOM COLOR	INTEGRAL CAP FLASHING AT MP-1
FLASH - 2	CAP FLASHING	UNA-CLAD METAL	KYNAR 500	MATTE BLACK	PARAPET CAP AT PRECAST
AFS FLASH - 1	WINDOW SILL FLASHING	UNA-CLAD METAL	KYNAR 500	MATTE BLACK	FLASHING BELOW STOREFRONT WINDOWS
AFS-1	ALUMINUM WINDOW FRAMES	OLDCASTLE	ANODIZED	BLACK	2" x 4-1/2" FRONT SET STOREFRONT, SEE ELEVATIONS, SEE SHEET AF.1
CMU-1	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... LIGHT GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-2	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... MEDIUM GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-3	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... DARK GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-4	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... BLACK	SEE TRASH ENCLOSURE ELEVATIONS

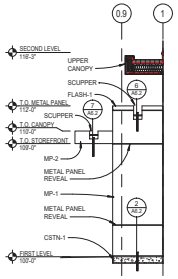
NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



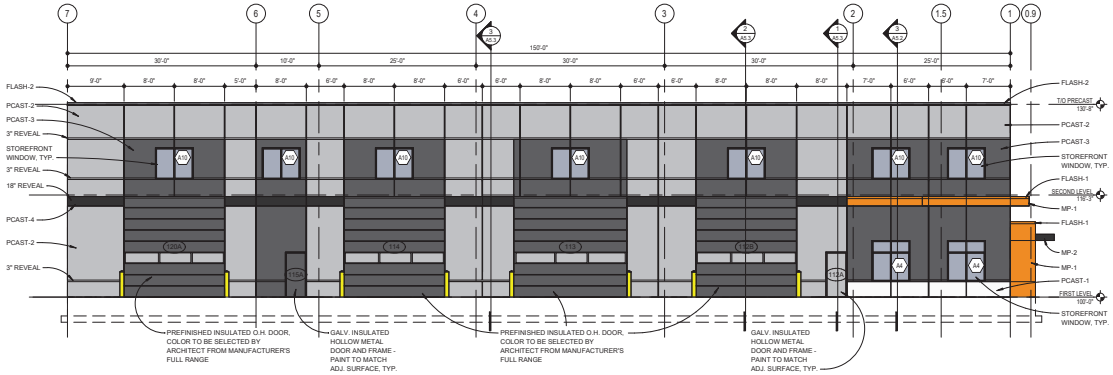
2 A3.1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



6 A3.1 ENLARGED ELEV. - VESTIBULE (NORTH)
1/4" = 1'-0"



5 A3.1 ENLARGED ELEV. - VESTIBULE (SOUTH)
1/4" = 1'-0"



1 A3.1 NORTH BUILDING ELEVATION
1/8" = 1'-0"

pope DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ENGELSMA CONSTRUCTION PARK CONSTRUCTION - NEW BUILDING
BLANE, MN

EXTERIOR ELEVATIONS, EXTERIOR MATERIAL FINISH SCHEDULE

ISSUES & REVISIONS		DATE
1	PRECAST & STEEL	02/10/23
2	PERMIT SET	02/17/23

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

Brock Martinson
Date: 02-17-2023 Lic. No. 54421

COMMISSION NO:	61643-22125
DRAWN BY:	DO
CHECKED BY:	BM

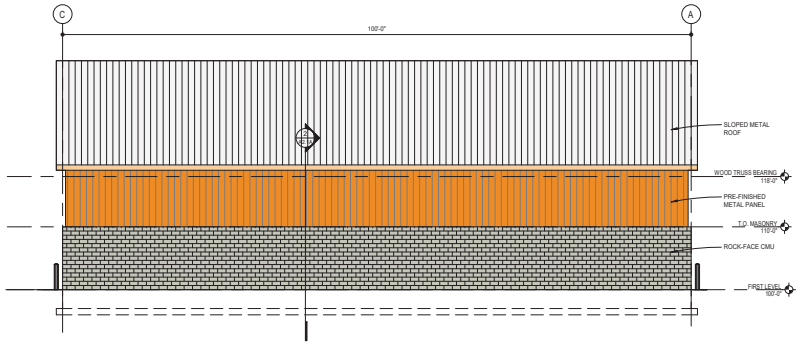
SHEET
A3.1

TRUE SHEET SCALE
0" 1/2" 1"

BIM 360://61643-22125 Park Construction New Building/61643-22125_Park Construction_R23_Brejeda_R06.rvt
2/20/2023 11:09:10 AM

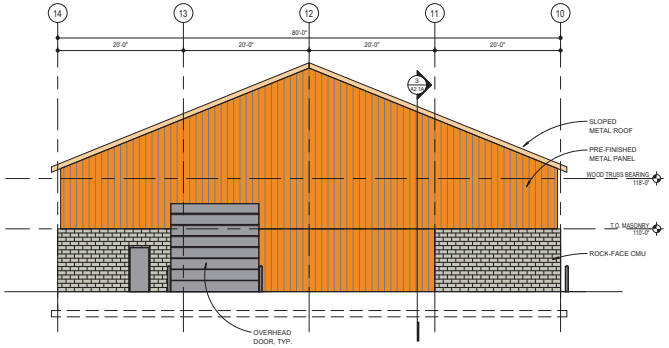
EXTERIOR MATERIAL PERCENTAGES		
MATERIAL	SF	%
CMU	2782	34
METAL	5388	66
TOTAL	8,170	

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	989
METAL	901
TOTAL	1890



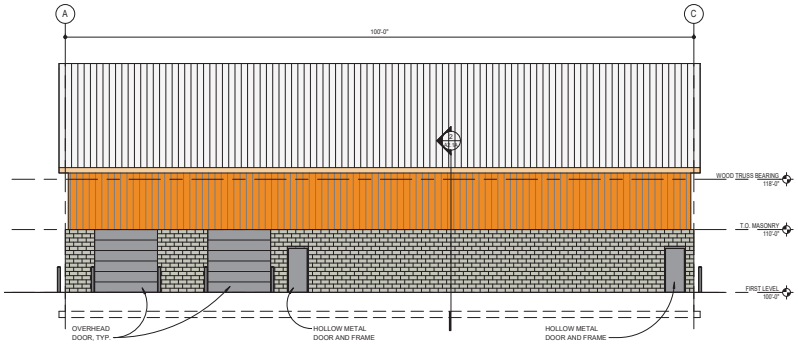
4 A3.2 EAST BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	402
METAL	1793
TOTAL	2195



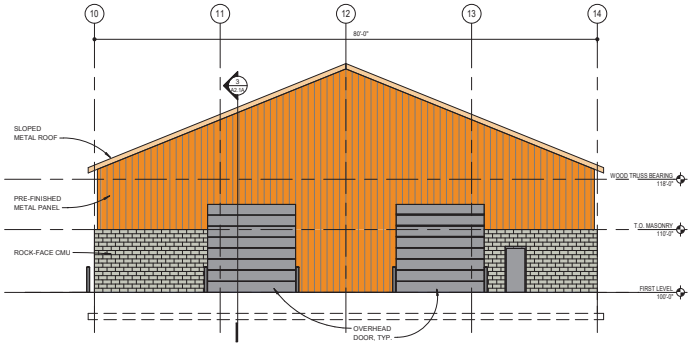
3 A3.2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	989
METAL	901
TOTAL	1890



2 A3.2 WEST BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	402
METAL	1793
TOTAL	2195



1 A3.2 SOUTH ELEVATION
1/8" = 1'-0"

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ENGELSMA CONSTRUCTION PARK CONSTRUCTION - NEW BUILDING
BLANE, MN

EXTERIOR ELEVATIONS - WAREHOUSE

ISSUES & REVISIONS		DATE
1	PRECAST & STEEL	02/10/23
2	PERMIT SET	02/17/23

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

Brock Martinson
Date: 02-17-2023 Lic. No. 54421

COMMISSION NO:	61643-22125
DRAWN BY:	DO
CHECKED BY:	BM

SHEET
A3.2

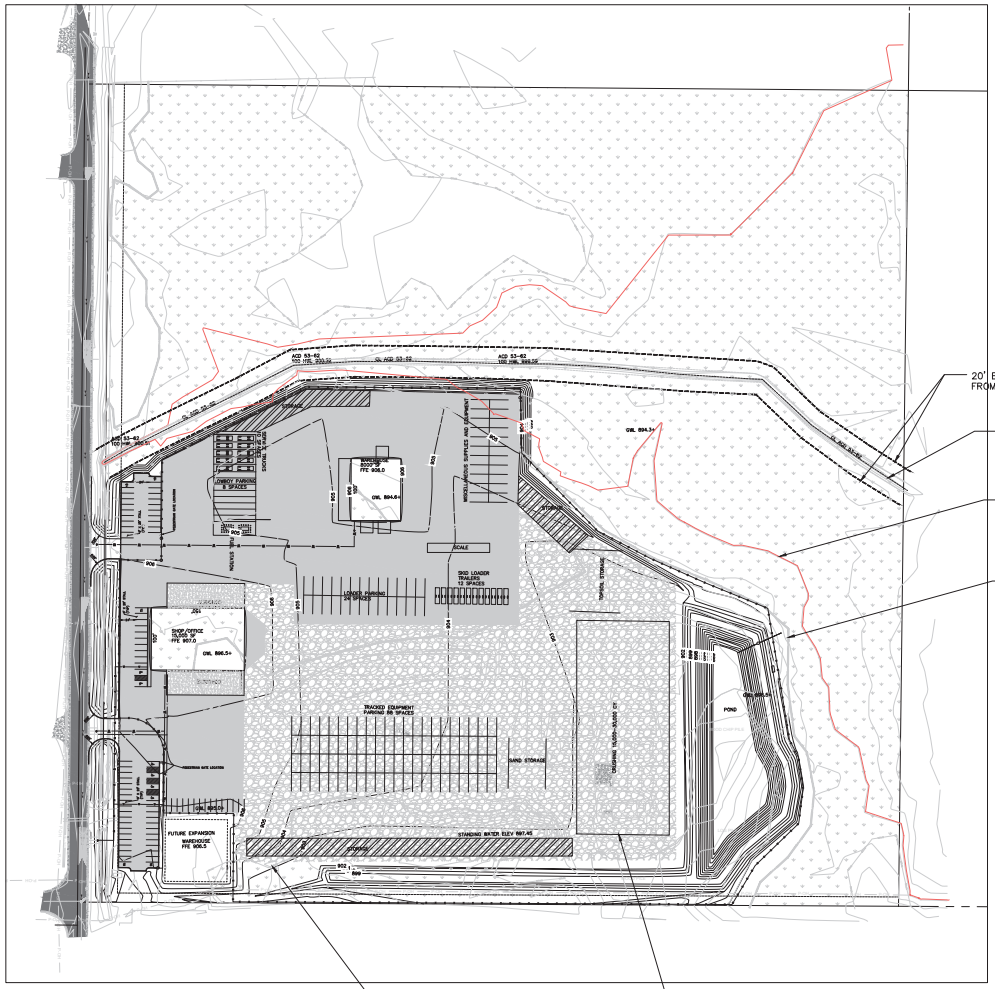
TRUE SHEET SCALE
0" 30" 1'

BIM 360://61643-22125 Park Construction New Building/61643-22125_Park Construction_R23_Rbanyak_R06.rvt
2/20/2023 11:09:16 AM

LEGEND

- . . . . FIRE HYDRANT
- . . . . WATER VALVE
- . . . . MANHOLE
- . . . . CATCH BASIN
- . . . . POWERPOLE
- . . . . LIGHT POLE
- . . . . GUY
- . . . . TRANSFORMER
- . . . . ELECTRIC METER
- . . . . TV PEDESTAL
- . . . . TELEPHONE PEDESTAL
- . . . . AIR CONDITIONER
- . . . . HAND HOLE
- . . . . SEMAPHORE
- . . . . GAS METER
- S . . . . SANITARY SEWER
- ST . . . . STORM SEWER
- W . . . . WATERMAIN
- G . . . . UNDERGROUND GAS MAIN
- T . . . . UNDERGROUND TELEPHONE
- E . . . . UNDERGROUND ELECTRIC
- TV . . . . UNDERGROUND CABLE T.V.
- OU . . . . OVERHEAD UTILITY LINES
- . . . . IRON MONUMENT FOUND
- . . . . IRON PIPE MONUMENT SET
- 944.5 . . . . EXISTING SPOT ELEVATION
- . . . . SOIL BORING
- . . . . SIGN
- . . . . DECIDUOUS TREE
- . . . . CONIFEROUS TREE
- . . . . DENOTES TREE AND BRUSH LIMITS
- . . . . DENOTES PROPOSED DRAINAGE ARROW
- (944.00). . . . DENOTES PROPOSED ELEVATION
- CS. . . . CURB STOP
- CO . . . . CLEAN OUT
- . . . . BUSH
- BG. . . . BARBECUE GRILL
- . . . . AUTO SPRINKLER
- . . . . BASKETBALL HOOP
- . . . . BENCH
- . . . . WATER SPIGOT
- . . . . TRENCH DRAIN
- MW . . MONITORING WELL
- . . . . STORM DISPAITER
- . . . . SATELITE DISH
- . . . . TELEPHONE
- . . . . ELECTRIC PEDESTAL
- . . . . FLAG POLE
- . . . . GROUND LITE
- . . . . MAILBOX
- . . . . ROOF DRAIN
- . . . . TRANSMISSION TOWER
- . . . . VENT PIPE
- . . . . WELL
- . . . . PROPOSED DRAINAGE ARROW
- 944.00 . . . PROPOSED ELEVATION
- SILT —— SILT —— . . . SILT FENCE

- . . . ASPHALT
- . . . CONCRETE
- . . . GRAVEL/RECYCLE GRAVEL



20' EASEMENT FROM TOP OF DITCH

CL ACD 53-62 (TYP)

FLOODPLAIN (TYP)

WETLAND (TYP)

CRUSHING AREA:
JERSEY BARRIER ON SOUTH, EAST, AND NORTH SIDES
SEE DETAIL

WETLAND (TYP)

PAVEMENT SECTIONS

HEAVY DUTY PAVEMENT SECTION

- 2" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. NON WEAR COURSE (MNDOT LV3)
- 8" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

LIGHT DUTY PAVEMENT SECTION

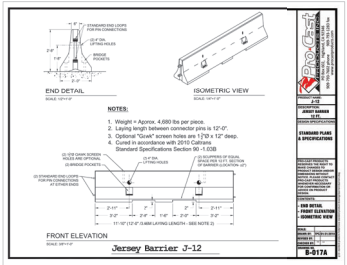
- 1.5" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. NON WEAR COURSE (MNDOT LV3)
- 6" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

CONCRETE PAVEMENT SECTION

- 6" CONCRETE
- 8" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

RECYCLE GRAVEL PAVEMENT SECTION

- 6" RECYCLE GRAVEL
- COMPACTED SUBGRADE



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JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH

3-31-2023 — DATE

49893 — LIC. NO.

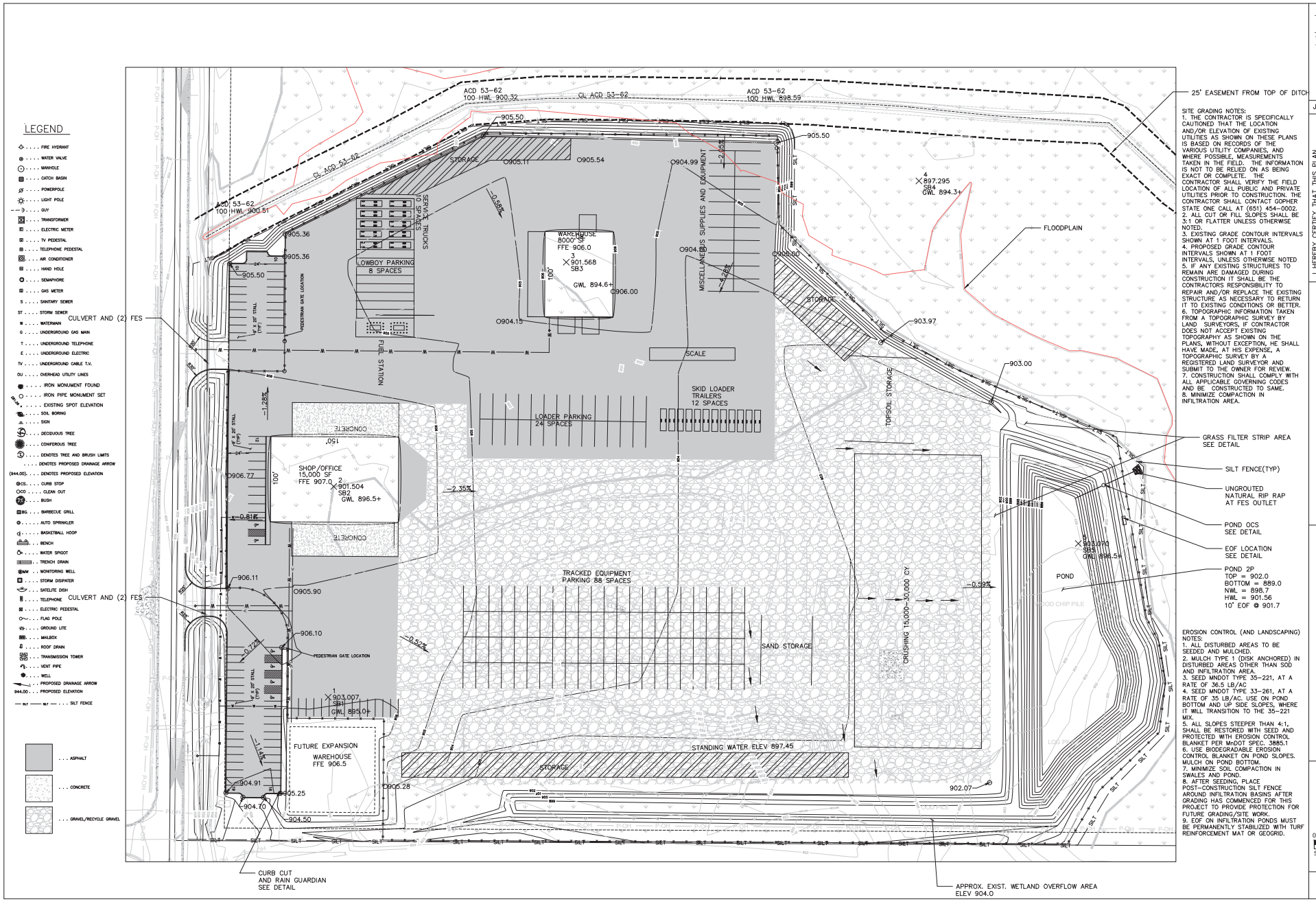
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

SITE PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 100 200
SCALE FEET

2



SITE GRADING NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS, UNLESS OTHERWISE NOTED
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. MINIMIZE COMPACTION IN INFILTRATION AREA.

EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC
4. SEED MNDOT TYPE 33-261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35-221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. AFTER SEEDING, PLACE POST-CONSTRUCTION SILT FENCE AROUND INFILTRATION BASINS AFTER GRADING HAS COMMENCED FOR THIS PROJECT TO PROVIDE PROTECTION FOR FUTURE GRADING/SITE WORK.
9. EOF ON INFILTRATION PONDS MUST BE PERMANENTLY STABILIZED WITH TURF REINFORCEMENT MAT OR GEOGRID.

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KRYSTLE L. BLOCH
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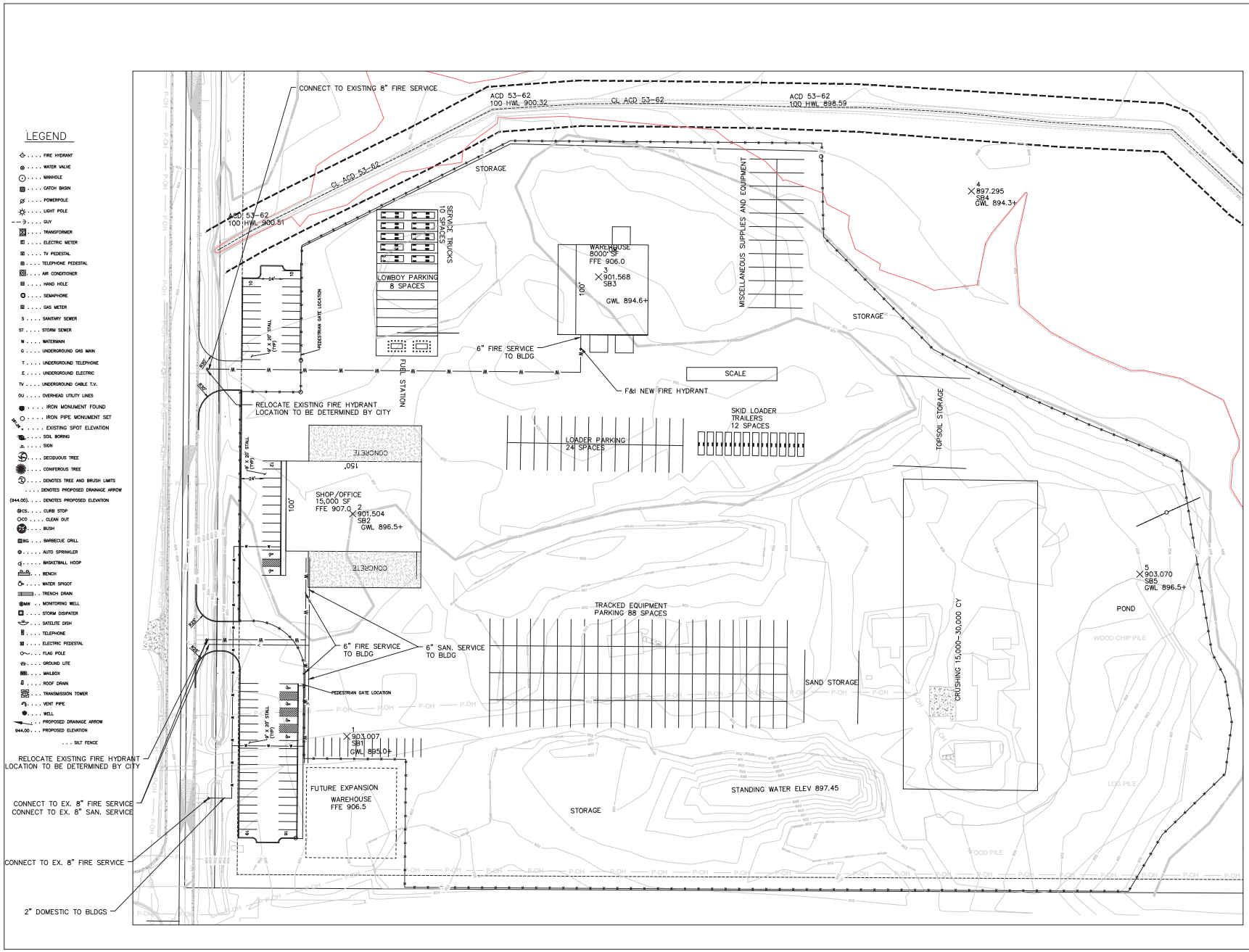
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

GRADING AND EROSION CONTROL PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

SCALE 0 50 100 FEET

3



UTILITY NOTES:
1. SANITARY SEWER CONNECTION LOCATION IS APPROXIMATE AND MUST BE FIELD VERIFIED. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW).
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
3. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND 2015 MINNESOTA PLUMBING CODE.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
5. UTILITIES ON PLAN ARE SHOWN WITHIN 5' OF THE BUILDINGS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. UTILITY CONTRACTOR IS TO BRING SERVICE INTO BUILDING. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
10. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
7. CONCRETE THRUST BLOCKING AT 6" WATER PIPE BENDS PER CODE.
8. MINIMUM OF 7 FEET OF COVER IS REQUIRED OVER AL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES.
9. MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION IS REQUIRED FOR ALL MAIN UTILITIES.

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KRYSTLE L. BLOCH
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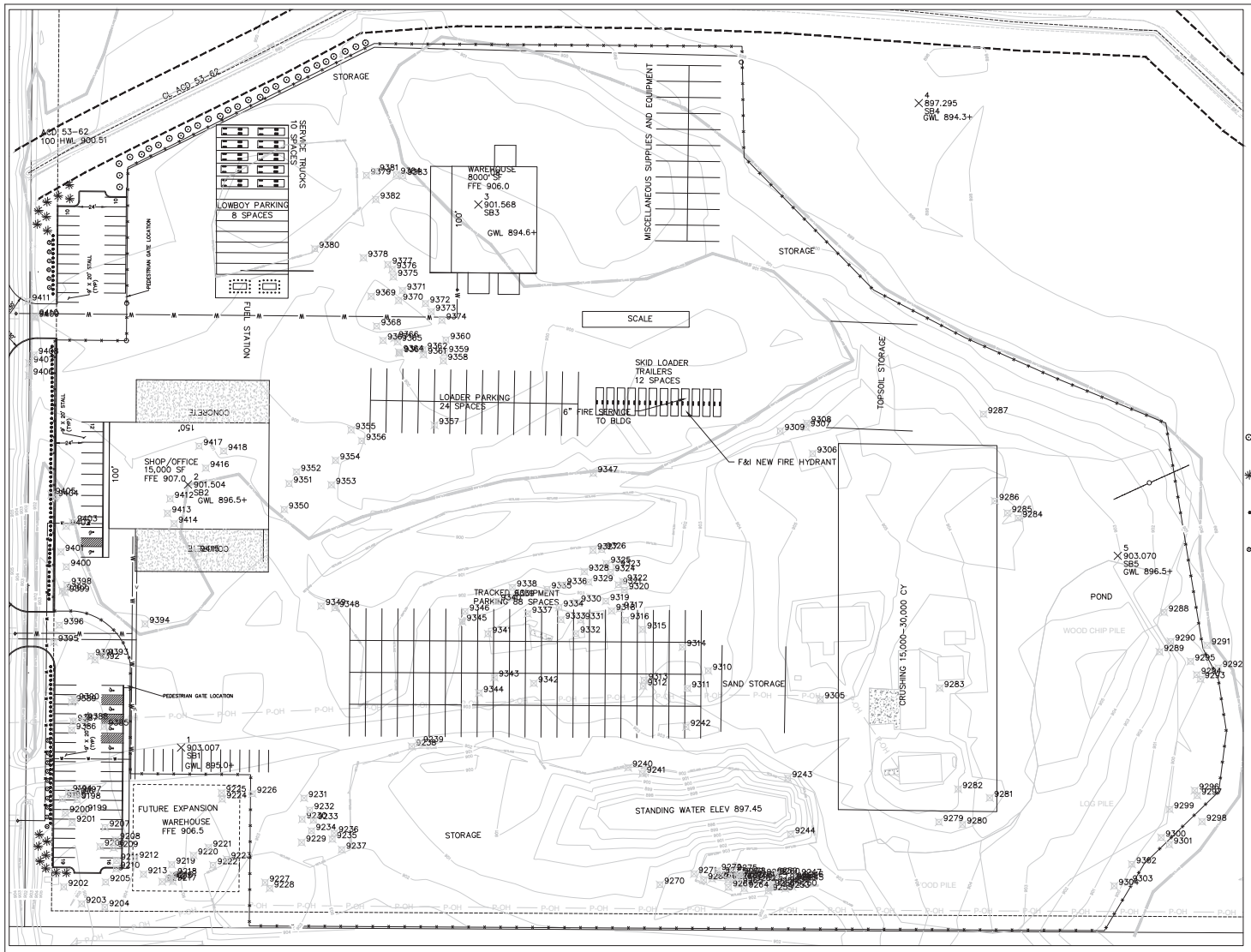
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

UTILITY PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

4



EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED, EXCEPT AS NOTED IN NUMBER 8 BELOW.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 25–151, AT A RATE OF 61 LB/AC
4. SEED MNDOT TYPE 33–261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35–221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SODDED.
9. SEE SWPPP FOR TEMPORARY STABILIZATION REQUIREMENTS.
10. TWO ROWS OF SILT FENCE ALONG WETLAND LINE.

MINIMUM SIZE OF PLANTINGS
OVERSTORY DECIDUOUS: 2.5" CALIPER
CONIFEROUS: 6FT IN HEIGHT
SHRUBS: 24" POT
ORNAMENTAL TREES: 2" CALIPER

PLANTING NUMBER REQUIREMENTS:

TOTAL BUILDING SF (EXCLUDING FUTURE) = 23,000 SF
TOTAL SITE PERIMITER = 3200 LF

⊙ OVERSTORY DECIDUOUS: 1 PER 2000 SF OF BLDG OR 1 PER 100 LF OF SITE PERIMETER
23,000/2000 = 12
3200/100 = 32 – (32*0.15) = 27.2 = 28

✳ CONIFEROUS: 1 PER 2000 SF OF BLDG OR 1 PER 200 LF OF SITE PERIMETER
23,000/2000 = 12
3200/200 = 16 – (16*0.15) = 13.6 = 14

• SHRUBS: 1 PER 300 SF OF BLDG OR 1 PER 30 LF OF SITE PERIMETER
23,000/300 = 77
3200/30 = 107 – (107*0.15) = 90.95 = 91

⊙ ORNAMENTAL TREES: 1 PER 2000 SF OF BLDG OR 1 PER 200 LF OF SITE PERIMETER
23,000/2000 = 12
3200/200 = 16 – (16*0.15) = 13.6 = 14

**PER 33.07.c.5, THESE AMOUNTS CAN BE REDUCED BY 15% DUE TO ZONING DISTRICT (INDUSTRIAL)

TREE INVENTORY
TOTAL SIGNIFICANT CALIPER INCHES LOCATED ON SITE = 3,090"
TOTAL SIGNIFICANT CALIPER INCHES TO BE SAVED = 61"
TOTAL SIGNIFICANT CALIPER INCHES TO BE REMOVED = 3,029"

TREE PROTECTION
TO BE PROVIDED BY SILT FENCE. SEE EROSION CONTROL PLAN

TREE PLANTING NOTES
1. TREE LOCATION SUBJECT TO CHANGE TO AVOID UTILITY CONFLICT.

LANDSCAPING TABLE

SITE SYMBOL	COMMON NAME/SCIENTIFIC NAME	MIN. REQMT.	QTY (EA)
⊙	HACKBERRY/CELTIS OCCIDENTALIS	2.5" CALIPER	28
•	DOWNY SERVICEBERRY/AMELANCHIER ARBORAE	2" CALIPER	14
⊙	AMERICAN CRANBERRY BUSH VIBURNUM/VIBURNUM TRILOBUM COMPACTA	24" POT	45
⊙	ANTHONY WATERER SPIREA/SPIRACA JAPONICA	24" POT	46
✳	BALSAM FIR/ABIES BALSAMEA	6FT HEIGHT	14

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JOB NO. 22–40

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PRELIMINARY

KRYSTLE L. BLOCH 49893
3–31–2023
DATE LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

LANDSCAPE AND TREE PRESERVATION PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

9

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9194	11	Colorado Blue Spruce	*Picea pungens*		REMOVE
9195	8	Colorado Blue Spruce	*Picea pungens*		REMOVE
9196	9	Colorado Blue Spruce	*Picea pungens*		REMOVE
9197	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9198	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9199	9	Colorado Blue Spruce	*Picea pungens*		REMOVE
9200	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9201	11	Colorado Blue Spruce	*Picea pungens*		REMOVE
9202	25,21	Northern Pin Oak	*Quercus ellipsoidalis*	90% dead	REMOVE
9203	12	Northern Pin Oak	*Quercus ellipsoidalis*		SAVE
9204	14,9	Northern Pin Oak	*Quercus ellipsoidalis*		SAVE
9205	25,16	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9206	27	White Oak	*Quercus alba*		REMOVE
9207	16	White Oak	*Quercus alba*	95% dead	REMOVE
9208	24	Bur Oak	*Quercus macrocarpa*	dead	REMOVE
9209	15	White Oak	*Quercus alba*		REMOVE
9210	21	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9211	24	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9212	28	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9213	28	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9214	8	White Oak	*Quercus alba*		REMOVE
9215	13	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9216	14	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9217	20,18	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9218	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9219	11	Quaking Aspen	*Populus tremuloides*		REMOVE
9220	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9221	15	Quaking Aspen	*Populus tremuloides*	in decline, decay along trunk	REMOVE
9222	11	Bur Oak	*Quercus macrocarpa*		REMOVE
9223	16	Quaking Aspen	*Populus tremuloides*		REMOVE
9224	26	White Oak	*Quercus alba*		REMOVE
9225	32	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9226	23,22	White Oak	*Quercus alba*	hollow at base	REMOVE
9227	18	Canada chokecherry	*Prunus virginiana*		SAVE
9228	8	Canada chokecherry	*Prunus virginiana*		SAVE
9229	9	Black Cherry	*Prunus serotina*		REMOVE
9230	8	Black Cherry	*Prunus serotina*		REMOVE
9231	12	Black Cherry	*Prunus serotina*		REMOVE
9232	10	White Oak	*Quercus alba*		REMOVE
9233	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9234	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9235	8	Black Cherry	*Prunus serotina*		REMOVE
9236	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9237	20	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9238	21	Willow	*Salix* sp.		REMOVE
9239	20	Willow	*Salix* sp.		REMOVE
9240	19,17,17,16	Willow	*Salix* sp.		REMOVE
9241	20	Willow	*Salix* sp.		REMOVE
9242	15	Paper Birch	*Betula papyrifera*		REMOVE
9243	28	Scotch Pine	*Pinus syvestris*		REMOVE
9244	40,36	Willow	*Salix* sp.	40" is toppled	REMOVE
9245	12	Scotch Pine	*Pinus syvestris*		REMOVE
9246	16	Scotch Pine	*Pinus syvestris*		REMOVE
9247	15	Scotch Pine	*Pinus syvestris*		REMOVE
9248	10	Scotch Pine	*Pinus syvestris*		REMOVE
9249	8	Scotch Pine	*Pinus syvestris*		REMOVE
9250	11	Scotch Pine	*Pinus syvestris*		REMOVE
9251	14	Scotch Pine	*Pinus syvestris*		REMOVE
9252	9	Scotch Pine	*Pinus syvestris*		REMOVE
9253	16	Scotch Pine	*Pinus syvestris*		REMOVE
9254	8	Scotch Pine	*Pinus syvestris*		REMOVE
9255	16	Scotch Pine	*Pinus syvestris*		REMOVE
9256	8	Scotch Pine	*Pinus syvestris*		REMOVE
9257	10	Scotch Pine	*Pinus syvestris*		REMOVE
9258	9	Scotch Pine	*Pinus syvestris*		REMOVE
9259	16	Scotch Pine	*Pinus syvestris*		REMOVE
9260	9	Scotch Pine	*Pinus syvestris*		REMOVE
9261	8	Scotch Pine	*Pinus syvestris*		REMOVE
9262	14	Scotch Pine	*Pinus syvestris*		REMOVE
9263	8	Scotch Pine	*Pinus syvestris*		REMOVE
9264	14	Scotch Pine	*Pinus syvestris*		REMOVE
9265	16	Scotch Pine	*Pinus syvestris*		REMOVE
9266	14	Scotch Pine	*Pinus syvestris*		REMOVE
9266	14	Scotch Pine	*Pinus syvestris*		REMOVE
9267	15	Scotch Pine	*Pinus syvestris*		REMOVE
9268	17	Scotch Pine	*Pinus syvestris*		REMOVE
9269	18	Scotch Pine	*Pinus syvestris*		REMOVE
9270	25	Willow	*Salix* sp.		REMOVE
9271	32	Willow	*Salix* sp.		REMOVE
9272	9	Scotch Pine	*Pinus syvestris*		REMOVE
9273	15	Scotch Pine	*Pinus syvestris*		REMOVE
9274	16	Scotch Pine	*Pinus syvestris*		REMOVE
9275	9	Scotch Pine	*Pinus syvestris*		REMOVE
9276	15	Scotch Pine	*Pinus syvestris*		REMOVE
9277	9	Scotch Pine	*Pinus syvestris*		REMOVE
9278	12	Scotch Pine	*Pinus syvestris*		REMOVE
9279	15	White Oak	*Quercus alba*		REMOVE
9280	23	White Oak	*Quercus alba*		REMOVE
9281	28	White Oak	*Quercus alba*		REMOVE
9282	17	Colorado Blue Spruce	*Picea pungens*		REMOVE
9283	17	Colorado Blue Spruce	*Picea pungens*		REMOVE
9284	8	Cottonwood	*Populus deltoides*		REMOVE
9285	8	Cottonwood	*Populus deltoides*		REMOVE
9286	11	Cottonwood	*Populus deltoides*		REMOVE
9287	27	Cottonwood	*Populus deltoides*		REMOVE
9288	18	Box Elder	*Acer negundo*		REMOVE
9289	15	Willow	*Salix* sp.		REMOVE
9290	16	Cottonwood	*Populus deltoides*		REMOVE
9291	9	Quaking Aspen	*Populus tremuloides*		REMOVE

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9291	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9291	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9292	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9293	9	Box Elder	*Acer negundo*		REMOVE
9294	26	Box Elder	*Acer negundo*		REMOVE
9295	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9296	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9297	16	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9298	18	Quaking Aspen	*Populus tremuloides*		REMOVE
9299	17	Quaking Aspen	*Populus tremuloides*		REMOVE
9300	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9301	9	Bebb's Willow	*Salix bebbiana*		REMOVE
9302	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9303	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9304	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9305	21	Colorado Blue Spruce	*Picea pungens*		REMOVE
9306	15	Cottonwood	*Populus deltoides*		REMOVE
9307	16	Cottonwood	*Populus deltoides*		REMOVE
9308	17	Cottonwood	*Populus deltoides*		REMOVE
9309	19	Cottonwood	*Populus deltoides*		REMOVE
9310	44,15	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9311	24	White Oak	*Quercus alba*	dead	REMOVE
9312	16	White Oak	*Quercus alba*		REMOVE
9313	28	Northern Pin Oak	*Quercus ellipsoidalis*	damage along trunk	REMOVE
9314	21	White Oak	*Quercus alba*	in decline	REMOVE
9315	17,16	White Oak	*Quercus alba*		REMOVE
9315	25	White Oak	*Quercus alba*		REMOVE
9316	18	White Oak	*Quercus alba*		REMOVE
9317	13	White Oak	*Quercus alba*		REMOVE
9318	11	White Oak	*Quercus alba*		REMOVE
9319	14	White Oak	*Quercus alba*		REMOVE
9320	15	White Oak	*Quercus alba*	50% dead	REMOVE
9321	15	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9322	22	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9323	16	White Oak	*Quercus alba*	dead	REMOVE
9324	23	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9325	16	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9326	16,11	Silver Maple	*Acer saccharinum*		REMOVE
9327	15	Silver Maple	*Acer saccharinum*		REMOVE
9328	21	White Oak	*Quercus alba*		REMOVE
9329	18	White Oak	*Quercus alba*		REMOVE
9330	10	White Oak	*Quercus alba*		REMOVE
9331	9	White Oak	*Quercus alba*		REMOVE
9332	15	White Oak	*Quercus alba*		REMOVE
9333	19	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9334	21	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9335	20	White Oak	*Quercus alba*		REMOVE
9336	21	White Oak	*Quercus alba*		REMOVE
9337	18	White Oak	*Quercus alba*		REMOVE
9338	15	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9339	14	White Oak	*Quercus alba*		REMOVE
9340	15	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9341	23	Northern Pin Oak	*Quercus ellipsoidalis*	80% dead	REMOVE
9342	16,10	Crabapple	*Malus* sp.		REMOVE
9343	28	Northern Pin Oak	*Quercus ellipsoidalis*	70% dead	REMOVE
9344	15	Colorado Blue Spruce	*Picea pungens*	50% dead	REMOVE
9345	27	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9346	28	White Oak	*Quercus alba*		REMOVE
9347	17	Cottonwood	*Populus deltoides*		REMOVE
9348	38	Cottonwood	*Populus deltoides*	in major decline	REMOVE
9349	37	Cottonwood	*Populus deltoides*		REMOVE
9350	15,14	Willow	*Salix* sp.		REMOVE
9351	12	Willow	*Salix* sp.		REMOVE
9352	22,21	Willow	*Salix* sp.		REMOVE
9353	16	Willow	*Salix* sp.		REMOVE
9354	22,17,16	Willow	*Salix* sp.		REMOVE
9355	23	Willow	*Salix* sp.		REMOVE
9356	22	Willow	*Salix* sp.		REMOVE
9357	19,18,18	Willow	*Salix* sp.	major decay at base	REMOVE
9358	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9359	10	Quaking Aspen	*Populus tremuloides*	damage along trunk	REMOVE
9360	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9361	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9362	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9363	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9363	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9364	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9365	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9366	15	Quaking Aspen	*Populus tremuloides*	60% dead	REMOVE
9367	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9368	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9369	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9370	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9371	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9372	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9373	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9374	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9375	10	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9376	18	Quaking Aspen	*Populus tremuloides*		REMOVE
9377	20	Quaking Aspen	*Populus tremuloides*		REMOVE
9378	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9379	14	Quaking Aspen	*Populus tremuloides*	decay at base	REMOVE
9380	12	Bebb's Willow	*Salix bebbiana*		REMOVE
9381	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9382	9	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9383	13	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9384	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9385	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9386	16	Colorado Blue Spruce	*Picea pungens*		REMOVE
9387	9,8	Colorado Blue Spruce	*Picea pungens*		REMOVE
9388	8	Colorado Blue Spruce	*Picea pungens*		REMOVE

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9389	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9390	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9391	8	Paper Birch	*Betula papyrifera*		REMOVE
9392	8	Paper Birch	*Betula papyrifera*		REMOVE
9393	8	Paper Birch	*Betula papyrifera*		REMOVE
9394	21	Willow	*Salix* sp.		REMOVE
9395	18	White Oak	*Quercus alba*		REMOVE
9396	29	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9397	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9398	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9399	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9400	9,8	Quaking Aspen	*Populus tremuloides*		REMOVE
9401	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9402	8	Paper Birch	*Betula papyrifera*		REMOVE
9403	11	Quaking Aspen	*Populus tremuloides*		REMOVE
9404	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9405	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9406	25	Cottonwood	*Populus deltoides*		REMOVE
9407	21	Willow	*Salix* sp.		REMOVE
9408	20	Willow	*Salix* sp.		REMOVE
9409	23	Willow	*Salix* sp.		REMOVE
9410	13	Willow	*Salix* sp.		REMOVE
9411	16	Willow	*Salix* sp.		REMOVE
9412	16	Quaking Aspen	*Populus tremuloides*		REMOVE
9413	13	Quaking Aspen	*Populus tremuloides*		REMOVE
9414	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9415	13	Quaking Aspen	*Populus tremuloides*		REMOVE
9416	16	Quaking Aspen	*Populus tremuloides*	major lean, partial uprooted	REMOVE
9417	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9418	9	Quaking Aspen	*Populus tremuloides*		REMOVE

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CAMBRIDGE, MN 55008

krystle@blochengineering.com

JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH

3-31-2023 — DATE

49893 — LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

TREE PRESERVATION TABLE

REVISIONS			
NO.	DATE	BY	DESCRIPTION

10

City of Blaine
Planning Commission

May 9, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 9, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

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

3. Approval of Minutes

3.1. 2023-177 Approval of the April 12, 2023 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Olson to approve the minutes of April 12, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0-2 (Commissioners Deonauth and Halpern abstained).

4. Public Hearing

4.2. 2023-130 Case File No. 23-0020 // Park Construction Company (Carlson Group LLC) // 10101 Naples Street NE
The applicant is requesting the following in an I-2 (Heavy Industrial) zoning district:

1. Conditional use permit for outside storage and multiple buildings on one lot.
2. Interim use permit to operate a contractors' yard for concrete crushing.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0020 was opened at 7:29PM. As no one wished to appear, the public hearing was closed at 7:30PM.

Commissioner Halpern requested further information on why the applicant would like access to the stormwater pond.

Jeff Carlson, representative for the applicant, explained he would like to retain access to the stormwater pond for snow removal purposes.

Commissioner Gorzycki questioned when the applicant would be crushing material.

Mr. Carlson reported this would occur from 7:00AM to 5:00PM.

Commissioner Deonauth asked if the applicant would be replanting trees on the property or would the applicant be paying the city.

Mr. Carlson indicated he would be replanting trees.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0020A a conditional use permit for outside storage related to a contractor's yard and multiple buildings on a lot in an I-2 (Heavy Industrial) zoning district with the following conditions:

Case 23-0020A:

1. The construction of the building and site improvements shall be consistent with the attached building elevations and site plan.
2. A six foot tall fence shall be located around the outside storage area. Fencing on the western side shall be PVC coated chain link. Fencing shall be immediately adjacent to the outside storage area and shall delineate the boundary between the outside storage area and the stormwater ponding areas.
3. A revised landscape plan must be submitted as part of the administrative site plan approval/building permit. That plan must incorporate the following changes:
    a. 34 overstory trees required, with a minimum of three species provided and at least 20 of the trees must be located between the front property line and parking lot, evenly distributed throughout that area.
    b. 17 conifer trees, with a minimum of two species provided.
    c. 17 ornamental trees, with a minimum of two species provided.
    d. 114 shrubs, with a minimum of three species provided.
    e. All disturbed areas shall be sodded.
4. In addition to the required landscaping, 93 trees must be replaced through planting on the property or payment into the city reforestation fund at the rate in effect at the time of issuance of the building permit.Outside storage limited to aggregate materials such as gravel and soil, construction equipment, and vehicles.
5. Outside storage must be located on the paved or gravel surface.
6. No storage may be taller than 15 feet in height.
7. Semi-trucks are limited to one per dock or bay door.
8. A minimum total building area of 20,000 square feet is required prior to occupancy.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0020B an interim use permit for concrete crushing in an I-2 (Heavy Industrial) zoning district with the following conditions:

Case 23-0020B:

1. Storage of concrete shall be bunkered by jersey barriers, or equivalent, on three sides.
2. Storage of concrete materials limited to 15 feet in height.
3. Maximum concrete storage of 20,000 cubic yards.
4. Crushing activity limited to 45 days in a 24-month period.
5. This interim use permit expires on June 5, 2026. Property owner shall request a renewal of the interim at least 30 days prior to the expiration of the interim use permit. If IUP is not renewed, all concrete storage shall be removed within 60 days of the expiration of the IUP.

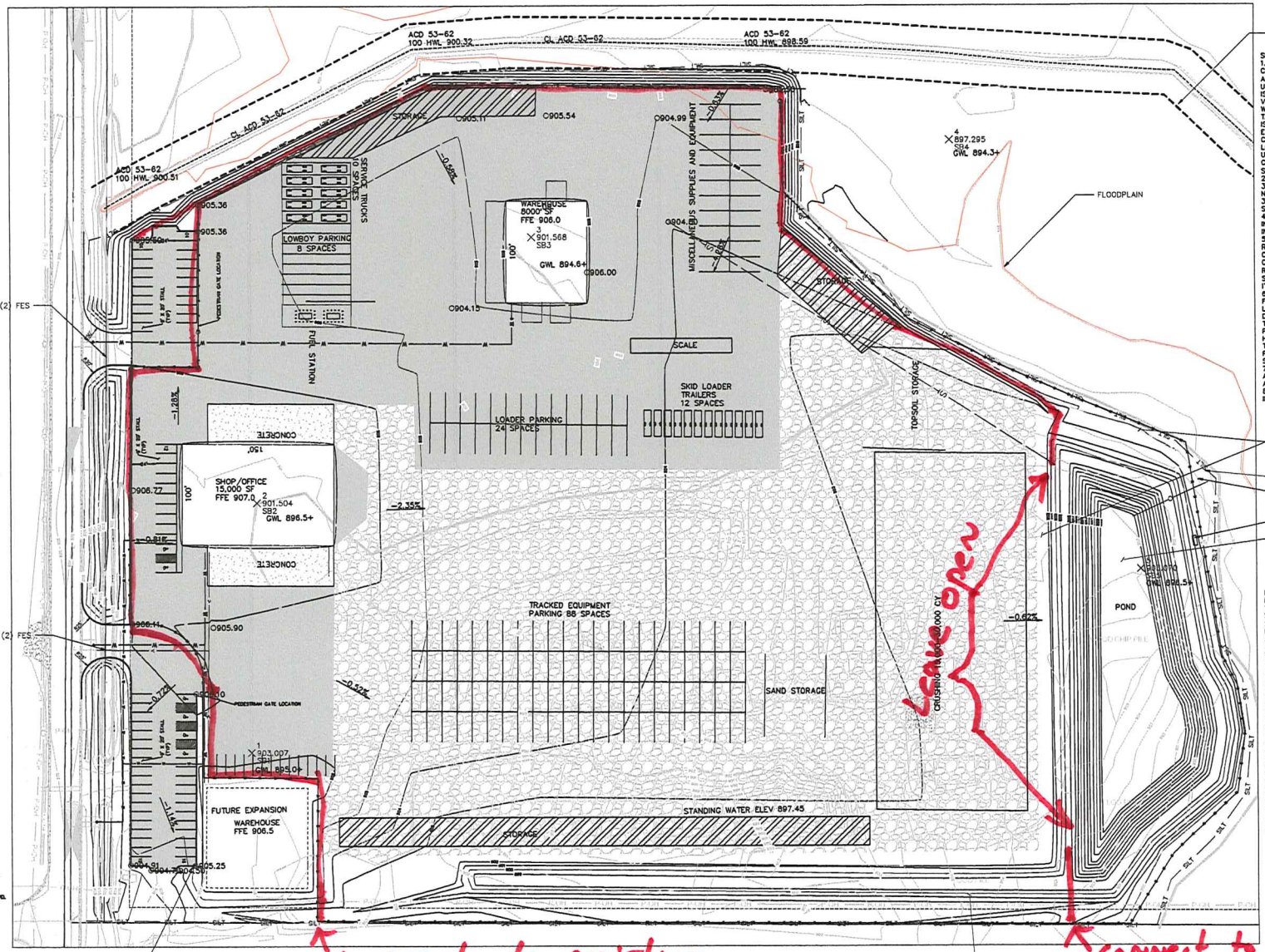
Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the June 5, 2023 city council meeting.

Request to modify Fence location:

Park Construction proposes to modify the city's proposed fence location on the south property line. Their current design has the pond placed outside the fence line. This will cause significant challenges in maintenance of the pond, lawn, and trees. We propose to connect to the existing fence on the south property line. This will allow us several advantages in maintaining the landscape as well as cleaning out the pond. In the city proposed fence location it does not allow for access to clean out the pond with out removing the fence to get at it. The proposed drainage pond is only four feet deep and will need to be maintained frequently for removing sediment from the pond. In addition, this will help meet the design requirements of stormwater runoff as it was intended.

Last, with the fence located outside the pond, it will allow us to have a place to stockpile snow in the winter months.



SITE GRADING NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS, UNLESS OTHERWISE NOTED
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. MINIMIZE COMPACTION IN INFILTRATION AREA.

EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 35-221, AT A RATE OF 38.5 LB/AC
4. SEED MNDOT TYPE 33-261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES. WHERE IT WILL TRANSITION TO THE 35-221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. AFTER SEEDING, PLACE POST-CONSTRUCTION SILT FENCE AROUND INFILTRATION BASINS AFTER GRADING HAS COMMENCED FOR THIS PROJECT TO PROVIDE PROTECTION FOR FUTURE GRADING/SITE WORK.
9. EOF ON INFILTRATION PONDS MUST BE PERMANENTLY STABILIZED WITH TURF REINFORCEMENT MAT OR GEOGRID.

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krystle@blochengineering.com

JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH
2-23-2023
DATE
49693
LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

GRADING AND EROSION CONTROL PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

3

City of Blaine
Staff Report

File Number: RES 23-94

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.5

Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 23-0020/EES)

Executive Summary

The applicant is requesting an interim use permit to allow concrete crushing as part of a contractor's yard. The interim use permit would approve the use with conditions for a period of three years.

Background

Planning Commission (Public Hearing)	05/09/23
City Council (Conditional Use Permit)	06/05/23
Action Deadline (60 days)	05/30/23
Action Deadline (Extended by City)	07/29/23

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

Executive Summary

Zoning

The property is zoned I-2 (Heavy Industrial) and is guided Heavy Industrial in the comprehensive plan.

Surrounding Zoning and Uses

The property is located on Naples Street and is adjacent to other heavy industrial uses, including Central Transport (truck terminal) to the south, and ADHUE Graphics to the north.

The adjacent uses across Naples Street are an asphalt plant and the SKB transfer station. To the east, there is a large wetland complex located between the heavy industrial uses on Naples Street and the business park on Pheasent Ridge Drive, which is a high-finished light industrial/office park.

Existing Conditions

The property has an existing tree service operated out of a home located on the property and some other small buildings. There are also many vehicles stored on the property, most of which are junk cars. Metro Tree has occupied the property since the early 1990s.

History

In 1992, the owner of the property requested a conditional use permit to operate Metro Tree out of a legal nonconforming residential property (zoned Light Industrial at the time). That CUP was denied on January 7, 1993. Staff has not been able determine whether any code enforcement action was taken following that denial or why the business was allowed to remain.

Evaluation of Request

Site Plan

The property is divided by a ditch that runs east/west through the property. The applicant is only proposing development on the southern half of the property, with the northern half remaining unchanged. The applicant is proposing a 15,000 square foot office/shop building and an 8,000 square foot warehouse, with the potential to add an additional warehouse on the south side of the property in the future. The remaining upland area, approximately 11 acres in the southern half, is proposed for outside storage of equipment and materials, including an area for concrete crushing. Typically, outside storage areas are required to be paved with asphalt or concrete. In this case, as a significant portion of the site will be used for storage of tracked equipment (which will destroy concrete or asphalt quickly), gravel has been proposed for those areas.

The following setbacks apply:

- Front - 40 feet (building)/25 feet (parking)
- Side - 15 feet (building)/10 feet (parking)
- Rear - 20 feet (building)/10 feet (parking)

All required setbacks are being met.

A fence is proposed to surround the developed portion of the property. The fence along Naples Street must be a black PVC coated chain link, as has been required of other properties along Naples Street. The remaining fencing may be uncoated chain link if desired. A condition has been included that the fence must be located between the outside storage area and the stormwater ponds to prevent encroachment of storage into those areas.

A minimum building area of 20,000 square feet is required for any property with outside storage greater than 1 acre in area. The applicant is proposing a 15,000 square foot building and an 8,000 square foot building, which meet that requirement when the square footage is combined. A condition of approval requires that 20,000 square feet of building must be completed prior to occupancy.

Architecture

The office/shop building is proposed to be constructed of precast concrete. The concrete is proposed to have reveals to provide texture and will be painted two different shades of gray with some orange on the front elevation. Orange metal flashing is proposed across the whole western (front) elevation and carries over to the western portion of the north and south walls.

The cold storage building is proposed to be constructed primarily with metal panels with some block on each side. It meets the requirements for building materials in the I-2 district with no more than 70% of any side of the building being faced with metal.

Landscaping

Landscaping quantities were calculated using the building footprints for the two buildings proposed at this time and the perimeter of the portion of the property south of the ditch. The following landscaping quantities are required:

- 34 overstory trees
- 17 conifer trees
- 17 ornamental trees
- 114 shrubs

The applicant has provided a landscape plan that does not meet these requirements. Additionally, the landscape plan provided has very little diversity in species (with one overstory tree, one ornamental tree, one conifer tree, and two shrubs proposed) and the trees are located on the edges of the project, providing very little screening of the outside storage. The conditions of approval require the landscaping quantities to be increased to the required number, a minimum of three overstory species, two conifer species, two ornamental species, and three shrub species, and require that at least 20 of the overstory trees be planted in the area between the front property line and the parking lot, evenly distributed throughout that area.

Tree Preservation

The applicant proposes to remove 294 trees greater than 8 inches in diameter, 34 of which are dead or substantially damaged or decaying, resulting in 260 significant trees being removed. One to one tree replacement is required for each significant tree removed, up to 8 trees per disturbed acre. Approximately 18 acres are proposed to be disturbed, which results in a maximum tree replacement requirement of 144 trees. The applicant will receive credit for the

51 overstory and conifer trees required by the landscaping plan. An additional 93 trees must either be planted on the property or replaced through payment to the city reforestation account at the rate in the approved fee schedule at the time of the building permit issuance. Tree replacement is currently $400 per tree, which would result in a total payment of $37,200 if the 93 trees were all replaced through payment in 2023.

Grading/Storm Drainage

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

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.

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

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 6 is $6,853.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13.7 acres of upland for a total sewer area charge of $93,886.

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

Hydrant locations must be reviewed and approved by the Fire Department. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

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

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

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two access drives to Naples Street NE as shown on the construction drawing set.

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.

Interim Use Permit (Section 27.05)

A city exercises "quasi-judicial" authority when considering an IUP 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 code lists nine standards specifically for IUPs issued for concrete crushing. Those standards are:

a. Minimum lot size of ten (10) acres.
    - The property is 38.8 acres
b. Crushing and storage located in rear yard only.
    - Crushing and storage area is proposed in the rear yard.
c. Storage of demolition materials to meet the following setbacks:
    1. Ten (10) feet against I-2 zoned uses.
    2. Fifty (50) feet against I-1 zoned uses.
    3. One hundred (100) feet against all other zoning districts.
        - The storage area is 110 feet from the southern property line, 850 feet from the northern property line, 350 feet from the eastern property line, and 750 feet from the western property line, exceeding the required setbacks.
d. Recycling (crushing) of concrete demolition materials to meet the following setbacks:
    1. Fifty (50) feet against I-2 zoned uses.
    2. One hundred (100) feet against all other zoning districts.
        - The crushing area is proposed in the location of the storage area which exceeds the required setbacks.

e. Storage bunkered on three (3) sides.
    - The storage area is proposed to be bunkered on three sides by jersey barriers.
f. Maximum storage height of fifteen (15) feet.
    - Listed as a condition of approval.
g. Maximum storage volume of twenty thousand (20,000) cubic yards.
    - Listed as a condition of approval.
h. Crushing activity limited to no more than forty-five (45) days in [a] twenty-four-month period.
    - Listed as a condition of approval.
i. Interim use permits issued under Section 31.25 (b) automatically expire after three (3) years. The holder of such a permit must submit a written request to the City Council if they wish to have the permit renewed for an additional three-year period. The City Council reserves the right to modify conditions of the permit if conditions warrant. All concrete demolition storage must be removed within sixty (60) days after a conditional use permit expires.
    - Listed as a condition of approval.

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.

- The proposed use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
    - The use for stockpiling of concrete could impose additional costs on the public if necessary to take the property in the future, but the conditions of approval limiting the amount of stockpiling limits that potential cost.
- The proposed use will not create an excessive burden on parks, streets, and other public facilities; and
    - The burden on public facilities is not anticipated to be higher than for other heavy industrial uses.
- The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and general welfare.
    - The proposed use is consistent with the surrounding heavy industrial uses including waste transfer stations, semi truck repair, and an asphalt plan.

Attachment List
Zoning and Location Map
Narrative
Building Elevations
Site Plan
Grading Plan

Utility Plan
Landscape Plan
Unapproved Planning Commission Minutes 5/9/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the interim 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 05/09/23

City of Blaine

Signature Copy

Resolution: RES 23-94

Resolution Granting an Interim Use Permit to Operate a Contractors' Yard for Concrete Crushing in the I-2 (Heavy Industrial) Zoning District at 10101 Naples Street NE. Park Construction Company (Carlson Group LLC) (Case File No. 23-0020/EES)

WHEREAS, an application has been filed by Straus Michael J as Conditional Use Permit Case File No. 23-0020 for Park Construction (Carlson Group LLC); and

WHEREAS, said case involves the property described as follows:

The East One-half of the Southwest Quarter of the Southwest Quarter (E1/2 of SW1/4 of SW1/4) of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-three (23). Said parcel consisting of Twenty (20) acres, more or less.

WHEREAS, the Blaine Planning Commission held a public hearing on May 9, 2023, and recommended approval regarding said Conditional Use Permit; and

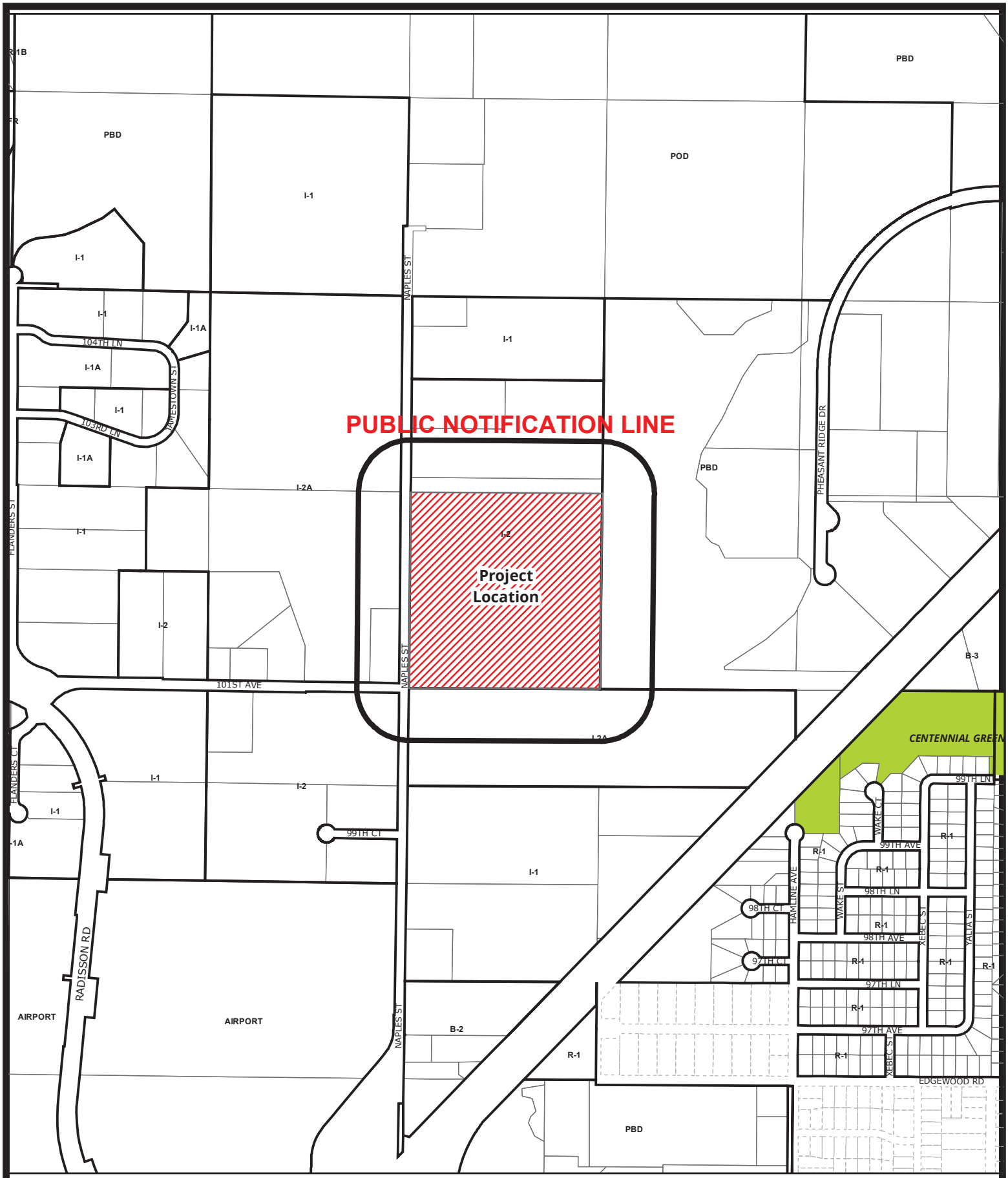
WHEREAS, the Blaine City Council has reviewed said case on June 5, 2023; and

WHEREAS, the criteria identified in Section 27.05 for granting an interim use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that an interim use permit is hereby approved per Section 27.05 and 31.25(b)of theZoning Ordinance to allow concrete crushing in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. Storage of concrete shall be bunkered by jersey barriers, or equivalent, on three sides.
2. Storage of concrete materials limited to 15 feet in height.
3. Maximum concrete storage of 20,000 cubic yards.
4. Crushing activity limited to 45 days in a 24-month period.
5. The fence must be located between the outside storage area and the stormwater ponds.
6. This interim use permit expires on June 5, 2026. Property owner shall request a renewal of the interim at least 30 days prior to the expiration of the interim use permit. If IUP is not renewed, all concrete storage shall be removed within 60 days of the expiration of the IUP.

PASSED by the City Council of the City of Blaine this 5th day of June, 2023.



Case File No. 23-0020
Park Construction Company

BlaineMN.gov

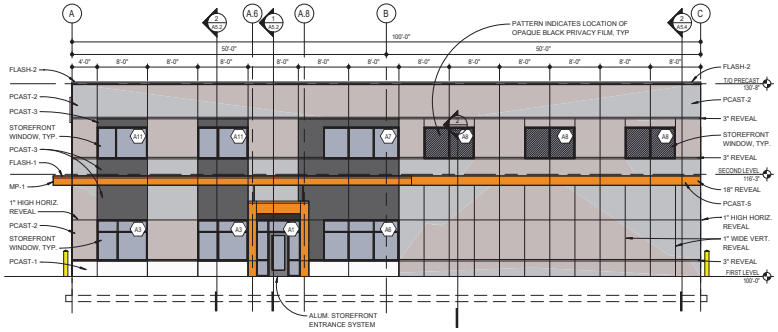
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

1. **Project title: PARK CONSTRUCTION OFFICE, WAREHOUSE, STORAGE**

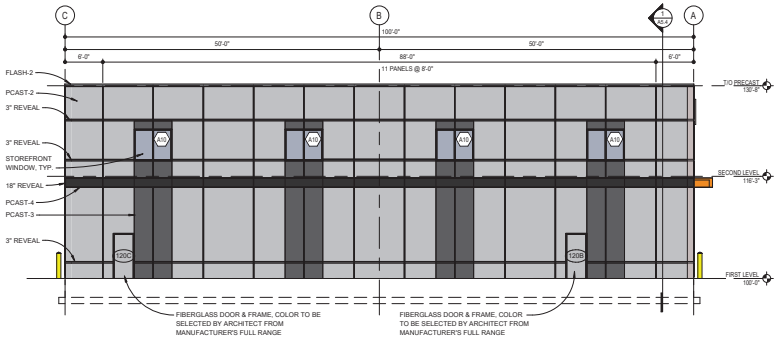
2. **Proposer: Carlson Group LLC**
   Contact person: Jeff Carlson
   Title: President
   Address:11681 St Andrews Circle
   City, State, ZIP: Blaine, MN 55449
   Phone: 763-286-2686
   Fax: NA
   Email: jcarlson@parkconstructionco.com

Park Construction Company proposes to build, own, and operate a construction operations facility in Blaine, Anoka County, Minnesota. The twenty-acre project includes an office, warehouse, and storage for equipment owned by Park Construction. A second warehouse will also be constructed in the future. It will also include storage of materials such as soil and crushed rock.

The new proposed construction will introduce a 15,000 sf office/shop and 8,000 sf warehouse building in Phase 1. It will bring about 70 full-time jobs to the area. The office portion of the building will be 2 floors, each 25'x50'. It will have 6 offices, 4 on the main floor and 2 upstairs, and there will be a break room and bathrooms. This office will manage Park's daily routine of trucking operation and mechanics in the shop and for the field operations. The mechanics shop will be 125'x100', consisting of 3 drive through work bays and a drive though wash bay. Lastly, there will be a 25'x30' parts bay. There will also be a storage warehouse, fueling station, concrete crushing area, equipment parking, outdoor storage locations for heavy equipment attachments, pipe, concrete forms, etc. The site has been laid out based on truck turning movements to allow 75' to 90' in length truck and trailer lowboys to be able to maneuver through the site safely and effectively. The yard portion of the site will consist of areas for asphalt millings and for reclaimed gravel, with paved areas to allow rubber tire vehicles parking spaces. The remainder of the yard will consist of gravel for tracked equipment (dozers and excavators) to maneuver and park. In the future, Phase 2 will consist of a 10,000 sf office/warehouse expansion.
Stormwater management will consist of retention ponds, designed to MPCA requirements.
There are 4 older structures that will be demolished and removed according to Minnesota regulations.
Park Construction plans to start construction in spring of 2023, and finish by late fall of 2023.



4 A3.1 WEST BUILDING ELEVATION
1/8" = 1'-0"

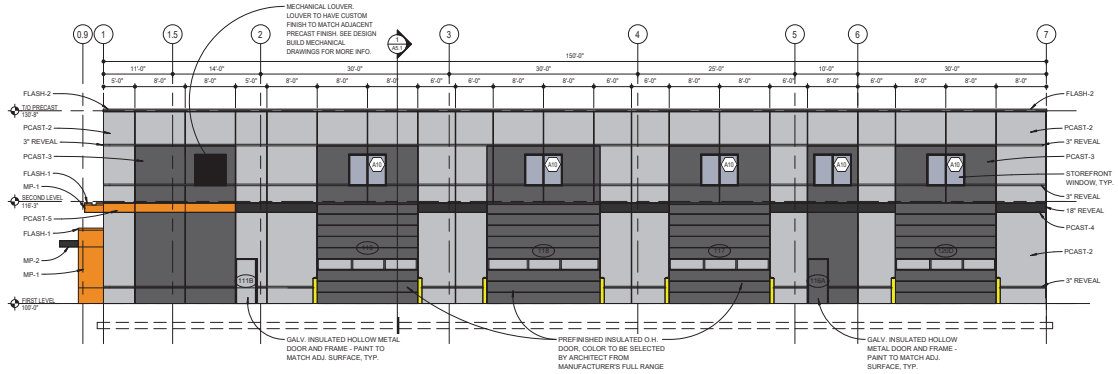


3 A3.1 EAST BUILDING ELEVATION
1/8" = 1'-0"

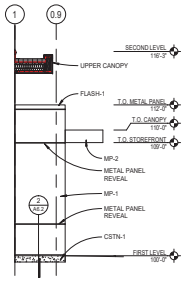
EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
CSTN - 1	STONE VENEER BASE	AMERICAN ARTSTONE	SMOOTH	COLOR TO BE NATURAL GRAY	SEE ELEVATIONS
PCAST - 1	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... LIGHT GRAY	SEE ELEVATIONS
PCAST - 2	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... MEDIUM GRAY	SEE ELEVATIONS
PCAST - 3	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... DARK GRAY	SEE ELEVATIONS
PCAST - 4	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	SHERWIN WILLIAMS SW ... BLACK	SEE ELEVATIONS
PCAST - 5	PRECAST CONCRETE WALL PANELS	TBD	FORM FINISH - PAINTED	PARK CONSTRUCTION CUSTOM COLOR	SEE ELEVATIONS
MP - 1	METAL PANEL	ALUCOBOND	PVDF	PARK CONSTRUCTION CUSTOM COLOR	ENTRANCE, HIGH CANOPY
MP - 2	METAL PANEL	ALUCOBOND	PVDF	FOCUS BLACK	ENTRANCE CANOPY
FLASH - 1	CAP FLASHING	ALUCOBOND	PVDF	PARK CONSTRUCTION CUSTOM COLOR	INTEGRAL CAP FLASHING AT MP-1
FLASH - 2	CAP FLASHING	UNA-CLAD METAL	KYNAR 500	MATTE BLACK	PARAPET CAP AT PRECAST
AFS FLASH - 1	WINDOW SILL FLASHING	UNA-CLAD METAL	KYNAR 500	MATTE BLACK	FLASHING BELOW STOREFRONT WINDOWS
AFS-1	ALUMINUM WINDOW FRAMES	OLDCASTLE	ANODIZED	BLACK	2" x 4-1/2" FRONT SET STOREFRONT, SEE ELEVATIONS, SEE SHEET A7.1
CMU-1	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... LIGHT GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-2	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... MEDIUM GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-3	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... DARK GRAY	SEE TRASH ENCLOSURE ELEVATIONS
CMU-4	CMU	--	PAINTED	SHERWIN WILLIAMS SW ... BLACK	SEE TRASH ENCLOSURE ELEVATIONS

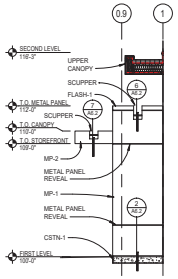
NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



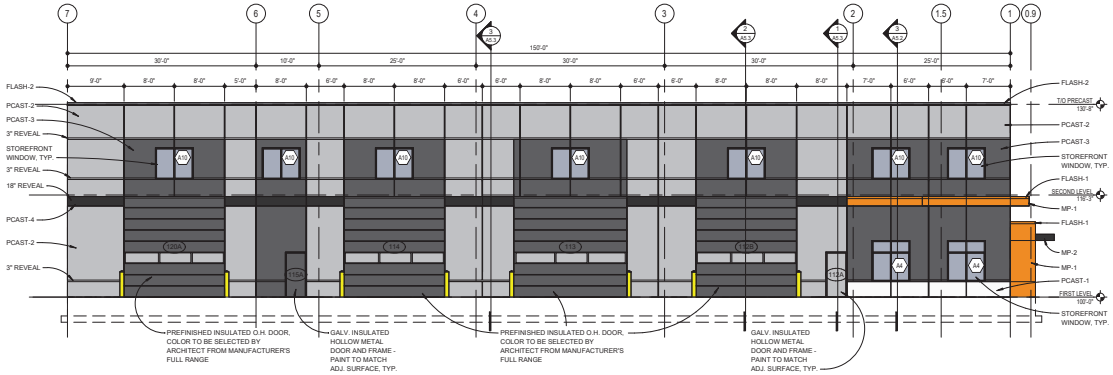
2 A3.1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



6 A3.1 ENLARGED ELEV. - VESTIBULE (NORTH)
1/4" = 1'-0"



5 A3.1 ENLARGED ELEV. - VESTIBULE (SOUTH)
1/4" = 1'-0"



1 A3.1 NORTH BUILDING ELEVATION
1/8" = 1'-0"

pope DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ENGELSMA CONSTRUCTION PARK CONSTRUCTION - NEW BUILDING
BLANE, MN

EXTERIOR ELEVATIONS, EXTERIOR MATERIAL FINISH SCHEDULE

ISSUES & REVISIONS		DATE
1	PRECAST & STEEL	02/10/23
2	PERMIT SET	02/17/23

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

Brock Martinson
Date: 02-17-2023 Lic. No. 54421

COMMISSION NO: 61643-22125
DRAWN BY: DO
CHECKED BY: BM

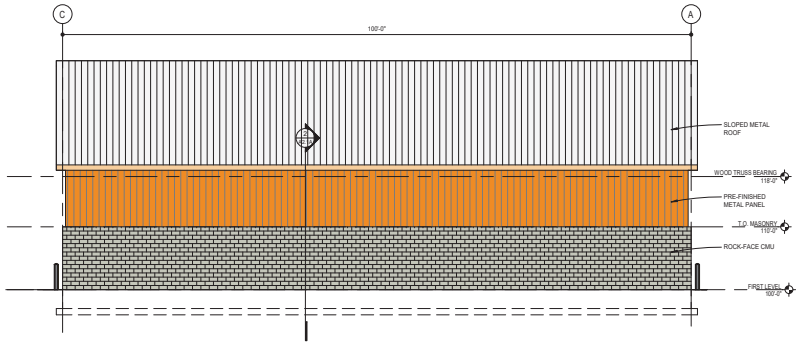
SHEET
A3.1

TRUE SHEET SCALE
0" 30" 60" 1"

BIM 360://61643-22125 Park Construction New Building/61643-22125_Park Construction_R23_Rbanyak_R06.rvt
2/20/2023 11:09:10 AM

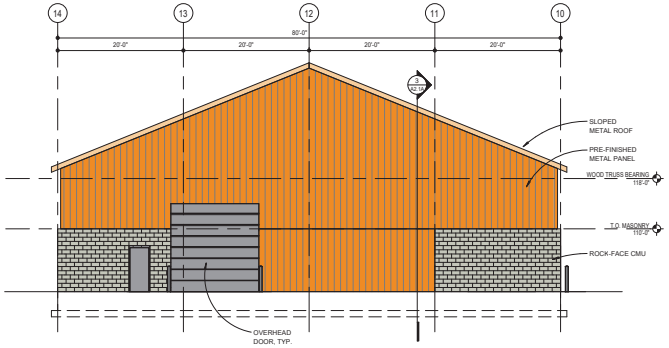
EXTERIOR MATERIAL PERCENTAGES		
MATERIAL	SF	%
CMU	2782	34
METAL	5388	66
TOTAL	8,170	

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	989
METAL	901
TOTAL	1890



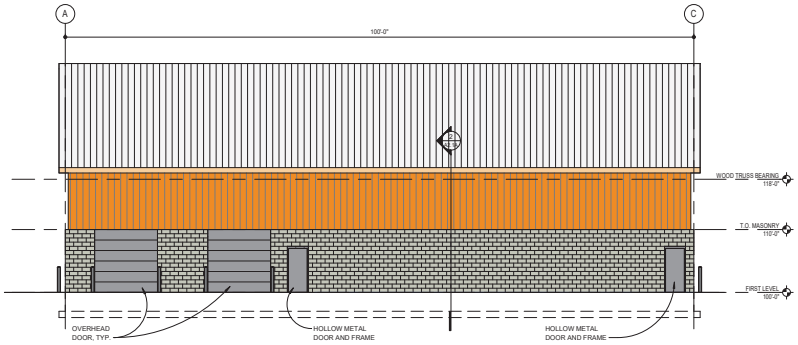
4 A3.2 EAST BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	402
METAL	1793
TOTAL	2195



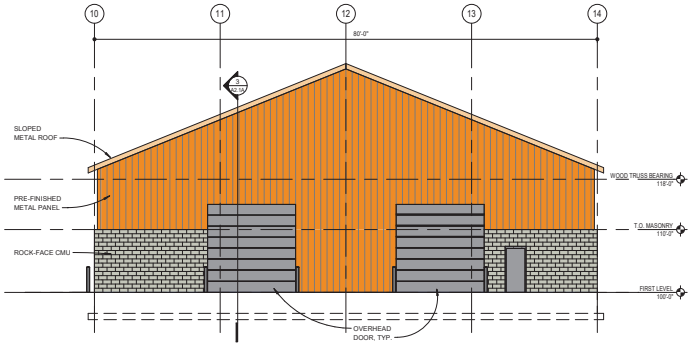
3 A3.2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	989
METAL	901
TOTAL	1890



2 A3.2 WEST BUILDING ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL	
MATERIAL	SF
CMU	402
METAL	1793
TOTAL	2195



1 A3.2 SOUTH ELEVATION
1/8" = 1'-0"

pope DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ENGELSMA CONSTRUCTION PARK CONSTRUCTION - NEW BUILDING
BLANE, MN

EXTERIOR ELEVATIONS - WAREHOUSE

ISSUES & REVISIONS		DATE
1	PRECAST & STEEL	02/10/23
2	PERMIT SET	02/17/23

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

Brock Martinson
Date: 02-17-2023 Lic. No. 54421

COMMISSION NO:	61643-22125
DRAWN BY:	DO
CHECKED BY:	BM

SHEET

A3.2

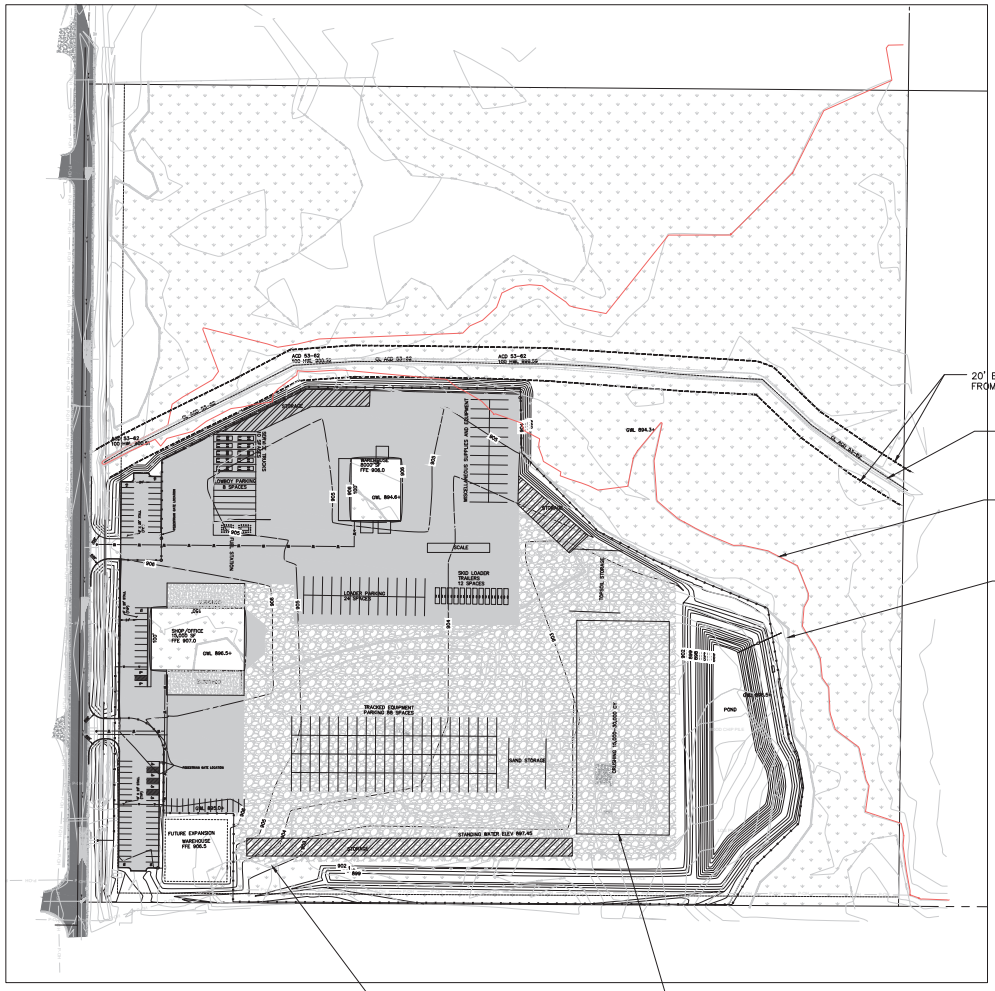
TRUE SHEET SCALE
0" 30" 1'

BIM 360://61643-22125 Park Construction New Building/61643-22125_Park Construction_R23_Rbanda_R06.rvt
2/20/2023 11:09:16 AM

LEGEND

- . . . . FIRE HYDRANT
- . . . . WATER VALVE
- . . . . MANHOLE
- . . . . CATCH BASIN
- . . . . POWERPOLE
- . . . . LIGHT POLE
- . . . . GUY
- . . . . TRANSFORMER
- . . . . ELECTRIC METER
- . . . . TV PEDESTAL
- . . . . TELEPHONE PEDESTAL
- . . . . AIR CONDITIONER
- . . . . HAND HOLE
- . . . . SEMAPHORE
- . . . . GAS METER
- S . . . . SANITARY SEWER
- ST . . . . STORM SEWER
- W . . . . WATERMAIN
- G . . . . UNDERGROUND GAS MAIN
- T . . . . UNDERGROUND TELEPHONE
- E . . . . UNDERGROUND ELECTRIC
- TV . . . . UNDERGROUND CABLE T.V.
- OU . . . . OVERHEAD UTILITY LINES
- . . . . IRON MONUMENT FOUND
- . . . . IRON PIPE MONUMENT SET
- 944.0 . . . . EXISTING SPOT ELEVATION
- . . . . SOIL BORING
- . . . . SIGN
- . . . . DECIDUOUS TREE
- . . . . CONIFEROUS TREE
- . . . . DENOTES TREE AND BRUSH LIMITS
- . . . . DENOTES PROPOSED DRAINAGE ARROW
- (944.00). . . . DENOTES PROPOSED ELEVATION
- CS. . . . . CURB STOP
- CO . . . . CLEAN OUT
- . . . . BUSH
- BG. . . . BARBECUE GRILL
- . . . . AUTO SPRINKLER
- . . . . BASKETBALL HOOP
- . . . . BENCH
- . . . . WATER SPIGOT
- . . . . TRENCH DRAIN
- MW . . MONITORING WELL
- . . . . STORM DISPATER
- . . . . SATELITE DISH
- . . . . TELEPHONE
- . . . . ELECTRIC PEDESTAL
- . . . . FLAG POLE
- . . . . GROUND LITE
- . . . . MAILBOX
- . . . . ROOF DRAIN
- . . . . TRANSMISSION TOWER
- . . . . VENT PIPE
- . . . . WELL
- . . . . PROPOSED DRAINAGE ARROW
- 944.00 . . . PROPOSED ELEVATION
- SILT —— SILT —— . . . SILT FENCE

- . . . ASPHALT
- . . . CONCRETE
- . . . GRAVEL/RECYCLE GRAVEL



20' EASEMENT FROM TOP OF DITCH

CL ACD 53-62 (TYP)

FLOODPLAIN (TYP)

WETLAND (TYP)

CRUSHING AREA:
JERSEY BARRIER ON SOUTH, EAST, AND NORTH SIDES
SEE DETAIL

WETLAND (TYP)

PAVEMENT SECTIONS

HEAVY DUTY PAVEMENT SECTION

- 2" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. NON WEAR COURSE (MNDOT LV3)
- 8" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

LIGHT DUTY PAVEMENT SECTION

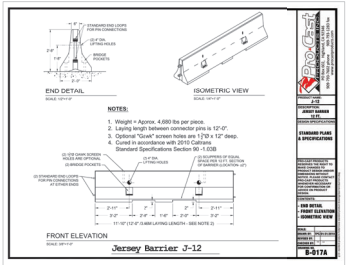
- 1.5" BIT. WEAR COURSE (MNDOT LV3)
- 2" BIT. NON WEAR COURSE (MNDOT LV3)
- 6" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

CONCRETE PAVEMENT SECTION

- 6" CONCRETE
- 8" GRAVEL BASE, CL 5
- COMPACTED SUBGRADE

RECYCLE GRAVEL PAVEMENT SECTION

- 6" RECYCLE GRAVEL
- COMPACTED SUBGRADE



BLOCH ENGINEERING

BLOCH ENGINEERING, PLLC
blochengineering.com

32210 XEON ST NW
CAMBRIDGE, MN 55008

krystle@blochengineering.com

JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH

3-31-2023 — DATE

49893 — LIC. NO.

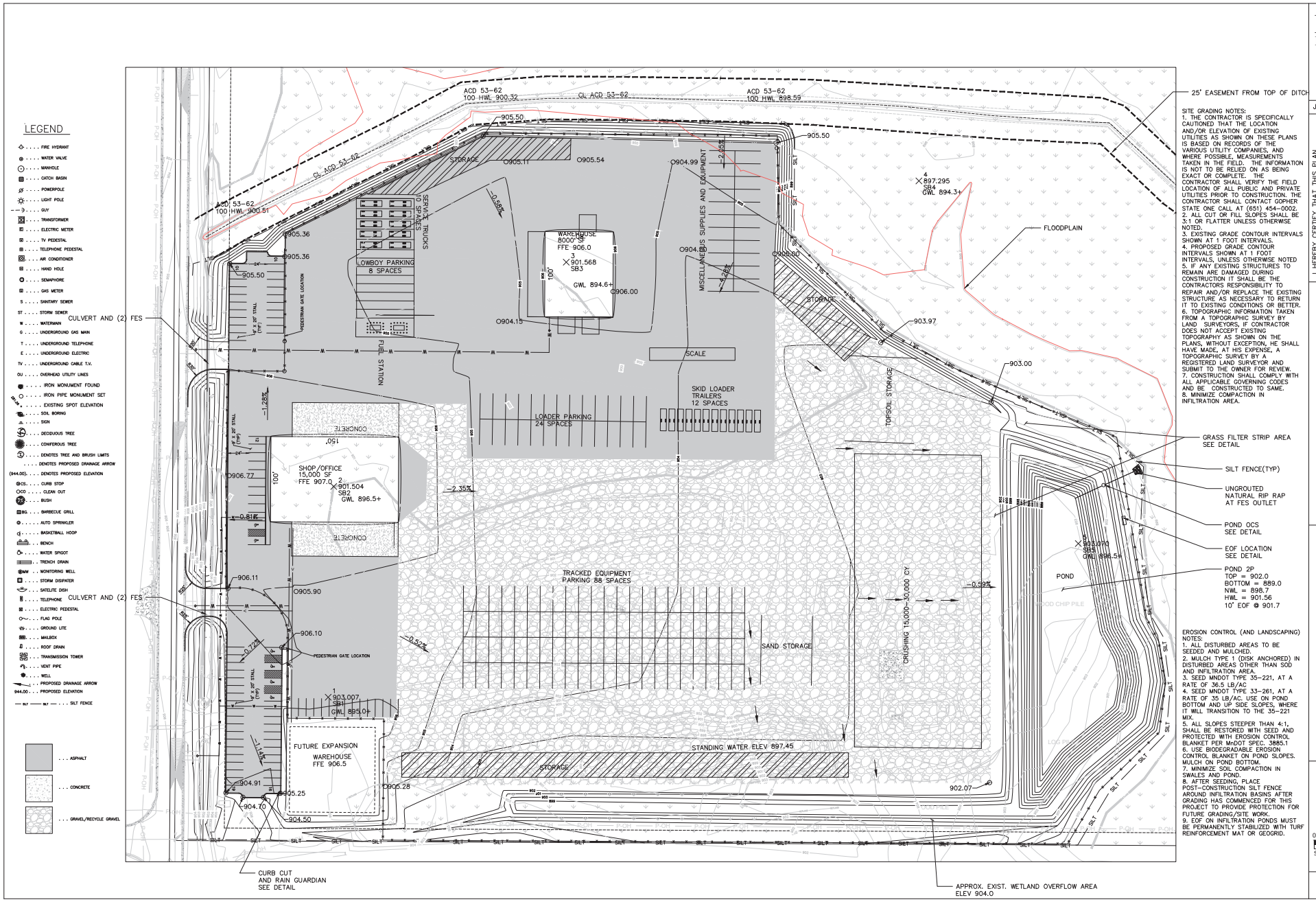
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

SITE PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 100 200
SCALE FEET

2



SITE GRADING NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS, UNLESS OTHERWISE NOTED
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. MINIMIZE COMPACTION IN INFILTRATION AREA.

EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC
4. SEED MNDOT TYPE 33-261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35-221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. AFTER SEEDING, PLACE POST-CONSTRUCTION SILT FENCE AROUND INFILTRATION BASINS AFTER GRADING HAS COMMENCED FOR THIS PROJECT TO PROVIDE PROTECTION FOR FUTURE GRADING/SITE WORK.
9. EOF ON INFILTRATION PONDS MUST BE PERMANENTLY STABILIZED WITH TURF REINFORCEMENT MAT OR GEOGRID.

BLOCH ENGINEERING
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32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

JOB NO. 22-40

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.

PRELIMINARY

KRYSTLE L. BLOCH — LIC. NO. 49893

3-31-2023 — DATE

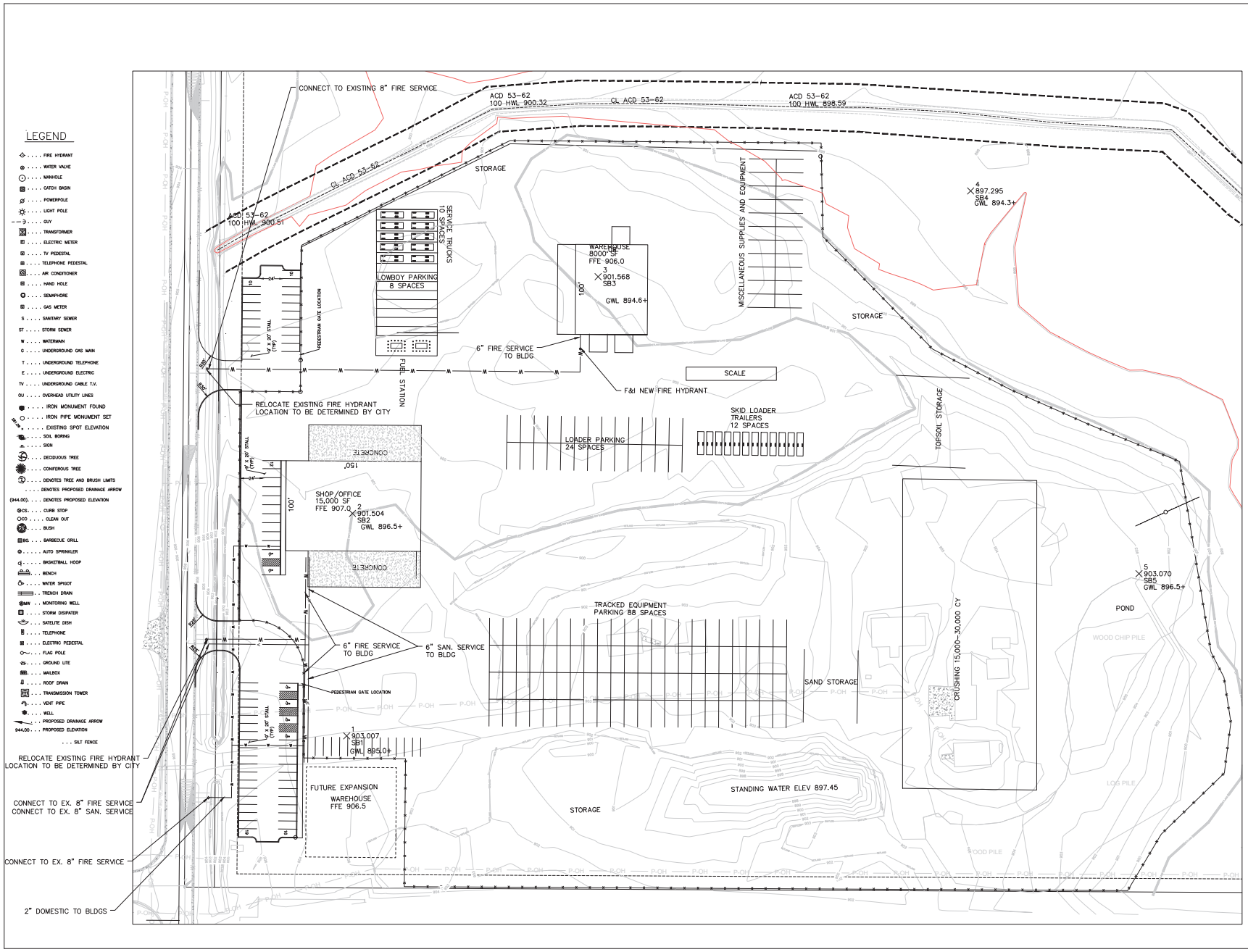
CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

GRADING AND EROSION CONTROL PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

SCALE 0 50 100 FEET

3



UTILITY NOTES:
1. SANITARY SEWER CONNECTION LOCATION IS APPROXIMATE AND MUST BE FIELD VERIFIED. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW).
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
3. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND 2015 MINNESOTA PLUMBING CODE.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
5. UTILITIES ON PLAN ARE SHOWN WITHIN 5' OF THE BUILDINGS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. UTILITY CONTRACTOR IS TO BRING SERVICE INTO BUILDING. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
10. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
7. CONCRETE THRUST BLOCKING AT 6" WATER PIPE BENDS PER CODE.
8. MINIMUM OF 7 FEET OF COVER IS REQUIRED OVER AL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES.
9. MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION IS REQUIRED FOR ALL MAIN UTILITIES.

BLOCH ENGINEERING
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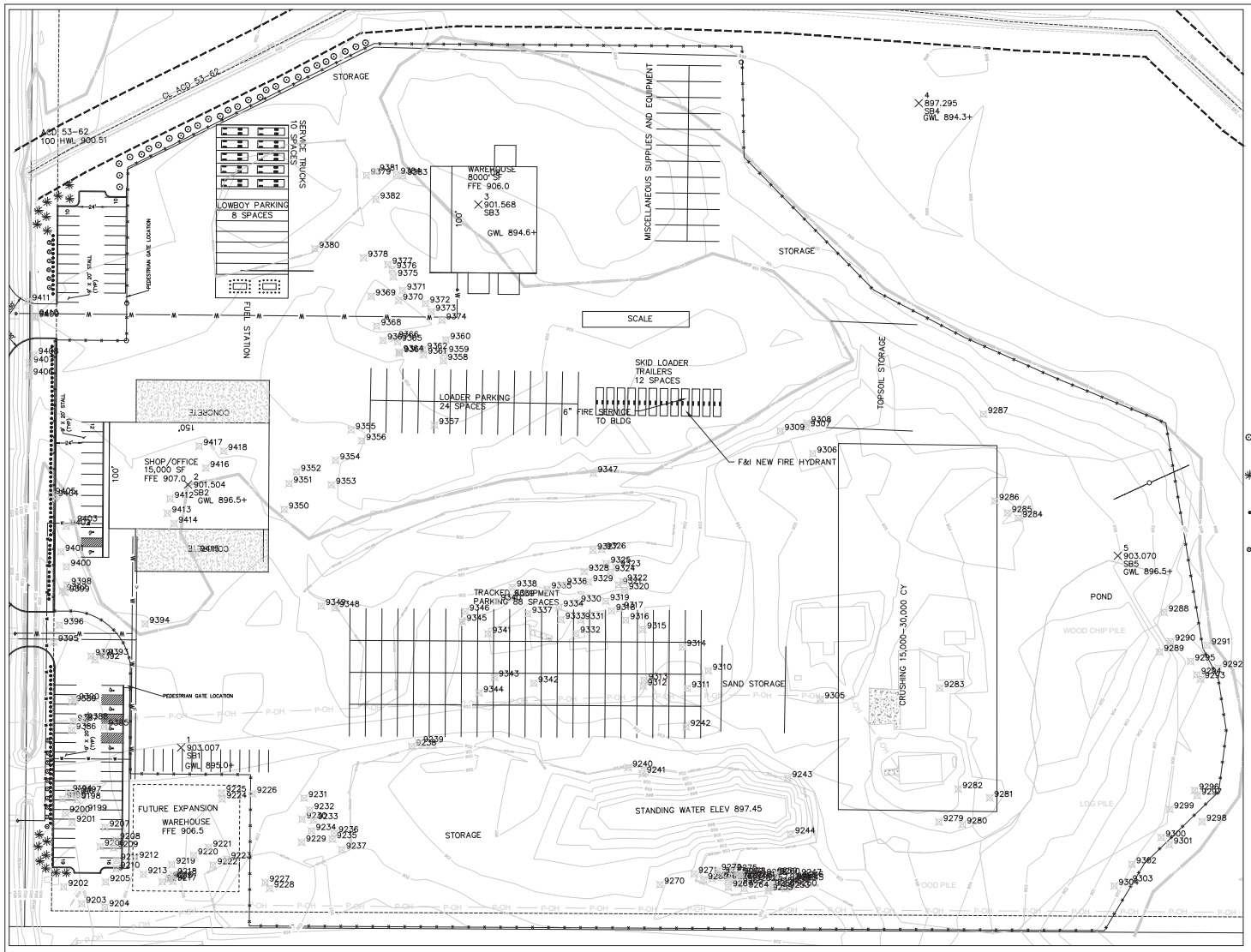
UTILITY PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION

0 50 100
SCALE FEET

4



EROSION CONTROL (AND LANDSCAPING) NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED, EXCEPT AS NOTED IN NUMBER 8 BELOW.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS OTHER THAN SOD AND INFILTRATION AREA.
3. SEED MNDOT TYPE 25–151, AT A RATE OF 61 LB/AC
4. SEED MNDOT TYPE 33–261, AT A RATE OF 35 LB/AC. USE ON POND BOTTOM AND UP SIDE SLOPES, WHERE IT WILL TRANSITION TO THE 35–221 MIX.
5. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1
6. USE BIODEGRADABLE EROSION CONTROL BLANKET ON POND SLOPES. MULCH ON POND BOTTOM.
7. MINIMIZE SOIL COMPACTION IN SWALES AND POND.
8. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE SODDED.
9. SEE SWPPP FOR TEMPORARY STABILIZATION REQUIREMENTS.
10. TWO ROWS OF SILT FENCE ALONG WETLAND LINE.

MINIMUM SIZE OF PLANTINGS
OVERSTORY DECIDUOUS: 2.5" CALIPER
CONIFEROUS: 6FT IN HEIGHT
SHRUBS: 24" POT
ORNAMENTAL TREES: 2" CALIPER

PLANTING NUMBER REQUIREMENTS:

TOTAL BUILDING SF (EXCLUDING FUTURE) = 23,000 SF
TOTAL SITE PERIMITER = 3200 LF

⊙ OVERSTORY DECIDUOUS: 1 PER 2000 SF OF BLDG OR 1 PER 100 LF OF SITE PERIMETER
23,000/2000 = 12
3200/100 = 32 – (32*0.15) = 27.2 = 28

✳ CONIFEROUS: 1 PER 2000 SF OF BLDG OR 1 PER 200 LF OF SITE PERIMETER
23,000/2000 = 12
3200/200 = 16 – (16*0.15) = 13.6 = 14

• SHRUBS: 1 PER 300 SF OF BLDG OR 1 PER 30 LF OF SITE PERIMETER
23,000/300 = 77
3200/30 = 107 – (107*0.15) = 90.95 = 91

⊙ ORNAMENTAL TREES: 1 PER 2000 SF OF BLDG OR 1 PER 200 LF OF SITE PERIMETER
23,000/2000 = 12
3200/200 = 16 – (16*0.15) = 13.6 = 14

**PER 33.07.c.5, THESE AMOUNTS CAN BE REDUCED BY 15% DUE TO ZONING DISTRICT (INDUSTRIAL)

TREE INVENTORY
TOTAL SIGNIFICANT CALIPER INCHES LOCATED ON SITE = 3,090"
TOTAL SIGNIFICANT CALIPER INCHES TO BE SAVED = 61"
TOTAL SIGNIFICANT CALIPER INCHES TO BE REMOVED = 3,029"

TREE PROTECTION
TO BE PROVIDED BY SILT FENCE. SEE EROSION CONTROL PLAN

TREE PLANTING NOTES
1. TREE LOCATION SUBJECT TO CHANGE TO AVOID UTILITY CONFLICT.

LANDSCAPING TABLE

SITE SYMBOL	COMMON NAME/SCIENTIFIC NAME	MIN. REQMT.	QTY (EA)
⊙	HACKBERRY/CELTIS OCCIDENTALIS	2.5" CALIPER	28
•	DOWNY SERVICEBERRY/AMELANCHIER ARBORAE	2" CALIPER	14
⊙	AMERICAN CRANBERRY BUSH VIBURNUM/VIBURNUM TRILOBUM COMPACTA	24" POT	45
⊙	ANTHONY WATERER SPIREA/SPIRACA JAPONICA	24" POT	46
✳	BALSAM FIR/ABIES BALSAMEA	6FT HEIGHT	14

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10101 NAPLES ST
BLAINE, MN

LANDSCAPE AND TREE PRESERVATION PLAN

REVISIONS
NO. DATE BY DESCRIPTION

0 50 100
SCALE FEET

9

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9194	11	Colorado Blue Spruce	*Picea pungens*		REMOVE
9195	8	Colorado Blue Spruce	*Picea pungens*		REMOVE
9196	9	Colorado Blue Spruce	*Picea pungens*		REMOVE
9197	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9198	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9199	9	Colorado Blue Spruce	*Picea pungens*		REMOVE
9200	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9201	11	Colorado Blue Spruce	*Picea pungens*		REMOVE
9202	25,21	Northern Pin Oak	*Quercus ellipsoidalis*	90% dead	REMOVE
9203	12	Northern Pin Oak	*Quercus ellipsoidalis*		SAVE
9204	14,9	Northern Pin Oak	*Quercus ellipsoidalis*		SAVE
9205	25,16	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9206	27	White Oak	*Quercus alba*		REMOVE
9207	16	White Oak	*Quercus alba*	95% dead	REMOVE
9208	24	Bur Oak	*Quercus macrocarpa*	dead	REMOVE
9209	15	White Oak	*Quercus alba*		REMOVE
9210	21	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9211	24	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9212	28	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9213	28	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9214	8	White Oak	*Quercus alba*		REMOVE
9215	13	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9216	14	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9217	20,18	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9218	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9219	11	Quaking Aspen	*Populus tremuloides*		REMOVE
9220	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9221	15	Quaking Aspen	*Populus tremuloides*	in decline, decay along trunk	REMOVE
9222	11	Bur Oak	*Quercus macrocarpa*		REMOVE
9223	16	Quaking Aspen	*Populus tremuloides*		REMOVE
9224	26	White Oak	*Quercus alba*		REMOVE
9225	32	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9226	23,22	White Oak	*Quercus alba*	hollow at base	REMOVE
9227	18	Canada chokecherry	*Prunus virginiana*		SAVE
9228	8	Canada chokecherry	*Prunus virginiana*		SAVE
9229	9	Black Cherry	*Prunus serotina*		REMOVE
9230	8	Black Cherry	*Prunus serotina*		REMOVE
9231	12	Black Cherry	*Prunus serotina*		REMOVE
9232	10	White Oak	*Quercus alba*		REMOVE
9233	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9234	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9235	8	Black Cherry	*Prunus serotina*		REMOVE
9236	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9237	20	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9238	21	Willow	*Salix* sp.		REMOVE
9239	20	Willow	*Salix* sp.		REMOVE
9240	19,17,17,16	Willow	*Salix* sp.		REMOVE
9241	20	Willow	*Salix* sp.		REMOVE
9242	15	Paper Birch	*Betula papyrifera*		REMOVE
9243	28	Scotch Pine	*Pinus syvestris*		REMOVE
9244	40,36	Willow	*Salix* sp.	40" is toppled	REMOVE
9245	12	Scotch Pine	*Pinus syvestris*		REMOVE
9246	16	Scotch Pine	*Pinus syvestris*		REMOVE
9247	15	Scotch Pine	*Pinus syvestris*		REMOVE
9248	10	Scotch Pine	*Pinus syvestris*		REMOVE
9249	8	Scotch Pine	*Pinus syvestris*		REMOVE
9250	11	Scotch Pine	*Pinus syvestris*		REMOVE
9251	14	Scotch Pine	*Pinus syvestris*		REMOVE
9252	9	Scotch Pine	*Pinus syvestris*		REMOVE
9253	16	Scotch Pine	*Pinus syvestris*		REMOVE
9254	8	Scotch Pine	*Pinus syvestris*		REMOVE
9255	16	Scotch Pine	*Pinus syvestris*		REMOVE
9256	8	Scotch Pine	*Pinus syvestris*		REMOVE
9257	10	Scotch Pine	*Pinus syvestris*		REMOVE
9258	9	Scotch Pine	*Pinus syvestris*		REMOVE
9259	16	Scotch Pine	*Pinus syvestris*		REMOVE
9260	9	Scotch Pine	*Pinus syvestris*		REMOVE
9261	8	Scotch Pine	*Pinus syvestris*		REMOVE
9262	14	Scotch Pine	*Pinus syvestris*		REMOVE
9263	8	Scotch Pine	*Pinus syvestris*		REMOVE
9264	14	Scotch Pine	*Pinus syvestris*		REMOVE
9265	16	Scotch Pine	*Pinus syvestris*		REMOVE
9266	14	Scotch Pine	*Pinus syvestris*		REMOVE
9266	14	Scotch Pine	*Pinus syvestris*		REMOVE
9267	15	Scotch Pine	*Pinus syvestris*		REMOVE
9268	17	Scotch Pine	*Pinus syvestris*		REMOVE
9269	18	Scotch Pine	*Pinus syvestris*		REMOVE
9270	25	Willow	*Salix* sp.		REMOVE
9271	32	Willow	*Salix* sp.		REMOVE
9272	9	Scotch Pine	*Pinus syvestris*		REMOVE
9273	15	Scotch Pine	*Pinus syvestris*		REMOVE
9274	16	Scotch Pine	*Pinus syvestris*		REMOVE
9275	9	Scotch Pine	*Pinus syvestris*		REMOVE
9276	15	Scotch Pine	*Pinus syvestris*		REMOVE
9277	9	Scotch Pine	*Pinus syvestris*		REMOVE
9278	12	Scotch Pine	*Pinus syvestris*		REMOVE
9279	15	White Oak	*Quercus alba*		REMOVE
9280	23	White Oak	*Quercus alba*		REMOVE
9281	28	White Oak	*Quercus alba*		REMOVE
9282	17	Colorado Blue Spruce	*Picea pungens*		REMOVE
9283	17	Colorado Blue Spruce	*Picea pungens*		REMOVE
9284	8	Cottonwood	*Populus deltoides*		REMOVE
9285	8	Cottonwood	*Populus deltoides*		REMOVE
9286	11	Cottonwood	*Populus deltoides*		REMOVE
9287	27	Cottonwood	*Populus deltoides*		REMOVE
9288	18	Box Elder	*Acer negundo*		REMOVE
9289	15	Willow	*Salix* sp.		REMOVE
9290	16	Cottonwood	*Populus deltoides*		REMOVE
9291	9	Quaking Aspen	*Populus tremuloides*		REMOVE

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9291	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9291	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9292	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9293	9	Box Elder	*Acer negundo*		REMOVE
9294	26	Box Elder	*Acer negundo*		REMOVE
9295	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9296	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9297	16	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9298	18	Quaking Aspen	*Populus tremuloides*		REMOVE
9299	17	Quaking Aspen	*Populus tremuloides*		REMOVE
9300	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9301	9	Bebb's Willow	*Salix bebbiana*		REMOVE
9302	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9303	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9304	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9305	21	Colorado Blue Spruce	*Picea pungens*		REMOVE
9306	15	Cottonwood	*Populus deltoides*		REMOVE
9307	16	Cottonwood	*Populus deltoides*		REMOVE
9308	17	Cottonwood	*Populus deltoides*		REMOVE
9309	19	Cottonwood	*Populus deltoides*		REMOVE
9310	44,15	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9311	24	White Oak	*Quercus alba*	dead	REMOVE
9312	16	White Oak	*Quercus alba*		REMOVE
9313	28	Northern Pin Oak	*Quercus ellipsoidalis*	damage along trunk	REMOVE
9314	21	White Oak	*Quercus alba*	in decline	REMOVE
9315	17,16	White Oak	*Quercus alba*		REMOVE
9315	25	White Oak	*Quercus alba*		REMOVE
9316	18	White Oak	*Quercus alba*		REMOVE
9317	13	White Oak	*Quercus alba*		REMOVE
9318	11	White Oak	*Quercus alba*		REMOVE
9319	14	White Oak	*Quercus alba*		REMOVE
9320	15	White Oak	*Quercus alba*	50% dead	REMOVE
9321	15	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9322	22	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9323	16	White Oak	*Quercus alba*	dead	REMOVE
9324	23	White Oak	*Quercus alba*	major fire damage along trunk	REMOVE
9325	16	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9326	16,11	Silver Maple	*Acer saccharinum*		REMOVE
9327	15	Silver Maple	*Acer saccharinum*		REMOVE
9328	21	White Oak	*Quercus alba*		REMOVE
9329	18	White Oak	*Quercus alba*		REMOVE
9330	10	White Oak	*Quercus alba*		REMOVE
9331	9	White Oak	*Quercus alba*		REMOVE
9332	15	White Oak	*Quercus alba*		REMOVE
9333	19	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9334	21	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9335	20	White Oak	*Quercus alba*		REMOVE
9336	21	White Oak	*Quercus alba*		REMOVE
9337	18	White Oak	*Quercus alba*		REMOVE
9338	15	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9339	14	White Oak	*Quercus alba*		REMOVE
9340	15	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9341	23	Northern Pin Oak	*Quercus ellipsoidalis*	80% dead	REMOVE
9342	16,10	Crabapple	*Malus* sp.		REMOVE
9343	28	Northern Pin Oak	*Quercus ellipsoidalis*	70% dead	REMOVE
9344	15	Colorado Blue Spruce	*Picea pungens*	50% dead	REMOVE
9345	27	Northern Pin Oak	*Quercus ellipsoidalis*	dead	REMOVE
9346	28	White Oak	*Quercus alba*		REMOVE
9347	17	Cottonwood	*Populus deltoides*		REMOVE
9348	38	Cottonwood	*Populus deltoides*	in major decline	REMOVE
9349	37	Cottonwood	*Populus deltoides*		REMOVE
9350	15,14	Willow	*Salix* sp.		REMOVE
9351	12	Willow	*Salix* sp.		REMOVE
9352	22,21	Willow	*Salix* sp.		REMOVE
9353	16	Willow	*Salix* sp.		REMOVE
9354	22,17,16	Willow	*Salix* sp.		REMOVE
9355	23	Willow	*Salix* sp.		REMOVE
9356	22	Willow	*Salix* sp.		REMOVE
9357	19,18,18	Willow	*Salix* sp.	major decay at base	REMOVE
9358	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9359	10	Quaking Aspen	*Populus tremuloides*	damage along trunk	REMOVE
9360	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9361	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9362	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9363	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9363	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9364	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9365	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9366	15	Quaking Aspen	*Populus tremuloides*	60% dead	REMOVE
9367	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9368	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9369	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9370	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9371	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9372	15	Quaking Aspen	*Populus tremuloides*		REMOVE
9373	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9374	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9375	10	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9376	18	Quaking Aspen	*Populus tremuloides*		REMOVE
9377	20	Quaking Aspen	*Populus tremuloides*		REMOVE
9378	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9379	14	Quaking Aspen	*Populus tremuloides*	decay at base	REMOVE
9380	12	Bebb's Willow	*Salix bebbiana*		REMOVE
9381	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9382	9	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9383	13	Quaking Aspen	*Populus tremuloides*	major decay along trunk	REMOVE
9384	14	Quaking Aspen	*Populus tremuloides*		REMOVE
9385	10	Colorado Blue Spruce	*Picea pungens*		REMOVE
9386	16	Colorado Blue Spruce	*Picea pungens*		REMOVE
9387	9,8	Colorado Blue Spruce	*Picea pungens*		REMOVE
9388	8	Colorado Blue Spruce	*Picea pungens*		REMOVE

Tag No.	DBH	Common Name	Scientific Name	Notes	Status
9389	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9390	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9391	8	Paper Birch	*Betula papyrifera*		REMOVE
9392	8	Paper Birch	*Betula papyrifera*		REMOVE
9393	8	Paper Birch	*Betula papyrifera*		REMOVE
9394	21	Willow	*Salix* sp.		REMOVE
9395	18	White Oak	*Quercus alba*		REMOVE
9396	29	Northern Pin Oak	*Quercus ellipsoidalis*		REMOVE
9397	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9398	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9399	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9400	9,8	Quaking Aspen	*Populus tremuloides*		REMOVE
9401	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9402	8	Paper Birch	*Betula papyrifera*		REMOVE
9403	11	Quaking Aspen	*Populus tremuloides*		REMOVE
9404	10	Quaking Aspen	*Populus tremuloides*		REMOVE
9405	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9406	25	Cottonwood	*Populus deltoides*		REMOVE
9407	21	Willow	*Salix* sp.		REMOVE
9408	20	Willow	*Salix* sp.		REMOVE
9409	23	Willow	*Salix* sp.		REMOVE
9410	13	Willow	*Salix* sp.		REMOVE
9411	16	Willow	*Salix* sp.		REMOVE
9412	16	Quaking Aspen	*Populus tremuloides*		REMOVE
9413	13	Quaking Aspen	*Populus tremuloides*		REMOVE
9414	9	Quaking Aspen	*Populus tremuloides*		REMOVE
9415	13	Quaking Aspen	*Populus tremuloides*		REMOVE
9416	16	Quaking Aspen	*Populus tremuloides*	major lean, partial uprooted	REMOVE
9417	8	Quaking Aspen	*Populus tremuloides*		REMOVE
9418	9	Quaking Aspen	*Populus tremuloides*		REMOVE

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PRELIMINARY

KRYSTLE L. BLOCH

3-31-2023 — DATE

49893 — LIC. NO.

CARLSON LLC PROPERTY
10101 NAPLES ST
BLAINE, MN

TREE PRESERVATION TABLE

REVISIONS			
NO.	DATE	BY	DESCRIPTION

10

City of Blaine
Planning Commission

May 9, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 9, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

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

3. Approval of Minutes

3.1. 2023-177 Approval of the April 12, 2023 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Olson to approve the minutes of April 12, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0-2 (Commissioners Deonauth and Halpern abstained).

4. Public Hearing

4.2. 2023-130 Case File No. 23-0020 // Park Construction Company (Carlson Group LLC) // 10101 Naples Street NE
The applicant is requesting the following in an I-2 (Heavy Industrial) zoning district:

1. Conditional use permit for outside storage and multiple buildings on one lot.
2. Interim use permit to operate a contractors' yard for concrete crushing.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0020 was opened at 7:29PM. As no one wished to appear, the public hearing was closed at 7:30PM.

Commissioner Halpern requested further information on why the applicant would like access to the stormwater pond.

Jeff Carlson, representative for the applicant, explained he would like to retain access to the stormwater pond for snow removal purposes.

Commissioner Gorzycki questioned when the applicant would be crushing material.

Mr. Carlson reported this would occur from 7:00AM to 5:00PM.

Commissioner Deonauth asked if the applicant would be replanting trees on the property or would the applicant be paying the city.

Mr. Carlson indicated he would be replanting trees.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0020A a conditional use permit for outside storage related to a contractor's yard and multiple buildings on a lot in an I-2 (Heavy Industrial) zoning district with the following conditions:

Case 23-0020A:

1. The construction of the building and site improvements shall be consistent with the attached building elevations and site plan.
2. A six foot tall fence shall be located around the outside storage area. Fencing on the western side shall be PVC coated chain link. Fencing shall be immediately adjacent to the outside storage area and shall delineate the boundary between the outside storage area and the stormwater ponding areas.
3. A revised landscape plan must be submitted as part of the administrative site plan approval/building permit. That plan must incorporate the following changes:
    a. 34 overstory trees required, with a minimum of three species provided and at least 20 of the trees must be located between the front property line and parking lot, evenly distributed throughout that area.
    b. 17 conifer trees, with a minimum of two species provided.
    c. 17 ornamental trees, with a minimum of two species provided.
    d. 114 shrubs, with a minimum of three species provided.
    e. All disturbed areas shall be sodded.
4. In addition to the required landscaping, 93 trees must be replaced through planting on the property or payment into the city reforestation fund at the rate in effect at the time of issuance of the building permit.Outside storage limited to aggregate materials such as gravel and soil, construction equipment, and vehicles.
5. Outside storage must be located on the paved or gravel surface.
6. No storage may be taller than 15 feet in height.
7. Semi-trucks are limited to one per dock or bay door.
8. A minimum total building area of 20,000 square feet is required prior to occupancy.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0020B an interim use permit for concrete crushing in an I-2 (Heavy Industrial) zoning district with the following conditions:

Case 23-0020B:

1. Storage of concrete shall be bunkered by jersey barriers, or equivalent, on three sides.
2. Storage of concrete materials limited to 15 feet in height.
3. Maximum concrete storage of 20,000 cubic yards.
4. Crushing activity limited to 45 days in a 24-month period.
5. This interim use permit expires on June 5, 2026. Property owner shall request a renewal of the interim at least 30 days prior to the expiration of the interim use permit. If IUP is not renewed, all concrete storage shall be removed within 60 days of the expiration of the IUP.

Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the June 5, 2023 city council meeting.

City of Blaine
Staff Report

File Number: 2023-218

Agenda Date	Status
June 5, 2023	
In Control	**File Type**
City Council	Motion

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 11.1

Amend Project Budget for the Happy Acres General Site improvements to the amount of $895,000, Project No. 22-41

Executive Summary

The Happy Acres General Site Improvement project was adopted at the September 7, 2022 council meeting for $809,046 plus a 5% contingency totaling $850,000. Originally, staff were conservative with the contingency requesting 5% instead of the more common 10%. Because there had been two rounds of bids, staff had a higher level of confidence in the number and did not have reason to believe soils would be an issue. Of note, staff were not aware of dumping that historically occurred on the site.

The project consisted of removing and expanding the existing parking lot, reconstructing the trail and installing two stormwater infiltration basins. An alternate bid item to remove and reconstruct a portion of bituminous trail at the end of 119th Circle, add ADA pedestrian ramps, and add storm sewer to help drain the cul-de-sac was also included in this project. The majority of the construction was completed in the fall of 2022 with the exception of pavement markings, signage, and final turf establishment, which is being completed in the spring of 2023.

Background

During construction buried rubble and debris as well as peat material was found within the new parking lot subgrade which needed to be removed and replaced with suitable soils to provide a stable base to bring the parking lot to the proposed grade. A negotiated unit price of $21.05/CY was agreed upon for importing suitable soil (2,982 CY).

During construction, the existing driveway entrance area was found to have soft, peaty material under the existing pavement. This material had to be excavated and replaced with suitable soil. Suitable onsite material was found to replace the soft material. A negotiated unit

price of $14.08/CY was agreed upon for this work (289 CY).

It was determined by the engineer that multiple layers of geotextile fabric would not be necessary in the parking area as originally designed. Eliminating the second layer of fabric results in a negative (deduction) change order and a negotiated unit price of $0.73/SY was agreed upon for elimination of the geotextile fabric (- 5,024 SY).

Street lights were installed by Connexus within the center parking islands after the parking lot was completed. Conduits were placed under the parking lot so Connexus could run power to the islands at a later date. Connexus Energy provided the conduit equipment as part of their contract and Forest Lake Contracting installed the conduit. A negotiated unit price of $12.00/LF for installation of the conduit was agreed upon for this work.

As part of the Bid Alternate 1 for the cul-de-sac drainage and trail improvements, 95 feet of existing chain link fence was to be salvaged and reinstalled. The City engaged a separate contractor to replace the fence instead. Therefore, the cost of the salvage and reinstalling of the project's section of fence is being removed from the Lump Sum bid for the alternate bid item.

Staff and the consultant have reviewed the unit prices on the change order and concur that the prices are reasonable and justified.

Strategic Plan Relationship

This project meets a well-maintained infrastructure strategic plan priority.

Board/Commission Review

None

Financial Impact

This project was approved in the 2020 Parks Capital Improvement Program budget as well as the 2022 Parks Capital Improvement Program. The current project appropriations are $713,000 from the park development fund and $137,000 from the stormwater fund, for total project appropriations of $850,000.

Staff recommend amending the project budget to $895,000 and authorizing the City Manager and Designee to approve and sign all construction contract change orders up to $895,000. The funding source for the project budget amendment is reserves from the parks development fund.

Public Outreach/Input

None

Staff Recommendation

By motion, approve Change Order No 1. in the amount of $64,198.70, amend the Happy Acres project budget to $895,000, and authorize the Senior Parks and Recreation Manager to sign all change orders up to that amount.

Attachment List

1. Change Order Map
2. 22-41 Happy Acres Parking Lot CO 1

City of Blaine

Signature Copy

Resolution:

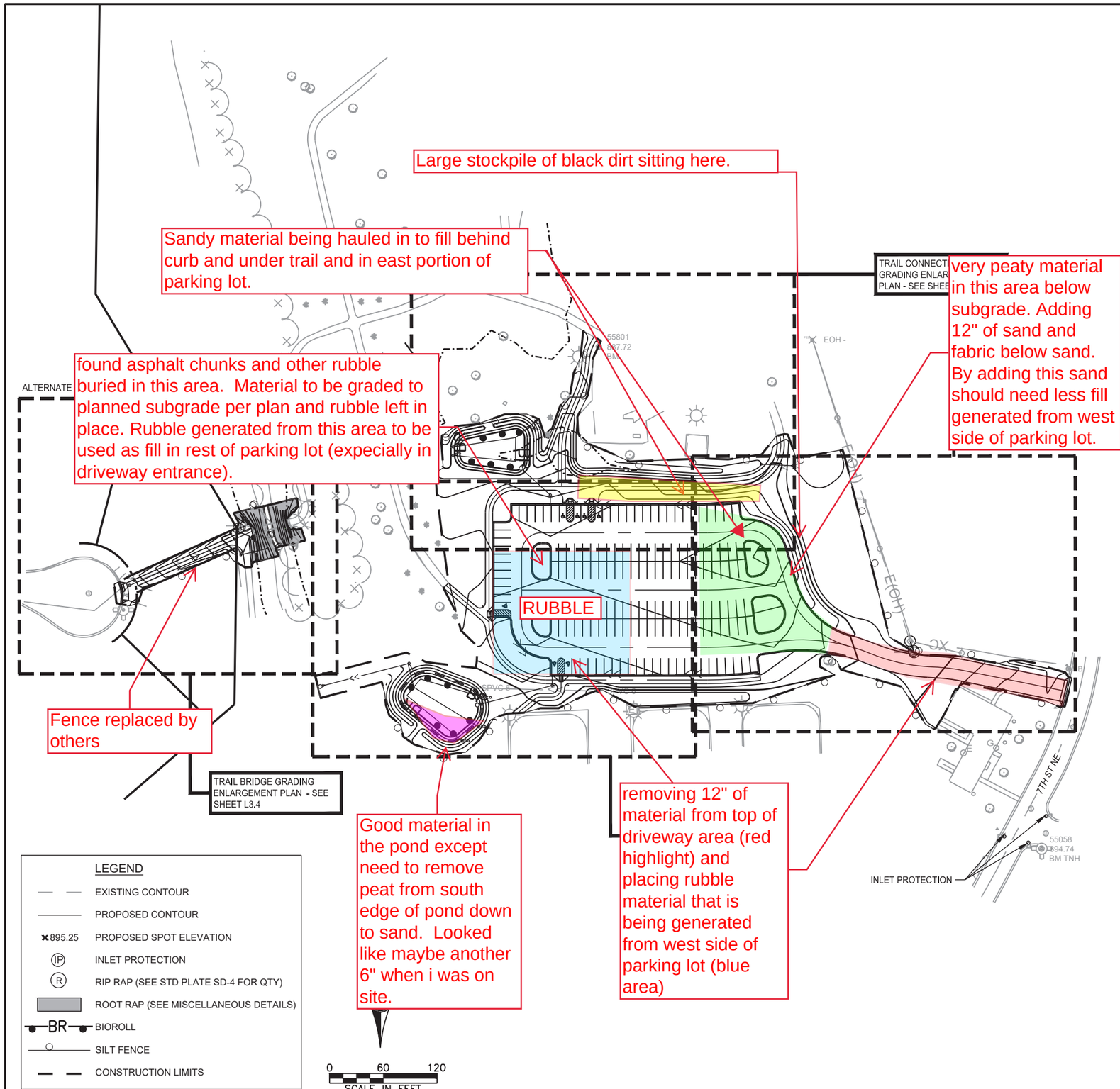
Amend Project Budget for the Happy Acres General Site improvements to the amount of $895,000**, Project No. 22-41**

City of Blaine

Signature Copy

Ordinance:

Amend Project Budget for the Happy Acres General Site improvements to the amount of $895,000**, Project No. 22-41**



GENERAL NOTES:

1. STATE LAW: 48 HOURS BEFORE EXCAVATION BEGINS CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE OWNER.
3. CLEAR AND GRUB VEGETATION WITHIN CONSTRUCTION LIMITS AND AS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. VERIFY LIMITS WITH OWNER.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED TO PREVENT SILT MIGRATION PRIOR TO BEGINNING CONSTRUCTION. THESE MEASURES SHALL INCLUDE INLET PROTECTION AT ALL STORMWATER INLETS RECEIVING RUN OFF FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A 30' WIDE X 50' LONG ROCK ACCESS DRIVE FOR THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE ACCESS DRIVE AND RESTORE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND ACCESS UPON COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN CATEGORY 3N (NON-WLEDED) EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR STEEPER.

TREE PROTECTION NOTES:

1. PROTECT ALL TREES IN IMMEDIATE VICINITY OF WORK. NO PARKING VEHICLES OR EQUIPMENT UNDER DRIP LINES OF TREES.
2. TREE PROTECTION TO BE SNOW OR CONSTRUCTION FENCE OF 4' HEIGHT WITH POSTS 8' O.C. WITH 2' MIN. BURY AT THE DRIPLINE OR OUTERMOST BRANCHES. FENCE TO ENCIRCLE TREE WITHIN CONSTRUCTION LIMITS. THE OWNER WILL IDENTIFY TREE PROTECTION FENCING LOCATIONS.
3. TREE PROTECTION FENCING SHALL BE CONSIDERED INCIDENTAL TO GRADING OPERATIONS.

NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED. SEDIMENT CONTROL DEVICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. INITIATE STABILIZATION OF ALL EXPOSED SOIL AND STOCKPILE AREAS IMMEDIATELY AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SEE STORM WATER POLLUTION PREVENTION PLAN FOR MORE DETAILS.
2. A POST CONSTRUCTION TEST ON THE INFILTRATION BASIN SHALL BE CONDUCTED BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITOR THE TIME NECESSARY TO DRAIN. THE CONTRACTOR SHALL CONDUCT THE TEST. THE CONTRACTOR SHALL NOTIFY THE COON CREEK WATERSHED DISTRICT PRIOR TO THE TEST TO WITNESS THE RESULTS.
3. THE CONTRACTOR SHALL STABILIZE VEGETATION WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
4. THE CONTRACTOR SHALL STABILIZE SOIL STOCK PILES WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
5. THE CONTRACTOR SHALL PLACE STABILIZED CONSTRUCTION EXISTS AS SHOWN ON THE PLAN TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH THE NPDES PERMIT. STABILIZED CONSTRUCTION EXITS SHALL BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT.
6. PAVEMENT SURFACES SHALL BE SWEPT WITHIN 24 HOURS OF DISCOVERY OF SEDIMENT OR TRACKING ONTO PAVEMENT THAT DRAINS TO CURB, INLETS, DITCHES OR PONDS. PAVEMENT SHALL BE LIGHTLY WETTED PRIOR TO SWEEPING.

SRF

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.

PRINT NAME: TIMOTHY B. WOLD

SIGNATURE:

DATE: 07/21/2022

LICENSE #: 42164

REVISIONS

NO.	DATE	BY	CHKD	APPR

DRAWN BY J. FILLMORE

DESIGNED BY T. WOLD

CHECKED BY T. WOLD

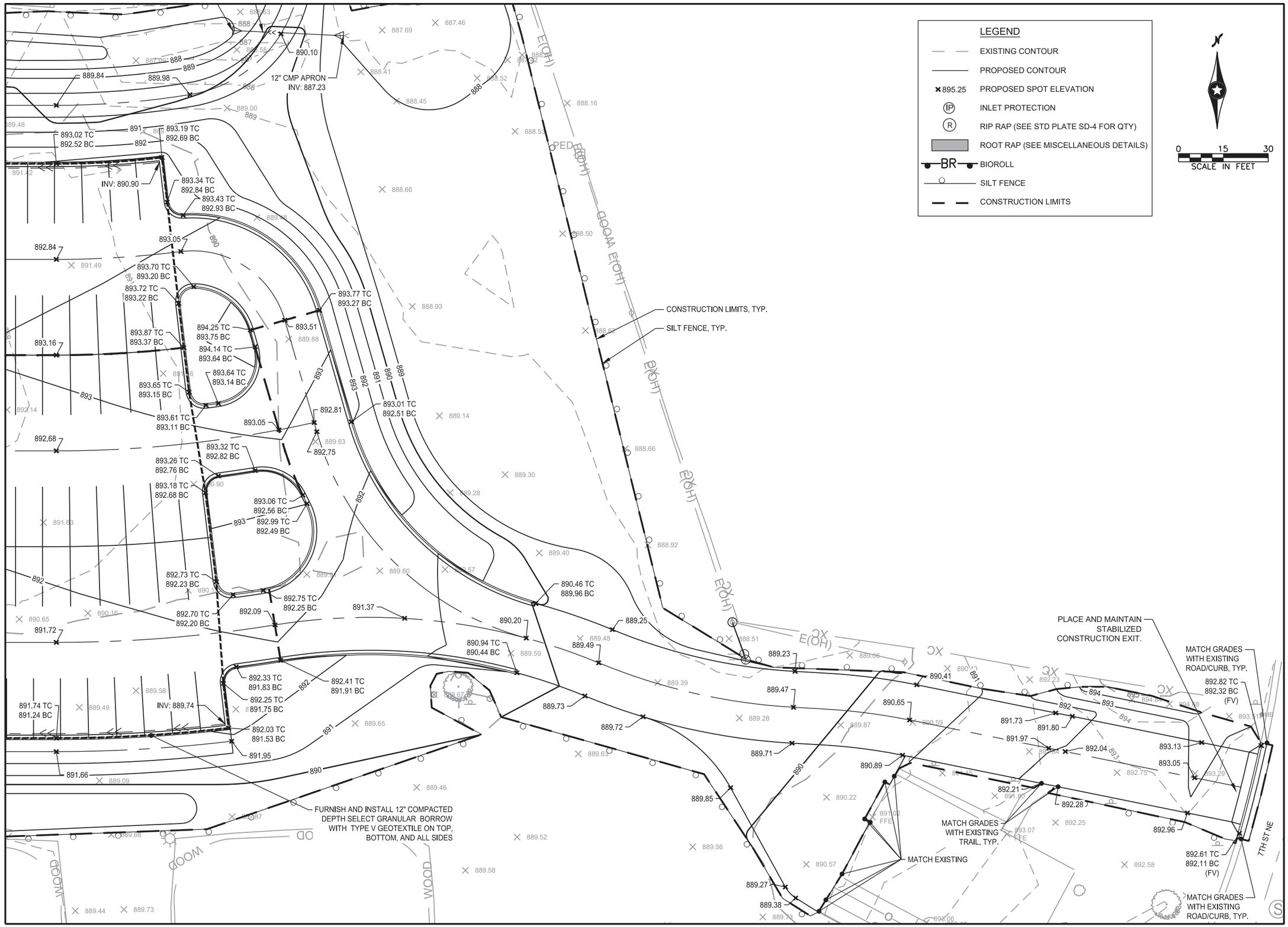
COMM. NO. 14340

HAPPY ACRES PARK
GENERAL SITE IMPROVEMENTS
CITY OF BLAINE

OVERALL GRADING PLAN

SHEET

L3.0



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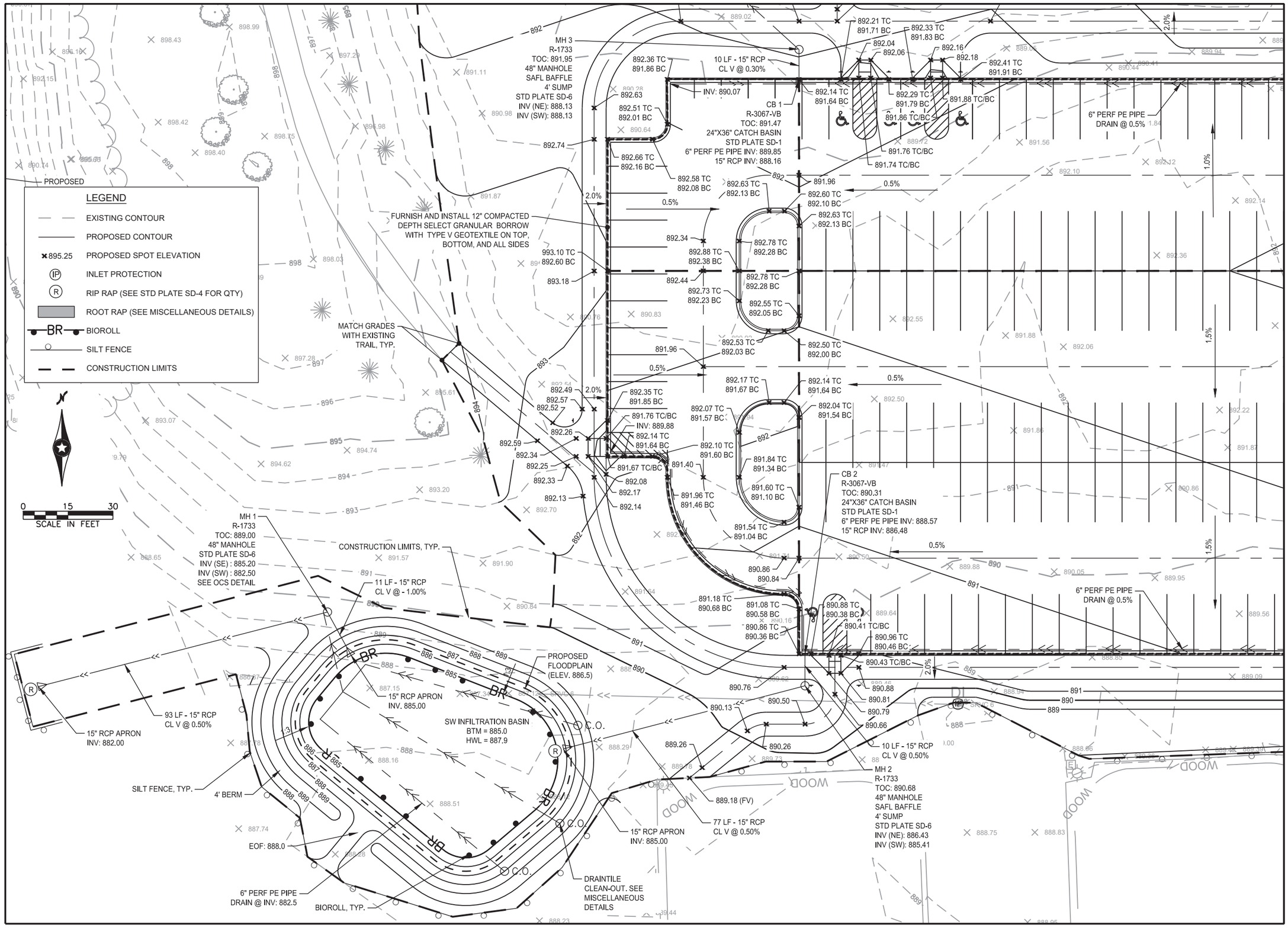
HAPPY ACRES PARK
GENERAL SITE IMPROVEMENTS
CITY OF BLAINE

PARKING LOT ENTRANCE GRADING ENLARGEMENT PLAN

SHEET

L3.1



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DESIGNED BY	T. WOLD
CHECKED BY	T. WOLD
COMM. NO.	14340

HAPPY ACRES PARK
GENERAL SITE IMPROVEMENTS
CITY OF BLAINE

PARKING LOT GRADING ENLARGEMENT PLAN

SHEET

L3.2

CHANGE ORDER NO.
Level 1

CONTRACTOR: Forest Lake Contracting	FEDERAL PROJECT NO. N/A	STATE PROJECT NO. N/A
ADDRESS: 14777 Lake Drive Forest Lake, MN 55025	LOCATION OF WORK: Happy Acres Park, Blaine, MN 55449	
This Contract uses MnDOT Standard Specifications for Construction 2018 Edition		

Description:

Unsuitable material was found within the new parking lot subgrade which needed to be removed. 2,982 cu. yds of common borrow was imported to provide a stable base to bring the parking lot to proposed grades. Per specification section 2105 of the contract "no additional compensation will be made for the excavation and removal of unsuitable soils under the paving areas". The need for additional common borrow was reviewed and approval by the Engineer and a negotiated unit price of $21.05/CY was agreed upon for the common borrow import quantity.

The subgrade surface was observed to roll and move under loaded traffic in the driveway entrance area after the subgrade was to final grade due to less than desirable soils. Additional earth work was completed at the direction of the Engineer to remove Approximately 245 feet x 24.5 feet of the driveway of in place subgrade material was excavated 12" deep (222 CY 1.3 = 289 CY loose volume) and spread across slopes outside of the parking area and more sandy/gravely material being taken from the western parking area and placed in the driveway. Per standard specifications grading is paid for excavation only (using onsite material as fill). A negotiated unit price of $14.08/CY was agreed upon for this work.

The original plans required two layers of geotextile fabric around the select granular aggregate base section to provide separation between material on the top and bottom of this section. After the new parking area subgrade was close to final grade the Engineer determined that multiple layers of geotextile fabric would not be necessary in the parking area and that only the bottom layer would be needed. It was also determined in the field that the select granular material needed to be extended further east to cover the entire curbed area due to peaty subgrade soils in the existing parking lot. The select granular aggregate base was a cubic yard unit price with the fabric included. Eliminating the second layer of fabric results in a negative (deduction) change order and a negotiated unit price of $0.73/SY was agreed upon for elimination of the geotextile fabric. 5,024 SY of fabric was eliminated.

Street lights were installed by Connexus within the center parking islands after the parking lot was complete. Conduits were placed under the parking lot so Connexus could run power to the islands at a later date. Connexus Energy provided the conduit material as part of their contract and Forest Lake Contracting installed the conduit. A negotiated unit price of $12.00/LF for installation of the conduit was agreed upon for this work.

As part of the Bid Alternate 1 for the cul-de-sac drainage and trial improvements 95 ft of existing chain link fence was to be salvaged and reinstalled. The City engaged a separate contractor to replace the entire fence. Therefore the cost of the salvage and reinstall of the project's section of fence is being removed from the Lump Sum bid for the alternate bid item.

ESTIMATE OF COST

ITEM NO.	ITEM	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	Common Borrow (LV)	CY	$21.05	2,982	$62,711.10
2	Common Excavation (LV)	CY	$14.08	289	$4,069.12

CHANGE ORDER NO.
Level 1

3	Geotextile Fabric -Type V	SY	$0.73	-5,024	-$3,667.52
4	Lighting Conduit	LF	$12.00	160	$1,920.00
5	Deduct Fencing in cul-de-sac (installed by Others)	LS	$-894.00	1	-$894.00
				Total	$64,198.70

	Signature	Date
Project Engineer		
Contractor (optional)		
Consultant Contract Administration*** (Recommendation for approval)		
Local Agency **		

** Required if change funded wholly or in part by a Local Agency
*** Recommendation for Approval