



City of Blaine

City Council

August 7, 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

4.1. 2023-317 Proclamation Eagle Scout AJ Genet

Sponsors:

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. 2023-349 Schedule of Bills Paid

Sponsors: Alison Bong, Deputy Finance Director

8.2. 2023-340 Minutes

Sponsors:

8.3. 2023-320 Approve a Temporary On-Sale Intoxicating Liquor License for St. Timothy's Annual Carnival, 707 89th Avenue NE
Sponsors: Cathy Sorensen, City Clerk

8.4. 2023-350 Crime Victim Services Grant
Sponsors: Joe Gerhard

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

9.1. 2023-337 Approve a Private Wine and 3.2 Percent Malt Liquor On-Sale Licenses for LGLE Enterprises LLC dba On the Green, Indoor Golf located at 12571 Central Avenue NE
Sponsors: Cathy Sorensen, City Clerk

10. Development Business

10.1. RES 23-119 Resolution Denying a Variance to the Five-Foot Side Yard Setback for a Shed at 1866 120th Lane NE. Jason Merkel (Case File No. 23-0057/SLK)
Sponsors: Sheila Sellman, City Planner

10.2. RES 23-117 Resolution Granting a Conditional Use Permit for Indoor Pickleball Courts (Amusement and Recreation) in the B-3 (Regional Commercial) Zoning District at 467 87th Lane NE. The Picklr (Silverstone Realty) (Case File No. 23-0058/SAS)
Sponsors: Sheila Sellman, City Planner

10.3. RES 23-118 Resolution Granting a Conditional Use Permit for a Zero Lot Line and Stand-Alone Car Wash in the B-3 (Regional Commercial) Zoning District at 8501 Springbrook Drive. Mister Car Wash (Case File No. 23-0047/SAS)
Sponsors: Sheila Sellman, City Planner

10.4. ORD 23-2527 First Reading
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. South Side Entertainment District (Case File No. 23-0056/SAS)
Sponsors: Sheila Sellman, City Planner

11. Administration

11.1. RES 23-125 A Resolution to Repeal Resolution No. 18-227 and Open the Street Connection Between North Oaks Ponds East and Sanctuary Preserve on 114th Lane NE.
Sponsors: Erik Thorvig, Community Development Director

- 11.2.** RES 23-124 Resolution to Initiate Project and Order Preparation of Feasibility Report for Northwest Area Street Reconstruction, I/P 24-05
Sponsors: Daniel Schluender, Director of Engineering
- 11.3.** 2023-331 Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05
Sponsors: Daniel Schluender, Director of Engineering
- 11.4.** 2023-333 Motion to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Hendrickson, Inc. (SEH) for Professional Engineering Services for the Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06
Sponsors: Daniel Schluender, Director of Engineering
- 11.5.** RES 23-126 Resolution to Initiate Project and Order Preparation of Feasibility Report for Pleasure Creek Area Street Reconstruction, I/P 24-06
Sponsors: Daniel Schluender, Director of Engineering
- 11.6.** RES 23-127 Resolution to Initiate Project and Order Preparation of Feasibility Report for 2024 Southwest Area Street Reconstructions, I/P 24-07
Sponsors: Daniel Schluender, Director of Engineering
- 11.7.** Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07
Sponsors: Daniel Schluender, Director of Engineering

12. Other Business

13. Adjournment



CITY OF BLAINE

P ROCLAMATION

EAGLE SCOUT AJ Genet

WHEREAS, the conferring of an Eagle Scout is one of the highest awards that can be bestowed upon a Boy Scout; and

WHEREAS, this award is earned in that the recipient must perform and successfully complete and pass the rigid requirements exacted to achieve an Eagle Scout award and only five percent of all Scouts achieve this goal; and

WHEREAS, it is also the desire of the City to encourage community groups and residents to take an active role in assisting the City in taking pride in enjoying its parks and open spaces by volunteering in efforts of improvement for animal habitat; and

WHEREAS, as his Eagle Scout Project, AJ Genet planned and constructed bat houses at the Blaine Wetland Sanctuary, having to receive plan and specification approval from the City, seek donations for materials, build the bat houses; and coordinate all volunteers for the project; and

WHEREAS, the bat houses being completed in May of 2023 will now serve as a worthy and valuable amenity in the Blaine Wetland Sanctuary; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby proclaims AJ Genet an outstanding citizen and commends him for his hard work and extend their congratulations for having an Eagle Scout Award bestowed upon him by the Boy Scouts of America.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Blaine to be affixed this 7th day of August 2023.

Tim Sanders, Mayor

BUILDING FOR BATS



Can you spot the bat houses?



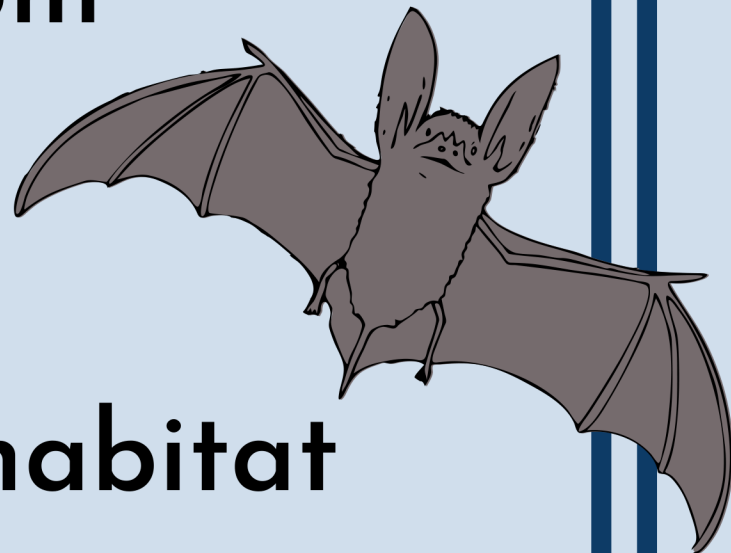
Why help bats?

- Bats eat mosquitoes and other pests
- Bats are pollinators
- Bats disperse seeds
- Bats are important and often misunderstood



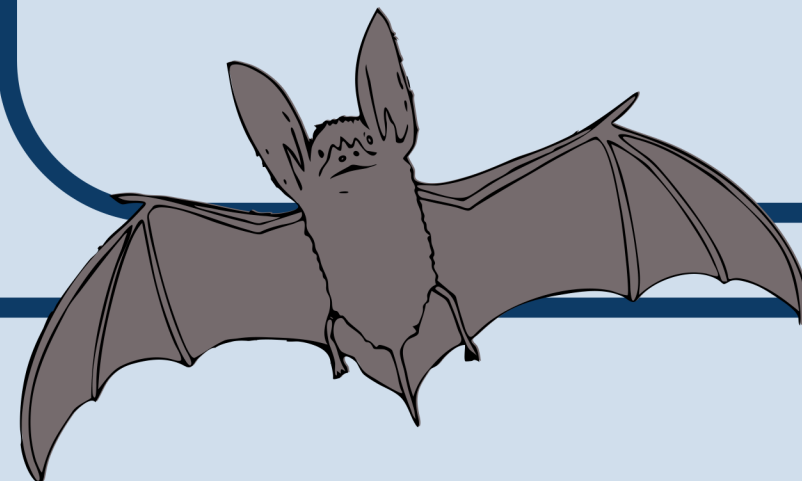
Why do bats need houses?

- Protection from predators
- Raise young
- Replace lost habitat
- Keep them out of your house
- Learn more:



Did you know...

- Bats are the only flying mammal
- Baby bats are called pups
- A group of bats is a colony
- Disease is the greatest threat to bats
- More fun facts:



What kinds of bats will use the bat houses?



Six bat houses were built and installed in 2023 by AJ Genet, for his Eagle Scout Project, Troop 509



Project funded by donation from City of Blaine

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 8/7/2023 FOR PAYMENTS THE WEEK OF 7/14/2023**

Vendor Name	Description	Amount
ALL APPLIANCE DISPOSAL	Disposal Fees	\$ 160.00
ALL SAFE GLOBAL INC	PW fire extinguisher maintenance	\$ 3,154.56
AMAZON CAPITAL SERVICES	craft for playnet	\$ 131.94
AMAZON CAPITAL SERVICES	Interview supplies	\$ 37.07
AMAZON CAPITAL SERVICES	Blower for the stage	\$ 69.99
AMAZON CAPITAL SERVICES	label maker and tape	\$ 74.88
AMAZON CAPITAL SERVICES	ice packs for Playnet	\$ 195.00
AMAZON CAPITAL SERVICES	Patrol supplies - tool boxes	\$ 229.68
AMAZON CAPITAL SERVICES	Pens	\$ 31.86
AMAZON CAPITAL SERVICES	Headphones	\$ 44.99
AMAZON CAPITAL SERVICES	Bottle Fill Station Filters - Parks	\$ 391.80
AMAZON CAPITAL SERVICES	Name badges	\$ 14.09
AMAZON CAPITAL SERVICES	Educational book	\$ 21.16
AMAZON CAPITAL SERVICES	Badge holders	\$ 10.99
AMCS GROUP INC	Software Subscription - Dossier	\$ 1,886.53
ASPEN MILLS INC	uniforms and clothing	\$ 2,800.78
ASPEN MILLS INC	uniforms and clothing	\$ 2,717.64
ASPEN MILLS INC	Credit	\$ (429.95)
AT&T MOBILITY	Cell Phones for PD	\$ 7,715.87
AT&T MOBILITY	Cell Phone Service	\$ 9,459.46
AXON ENTERPRISES INC	signal sidearm kits	\$ 1,496.25
BLAINE AREA PET HOSPITAL PA	Veterinary Services for K9 Andy	\$ 107.00
BLAINE BROTHERS INC	Steering King Pin replacement	\$ 8,274.58
BLAINE LOCK & SAFE INC	Keys for Treatment Plants	\$ 50.00
BLANK ACQUISITION LLC	Postcard Stock - Delinquent Notices	\$ 301.83
BOLTON & MENK INC	Sprint Decommission - Tower #2	\$ 3,086.50
BOLTON & MENK INC	Traffic Study for 2024	\$ 11,849.50
BROWNELLS INC	Patrol supplies-glock accessories	\$ 547.71
CAPITAL ONE TRADE CREDIT	Equipment Parts - Shop	\$ 34.97
CARPENTIER MICHELLE	Park/Rec Refund	\$ 100.00
CENTERPOINT ENERGY	Gas Service	\$ 1,327.38
CENTURYLINK	Siren	\$ 8.39
CENTURYLINK	911 Service	\$ 86.06
CHET'S SHOES INC	uniforms and clothing	\$ 220.99
CINTAS CORPORATION	CH Replacement Floor Matts	\$ 197.70
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 188.58
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.87
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 425.56
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.87
CITY OF LEXINGTON	July 2023 Sewer	\$ 2,916.94

CITY OF ST PAUL	Street Patching Material	\$	4,810.86
COMCAST	Internet for Public Wi-Fi	\$	164.90
COMCAST	PW Cable TV	\$	21.04
COMCAST	Cable TV	\$	35.97
COMPUTER EXPLORERS	Tech Summer Camp	\$	1,848.00
DAVE PERKINS CONTRACTING INC	Water Main Repair	\$	3,472.00
DOUGLAS KERR UNDERGROUND LLC	2023 NW Area St Reconstruction	\$	820,386.09
DURAND CHRISTOPHER LAWRENCE	Softball Umpire Fees	\$	470.00
ECM PUBLISHERS INC	Publish Ad for Bids	\$	145.12
EDWARDS ALAN	Softball Umpire Fees	\$	551.00
EMBEDDED SYSTEMS INC	6 Month Siren Maintenance	\$	6,683.34
EMERGENCY AUTOMOTIVE TECH	Lightstick install #5272	\$	1,305.60
ENVIROTECH SERVICES INC	Dust Control - Gravel Roads	\$	599.17
ERICKSON PLUMBING	Permit Refund B23-02153	\$	60.00
FACTORY MOTOR PARTS COMPANY	Battery for PW Stock	\$	306.24
FERGUSON WATERWORKS #2518	measure wheel for locates	\$	99.97
FERGUSON WATERWORKS #2518	Hydrant Parts	\$	915.32
FLAGSHIP RECREATION	Xylite Park Playground	\$	18,808.22
FRIEDLIEB LUCAS	Park/Rec Refund	\$	125.00
GMP CONSULTANTS	Finance Director recruitment	\$	5,166.57
GORHAM DEVELOPMENT LLC	Escrow Refund	\$	7,500.00
GRAINGER	PW exhaust fan motor	\$	480.93
HANSON DEVAN JEROME	Performance in the Park - July 27	\$	175.00
HANSON SPORTS LLC	Summer Sports Camps	\$	1,313.55
HAWKINS INC	Water Treatment Chemicals	\$	13,699.96
HAWKINS INC	Water Treatment Chemicals	\$	10,695.35
HOPKINS SPORTS CAMPS	Summer sports camp	\$	194.60
HOSE PROS LLC	Gate valve/Hose assembly	\$	883.51
INDELCO PLASTICS CORPORATION	Plant 4 valve	\$	434.12
INNOVATIVE OFFICE SOLUTIONS	Bright Pink Card Stock 5 reems	\$	90.45
INNOVATIVE OFFICE SOLUTIONS	Card Stock	\$	75.31
INNOVATIVE OFFICE SOLUTIONS	copy paper	\$	442.50
INNOVATIVE OFFICE SOLUTIONS	Office Supplies - PW	\$	245.66
INSIGHT PUBLIC SECTOR INC	M365 F3 Licenses	\$	416.60
JASPER ENGINES & TRANSMISSIONS	Transmission for 5154	\$	3,758.00
JASPER ENGINES & TRANSMISSIONS	Credit	\$	(870.00)
KATH FUEL OIL SERVICE COMPANY	Hydraulic Fluid	\$	822.95
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	1,398.94
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	57.80
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	163.68
LUTHER BROOKDALE CHEVROLET	Gas Cap for 5311	\$	9.38
MACQUEEN EQUIPMENT INC	Snow Blower parts 1314	\$	1,550.24
MANSFIELD OIL COMPANY	Motor Fuel	\$	16,294.77
MANSFIELD OIL COMPANY	Motor Fuel	\$	7,288.25
MARTIN MARIETTA MATERIALS	Patching Material - Parks	\$	387.49
MASTER'S TOUCH PAINTING	Painting of LAC Building	\$	12,375.00
MCFOA	2023-24 Dues	\$	50.00

MCFOA	2023-24 Dues	\$	50.00
MCFOA	2023-24 Dues	\$	50.00
MENARDS - BLAINE	PW fixing outside outlets	\$	96.46
MENARDS - BLAINE	Shelf for Mechanics	\$	8.98
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
MICKMAN BROTHERS INC	Median Maintenance	\$	2,921.90
MIDWAY FORD COMPANY	LH Mirror and running board	\$	295.42
MIDWAY FORD COMPANY	Brake Parts - PD Stock	\$	124.20
MIDWAY FORD COMPANY	Brake Parts - PD Stock	\$	124.20
MIDWAY FORD COMPANY	Rotors/Actuator for PD	\$	124.20
MIDWAY FORD COMPANY	Credit	\$	(49.61)
MIDWAY FORD COMPANY	Credit	\$	(18.95)
MIDWAY FORD COMPANY	Credit	\$	(18.95)
MINNESOTA EQUIPMENT	Battery for Streets	\$	159.99
MINNESOTA EQUIPMENT	Filters for PW Stock	\$	187.60
MINNESOTA EQUIPMENT	PW Filter Stock	\$	271.64
MINNESOTA EQUIPMENT	Stock filters for PW	\$	680.98
MINUTE MAKER SECRETARIAL	Council Minutes	\$	462.00
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$	159.00
MITCHELL AMANDA	Permit Refund B23-02294	\$	76.00
MN AWWA	2023 Water Conference	\$	980.00
MN FALL SUPERVISORS' CONFERENCE	2023 Conference	\$	75.00
MOORE ALEXANDER MICHAEL	USPCA Membership & K9 Supplies	\$	305.12
MUNSON CONSTRUCTION LLC	Permit Refund B22-00828	\$	80.00
MUSCO SPORTS LIGHTING LLC	Annual Sports Lighting Fees	\$	950.00
N&D MANAGEMENT LLC	PC17-46, Creekside Village	\$	10,000.00
NELSON ANNA	Park/Rec Refund	\$	100.00
NESVOLD RYAN	Performance in the Park - July 20	\$	200.00
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	\$	832.43
NORTHWEST ASPHALT INC	Demo - 930 113th Avenue NE	\$	2,000.00
NORTHWEST ASPHALT INC	Demo - 1040 113th Avenue NE	\$	2,000.00
NUSS TRUCK & EQUIPMENT	Coolant Pipe/Clamp for 1279	\$	147.88
NUSS TRUCK & EQUIPMENT	Coolant Pipe/Clamp for 1279	\$	62.69
OBRASKE CRYSTAL	Home Improvement Grant	\$	7,500.00
PASIEWITZ MICHAEL JOSEPH	Performance in the Park - July 27	\$	175.00
PEDERSON DOUGLAS W	Performance in the Park - July 27	\$	175.00
PHASOR ELECTRIC COMPANY	Traffic Signal Repair	\$	425.00
PHASOR ELECTRIC COMPANY	CH Fountain repair	\$	120.00
PRO-TEC DESIGN INC	Honeywell Prowatch support	\$	4,839.15
PRO-TEC DESIGN INC	Camera System Assistance	\$	102.00
RCM SPECIALTIES INC	Street Patching Material	\$	840.83
REC INC	Radisson Road Townhomes	\$	26,800.00
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$	328.94
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$	423.64
SAM'S CLUB/SYNCHRONY BANK	Annual Membership	\$	200.00

SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$	158.44
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$	223.52
SCHMIDT CURB COMPANY INC	Concrete Sidewalk & Driveway	\$	3,827.25
SHRED-IT C/O STERICYCLE INC	June shred	\$	85.08
SOUTH DAKOTA MUNICIPAL LEAGUE	Advertising for recruitment	\$	50.00
SPANHANKS GERALD M	Entertainers for MAYC	\$	200.00
STAR TRIBUNE	Publication	\$	91.64
STREICHER'S	uniforms and clothing	\$	720.00
TEMA MICHAEL E	Performance in the Park - July 27	\$	175.00
THE BACKYARD BAND	Performance in the Park - August 3	\$	600.00
TOLL GAS & WELDING SUPPLY	General Supplies - Water	\$	37.75
TRI-STATE BOBCAT INC	Insurance Claim	\$	466.57
TUNDRALAND HOME IMPROVEMENT	Permit Refund	\$	60.00
WAGAMON RANCH LLC	Escrow Refund	\$	7,250.00
WAGAMON RANCH LLC	Escrow Refund	\$	13,200.00
X-STREAM LLC	Sign Stripping	\$	3,516.41
X-STREAM LLC	Sign Stripping	\$	25.19
		\$	1,105,445.77

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 8/7/2023 FOR PAYMENTS THE WEEK OF 7/14/2023**

Vendor Name	Description	Amount
REC INC	Radisson Road Townhomes	\$ 26,800.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 8/7/2023 FOR PAYMENTS THE WEEK OF 7/21/2023**

Vendor Name	Description	Amount
A & C METALS & SAWING INC	Escrow Refund	\$ 10,000.00
ABC SIGN & GRAPHIC INC	Park Boundary Signs	\$ 140.00
ACCESS	Data Storage	\$ 116.60
ALL SEASONS RENTAL	Rental of Mixing Trailer	\$ 304.81
ALLIANCE SOURCE TESTING LLC	Water testing/analysis	\$ 660.00
AMAZON CAPITAL SERVICES	Keyboard Tray	\$ 94.99
AMAZON CAPITAL SERVICES	Weed Whip Parts	\$ 130.96
AMAZON CAPITAL SERVICES	Squad car computer cables	\$ 78.69
AMAZON CAPITAL SERVICES	supplies for Playnet	\$ 23.99
AMAZON CAPITAL SERVICES	Supplies for little school	\$ 45.36
AMAZON CAPITAL SERVICES	Irrigation marker tape	\$ 62.99
AMAZON CAPITAL SERVICES	Toner, notebooks, bags, misc.	\$ 495.62
AMAZON CAPITAL SERVICES	Tape measures	\$ 20.45
AMAZON CAPITAL SERVICES	Cups for playnet snacks	\$ 16.99
AMAZON CAPITAL SERVICES	Canopies for safety camp	\$ 352.78
AMAZON CAPITAL SERVICES	High Table for Atrium	\$ 128.99
AMAZON CAPITAL SERVICES	2 Levels	\$ 234.04
AMAZON CAPITAL SERVICES	Brothers Label Tape	\$ 69.98
AMAZON CAPITAL SERVICES	Belt (Police Uniform)	\$ 52.39
AMAZON CAPITAL SERVICES	Supplies for Playnet	\$ 37.03
ANDERSON GERRY & NANCY	Well Interference Settlement	\$ 1,980.00
ANDERSON KELLIE & WILL	Well Interference Settlement	\$ 728.00
ANOKA COUNTY	Recordings	\$ 138.00
ANOKA COUNTY	Recordings	\$ 46.00
ANOKA COUNTY	Recordings	\$ 46.00
ANOKA COUNTY	Recordings	\$ 92.00
ANOKA COUNTY	Recordings	\$ 46.00
ANOKA COUNTY ATTORNEY'S	Forfeiture distribution	\$ 737.40
ANOKA COUNTY ATTORNEY'S	Forfeiture distribution	\$ 309.20
APPRIZE TECHNOLOGY SOLUTIONS	Monthly benefits charge	\$ 1,303.84
ASPEN MILLS INC	uniforms and clothing	\$ 107.98
ASPEN MILLS INC	uniforms and clothing	\$ 56.95
ASPEN MILLS INC	uniforms and clothing	\$ 199.80
ASPEN MILLS INC	uniforms and clothing	\$ 259.89
ASPEN MILLS INC	uniforms and clothing	\$ 121.90
ASPEN MILLS INC	uniforms and clothing	\$ 26.95
ASPEN MILLS INC	uniforms and clothing	\$ 113.90
ASPEN MILLS INC	uniforms and clothing	\$ 85.90
ASPEN MILLS INC	uniforms and clothing	\$ 377.70
ASPEN MILLS INC	uniforms and clothing	\$ 199.95

ASPEN MILLS INC	uniforms and clothing	\$	518.60
ASPEN MILLS INC	uniforms and clothing	\$	139.70
ASPEN MILLS INC	uniforms and clothing	\$	99.85
ASPEN MILLS INC	uniforms and clothing	\$	82.99
ASPEN MILLS INC	uniforms and clothing	\$	115.79
ASPEN MILLS INC	uniforms and clothing	\$	52.96
ASPEN MILLS INC	uniforms and clothing	\$	372.20
ASPEN MILLS INC	uniforms and clothing	\$	52.96
ASPEN MILLS INC	uniforms and clothing	\$	49.50
ASPEN MILLS INC	uniforms and clothing	\$	161.40
ASPEN MILLS INC	uniforms and clothing	\$	799.80
ASPEN MILLS INC	uniforms and clothing	\$	319.85
ASPEN MILLS INC	uniforms and clothing	\$	343.78
ASPEN MILLS INC	Credit	\$	(30.00)
AUTO AIR AND ACCESSORIES INC	Compressor for 2398	\$	383.00
BAKER TILLY MUNICIPAL ADVISORS	TIF Analysis/Establishment Services	\$	13,578.20
BANACK MICHELLE & TONY	Well Interference Settlement	\$	300.00
BARBER WADE	Well Interference Settlement	\$	590.00
BARR ENGINEERING COMPANY	WTP #4, Construction Admin	\$	4,013.72
BAUER BUILT INC	Tire repair for 1288	\$	135.50
BCA-CHAU RECORDS	Liquor License Background	\$	33.25
BILL'S GUN SHOP & RANGE NORTH	Range fees for training	\$	40.00
BILL'S GUN SHOP & RANGE NORTH	Range fees for training	\$	40.00
BILL'S GUN SHOP & RANGE NORTH	Range fees for training	\$	40.00
BILL'S GUN SHOP & RANGE NORTH	Range fees for training	\$	40.00
BLAINE CUSTOM APPAREL	Shirts for Safety Camp	\$	1,632.00
BOLTON & MENK INC	Traffic Study-99th & 101st	\$	6,957.50
BOULDER CONTRACTING LLC	Escrow Refund	\$	7,400.00
BOULDER CONTRACTING LLC	Escrow Refund	\$	4,600.00
BOULDER CONTRACTING LLC	Escrow Refund	\$	4,900.00
BOULDER CONTRACTING LLC	Escrow Refund	\$	4,700.00
BRAD'S CATCH BASIN REPAIR LLC	WM Break Curb repair	\$	1,988.00
CAPITAL ONE TRADE CREDIT	Tools for Water Dept	\$	1,240.68
CAPITAL ONE TRADE CREDIT	Tools for Water	\$	249.99
CAPITAL ONE TRADE CREDIT	Tools for Water	\$	774.00
CAPSTONE HOMES INC	Escrow Refund	\$	5,000.00
CAPSTONE HOMES INC	Escrow Refund	\$	5,000.00
CAROL'S RESTAURANT	Safety camp breakfast	\$	519.60
CENTENNIAL SCHOOL DIST 12	St. Croix Senior Outing	\$	3,996.00
CENTER FOR ENERGY/ENVIRONMENT	City of Blaine EDA HIL Loans	\$	37,550.00
CENTERPOINT ENERGY	750 Cloverleaf Parkway	\$	80.00
CENTERPOINT ENERGY	Gas Service	\$	345.88
CENTRAL TURF & IRRIGATION SUPPLY	Fertilizer	\$	400.60
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	219.72
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$	31.87
CINTAS CORPORATION	MAYC first aid cabinet supplies	\$	50.12
CLEARGOV INC	Digital Budget Book	\$	11,000.00

COMCAST	Internet and Television - MAYC	\$	243.29
COMCAST	Public Works Internet Service	\$	201.27
COMMERS THE WATER COMPANY	General Supplies	\$	453.25
COMO LUBE & SUPPLIES INC	Disposal fees	\$	460.00
COMPUTER EXPLORERS	Summer tech camps	\$	1,200.00
CONNEXUS ENERGY-UTILITY	10601 Nassau St NE	\$	14.50
CONNEXUS ENERGY-UTILITY	10601 Nassau St NE	\$	35.00
CONNEXUS ENERGY-UTILITY	10603 Nassau St NE	\$	35.00
CONNEXUS ENERGY-UTILITY	10605 Nassau St NE	\$	35.00
CONNEXUS ENERGY-UTILITY	Electric Service - Signal	\$	50.93
CORE & MAIN LP	4" Meter for Resale	\$	3,984.58
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	5,000.00
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	7,400.00
CREATIVE HOMES INC	Escrow Refund	\$	4,700.00
CREATIVE HOMES INC	Escrow Refund	\$	7,300.00
CREATIVE HOMES INC	Escrow Refund	\$	7,300.00
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	7,400.00
CREATIVE HOMES INC	Escrow Refund	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund	\$	5,650.00
CRYSTEEL TRUCK EQUIPMENT	Grease line kit/parts for 1306	\$	6,337.72
CUB FOODS INC - THE VILLAGE	Safety Patrol Week supplies	\$	41.52
CUB FOODS INC - THE VILLAGE	Water for training building	\$	11.97
CYBER ADVISORS INC	Network Assistance	\$	225.00
CYBER ADVISORS INC	M365 SkyKick Backup	\$	1,168.00
D R HORTON INC	Escrow Refund	\$	7,400.00
DELEGARD TOOL COMPANY	Tools for Mechanics	\$	313.00
DETECTACHEM INC	THC/CBD and multi drug kits	\$	568.98
DIAMOND MOWERS INC	Mower parts - 1276-1	\$	1,315.37
DREWLO STEVE	Well Interference Settlement	\$	525.00
ECKBERG LAMMERS PC	Prosecution Fees	\$	22,039.75
ECKBERG LAMMERS PC	Legal - Retainer	\$	2,273.00
ECKBERG LAMMERS PC	Legal - Retainer	\$	3,250.00
ECKBERG LAMMERS PC	Legal - Retainer	\$	12,530.00
ECM PUBLISHERS INC	2023 Public Hearing Notices	\$	112.87
ECM PUBLISHERS INC	Publication	\$	795.50
ECOFUN MOTORSPORTS	2 E-bike Tune Ups	\$	280.00
ECOWATER	Permit Refund	\$	60.00
EMERGENCY MEDICAL PRODUCTS	Quikclot and Chest Seals (10)	\$	742.80
ESTBY PAUL	Uniform Hats	\$	49.98
FACTORY MOTOR PARTS CO	Axles for 3408	\$	115.16
FACTORY MOTOR PARTS CO	Batteries for PW Stock	\$	949.26

FACTORY MOTOR PARTS CO	Axles for 3408	\$	154.77
FACTORY MOTOR PARTS CO	Trans Clutch fluid	\$	112.48
FISERV	June FISERV Payment	\$	154.64
FRATTALONE COMPANIES	HYDRANT METER DEPOSIT REFUND	\$	4,297.00
FRIENDLY CHEVROLET INC	Rotors for PD	\$	697.18
FRIENDLY CHEVROLET INC	Rotors for PD	\$	233.88
FUN EXPRESS LLC	supplies for Playnet	\$	279.93
FUN EXPRESS LLC	prizes for Family Fun Night	\$	666.52
FUN EXPRESS LLC	supplies for Playnet	\$	439.50
GARY CARLSON EQUIPMENT CO	Sewer ball for LS Maint	\$	898.16
GIMPL TAMMY	Kennel Services for April 2023	\$	350.00
GIMPL TAMMY	Kennel Services for May 2023	\$	350.00
GOPHER SIGN COMPANY	Brackets and posts for Sign shop	\$	7,076.90
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	\$	1,649.70
GRAINGER	Tools for Water	\$	630.64
GROUP HEALTH INC - WORKSITE	monthly benefits charge for EAP	\$	236.00
HANSON SPORTS LLC	Summer Sports Camp	\$	194.60
HAUGO GEO TECHNICAL SERVICES	Construction Materials Testing	\$	5,444.00
HAWKINS INC	Water Treatment Chemicals	\$	6,747.00
HAWKINS INC	Water Treatment Chemicals	\$	26,501.00
HNA PROPERTIES INC	Escrow Refund	\$	7,500.00
HOLIDAY COMPANIES	Car Washes - PD	\$	760.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$	25.00
HORIZON ROOFING INC	PW roofing	\$	1,260.26
HORIZON ROOFING INC	PW roof repair	\$	639.00
HYDRAULIC SPECIALTY INC	Hydro Hose for Spray patcher	\$	498.00
I & S GROUP INC	Aquatone Bandshell	\$	1,591.25
INSIGHT PUBLIC SECTOR INC	Adobe Software License Renewal	\$	11,577.63
INSIGHT PUBLIC SECTOR INC	NetMotion Licenses	\$	4,215.20
INTELLIGENCE NEXUS LLC	Special Ops (Yearly Fee)	\$	2,370.00
JOHNSON DAVE	Well Interference Settlement	\$	550.00
JOHNSON LITHO GRAPHICS	July MAYC Connect Newsletter	\$	1,767.60
JOHNSON LITHO GRAPHICS	July/August City Newsletter	\$	13,268.29
JONATHAN HOMES OF MN LLC	Escrow Refund	\$	5,000.00
KIMLEY-HORN AND ASSOCIATES	Car Wash Variance Refund	\$	475.00
KRAUS ANDERSON DEVELOPMENT	SP23-0006, Blaine Crossing II	\$	900.00
KROGER RICHARD ALLEN	Grant #23-026	\$	3,187.00
LAKES IRRIGATION LLC	Park Irrigation	\$	518.36
LAKES IRRIGATION LLC	Park Irrigation	\$	1,041.01
LANDBRIDGE ECOLOGICAL	BMP & Mitigation Maintenance	\$	3,915.00
LANGUAGE LINE SERVICES INC	Language Line charges - June 2023	\$	241.02
LAWSON PRODUCTS INC	Hose & pipe sealer	\$	3,995.00
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	1,323.44
LAWSON PRODUCTS INC	Hose & pipe sealer	\$	12.70
LEAGUE OF WI MUNICIPALITIES	Advertising for recruitment	\$	150.00
LENNAR	Escrow Refund	\$	5,000.00
LENNAR	Escrow Refund	\$	4,900.00

LENNAR	Escrow Refund	\$ 4,900.00
LENNAR	Escrow Refund	\$ 4,800.00
LENNAR	Escrow Refund	\$ 4,900.00
LENNAR	Escrow Refund	\$ 4,800.00
LENNAR	Escrow Refund	\$ 4,250.00
LOCKRIDGE GRINDAL NAUEN PLLP	2023 State Lobbyist Services	\$ 3,166.66
LOWE'S HOME CENTERS INC	Drill Bit	\$ 58.39
LOWE'S HOME CENTERS INC	Pipe for Curb Stop	\$ 41.08
LOWE'S HOME CENTERS INC	Parts for Well 5	\$ 38.40
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$ 415.00
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$ 8,679.52
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,900.00
MANSFIELD OIL COMPANY	Motor Fuel	\$ 14,218.21
MANSFIELD OIL COMPANY	Motor Fuel	\$ 9,106.12
MANSFIELD OIL COMPANY	Motor Fuel	\$ 1,457.69
MARTIN MARIETTA MATERIALS	Storm Patching Material	\$ 37.80
MARTIN-MCALLISTER CONSULTING	pre employment testing	\$ 7,200.00
MARTY JUDY	Park/Rec Refund	\$ 83.00
MATTHEW KRASKEY CONSTRUCTION	Escrow Refund - 849 120th Ln NE	\$ 5,000.00
MENARDS - BLAINE	EAB Stump Marking Paint	\$ 27.96
MENARDS - BLAINE	PW plumbing repairs	\$ 122.50
MENARDS - BLAINE	Lift 24 Supplies	\$ 143.08
MENARDS - BLAINE	Supplies for events	\$ 62.14
MENARDS - BLAINE	CH Wall Repair supplies	\$ 24.41
MENARDS - BLAINE	Stakes for No Parking Signs	\$ 74.45
MENARDS - BLAINE	Plant 1 Irrigation parts	\$ 94.77
MENARDS - BLAINE	Graffiti remover supplies	\$ 93.36
MENARDS - BLAINE	Hose parts -Community garden	\$ 47.45
MENARDS - BLAINE	Mechanic shop supplies	\$ 74.28
METRO-INET	Internet Support Services	\$ 3,031.00
MIDWAY FORD COMPANY	Equipment Parts	\$ 112.97
MIDWAY FORD COMPANY	Rotors/Actuator for PD	\$ 108.13
MIDWAY FORD COMPANY	Fender badge	\$ 27.41
MIDWAY FORD COMPANY	Credit	\$ (128.84)
MINGER CONSTRUCTION CO INC	Lift Station 21 Improvements	\$ 2,000.00
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders	\$ 118.62
MINNESOTA EQUIPMENT	Chain for Streets	\$ 19.90
MINNESOTA EQUIPMENT	Chainsaw Chaps	\$ 237.96
MINNESOTA EQUIPMENT	Fender Kit/Parts for 2396	\$ 116.88
MINNESOTA EQUIPMENT	Bacons for PW stock	\$ 146.88
MINNESOTA EQUIPMENT	Pulley for mower	\$ 71.22

MN OCCUPATIONAL HEALTH	pre employment testing	\$	2,125.00
MINNESOTA VALLEY TESTING LABS	Water testing at Lakeside Park	\$	83.60
MN DEPT OF TRANSPORTATION	Concrete Plant Inspections	\$	360.71
NORTH PINE AGGREGATE INC	Escrow Refund	\$	2,000.00
NORTHERN SANITARY SUPPLY CO	Hand Soap, Liners	\$	470.18
NORTHERN SANITARY SUPPLY CO	Tissue/soap/deod/etc for Parks	\$	1,348.95
NUSS TRUCK & EQUIPMENT	Filters for PW Stock	\$	118.08
OPTIMIZED ELECTRICAL SOLUTIONS	Data Room/Finger Print receptacle	\$	670.00
OPTIMIZED ELECTRICAL SOLUTIONS	CH Restroom doors (Automatic)	\$	1,600.00
PARK CONSTRUCTION COMPANY	SW Area Street Reconstruction	\$	874,463.51
PAULSON CONSTRUCTION	Escrow Refund	\$	5,000.00
PAULSON CONSTRUCTION	Escrow Refund	\$	5,000.00
PAULSON CONSTRUCTION	Escrow Refund	\$	6,100.00
PENO DUDLEY	MAYC repair AC unit tool	\$	80.42
PHASOR ELECTRIC COMPANY	Timeclock repair	\$	120.00
PHASOR ELECTRIC COMPANY	CH Fountain light repair	\$	240.00
PHASOR ELECTRIC COMPANY	Signal Repair	\$	536.00
PLAISTED COMPANIES INC	Sand for Lakeside Commons Park	\$	727.96
PLAISTED COMPANIES INC	Sand/Class 5 - Water main break	\$	1,935.99
PRECISE MRM LLC	GPS Management	\$	1,340.00
PRICE CUSTOM HOMES	Escrow Refund	\$	4,900.00
PRICE CUSTOM HOMES	Escrow Refund	\$	4,900.00
PRICE CUSTOM HOMES	Escrow Refund	\$	4,250.00
PRICE CUSTOM HOMES	Escrow Refund	\$	5,000.00
PRICE CUSTOM HOMES	Escrow Refund	\$	4,250.00
PRICE CUSTOM HOMES	Escrow Refund	\$	7,350.00
PRO-TEC DESIGN INC	Door Access Panel Assistance	\$	1,734.00
PRO-TEC DESIGN INC	CH bathroom repair	\$	280.50
PRO-TEC DESIGN INC	Reapir card readers	\$	3,945.91
RAJALA TRACY	Reimburse for Irrigation Repair	\$	185.61
RCM SPECIALTIES INC	Street Patching Material	\$	897.28
RECYCLE TECHNOLOGIES	batteries recycle	\$	464.89
REDPATH AND COMPANY LLC	2022 Financial Audit	\$	43,750.00
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$	3,190.00
ROADKILL ANIMAL CONTROL	Disposal of Dead Deer	\$	148.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	\$	2,400.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	\$	1,750.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	\$	1,050.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	\$	1,050.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	\$	1,050.00
SLANGA THOMAS	Well Interference Settlement	\$	576.00
SLETTEN SAM & SUSAN	Well Interference Settlement	\$	550.00
SPORE HANNAH	Refund of a Kennel App Fee	\$	70.00
STATE OF MINNESOTA	Court costs	\$	61.25
STATE OF MINNESOTA	Forfeiture distribution	\$	154.60
STATE OF MINNESOTA	Forfeiture distribution	\$	368.70
STATE OF MINNESOTA DEED	July 2023 Loan Payment	\$	1,568.24

STORM EQUIPMENT LLC	Metal Pless Plow for Tractor	\$	40,355.00
STREICHER'S	uniforms and clothing	\$	375.88
STREICHER'S	uniforms and clothing	\$	255.92
SUBURBAN TIRE WHOLESALE INC	Tires for PD	\$	916.00
TENICITY LLC	Summer Tennis Lessons	\$	1,792.80
TH CONSTRUCTION OF ANOKA	Escrow Refund	\$	5,000.00
TKDA AND ASSOCIATES INC	Lift Station 13 Forcemain Project	\$	2,035.36
TKDA AND ASSOCIATES INC	Professional Svcs TH65 Access	\$	180,757.52
TOMASSONI ROBERT RICHARD	DOT Health Card Reimbursement	\$	119.00
TRANE US INC	Air module and temp sensor	\$	7,528.84
TRI-STATE BOBCAT INC	Weed whips/battery/charger	\$	1,780.00
TRI-STATE BOBCAT INC	Air Tow Trailer	\$	30,976.50
TYLER TECHNOLOGIES INC	Miscellaneous Billing Module	\$	195.00
TYLER TECHNOLOGIES INC	ExecuTime Annual Fee /Maintenance	\$	12,654.00
TYLER TECHNOLOGIES INC	Credit	\$	(2,185.19)
ULINE	White Erase Board/magnets/tool rack	\$	354.53
US BANK	Fiscal Agent Fees - Bond Series 2018	\$	550.00
US BANK	Fiscal Agent Fees - Bond Series 2019A	\$	500.00
USA BLUEBOOK (#657220)	Tools and Chemical Feed parts	\$	1,374.61
USA BLUEBOOK (#657220)	Hydrant Flags for Water	\$	728.80
VIKING INDUSTRIAL CENTER	Marking Paint/Flags for Streets	\$	583.67
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$	116.90
XCEL ENERGY	Siren	\$	15.04
XCEL ENERGY	Electric Service - Signal	\$	67.94
XCEL ENERGY	Electric Service	\$	16.54
ZIEGLER INC	Mats for PW Stock	\$	527.72
		\$	1,823,301.55

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 8/7/2023 FOR PAYMENTS THE WEEK OF 7/21/2023**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,039.75
HAWKINS INC	Water Treatment Chemicals	\$ 26,501.00
TRI-STATE BOBCAT INC	Air Tow Trailer	\$ 30,976.50
CENTER FOR ENERGY/ENVIRONMENT	City of Blaine EDA HIL Loans	\$ 37,550.00
STORM EQUIPMENT LLC	Metal Pless Plow for Tractor	\$ 40,355.00
REDPATH AND COMPANY LLC	2022 Financial Audit	\$ 43,750.00



City of Blaine

City Council Workshop

July 5, 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, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Deputy Finance Director Ali Bong; City Attorney Tom Loonan; and Communications Manager Ben Hayle.

2. New Business

- 2.1.** 2023-206 Park Construction Wetland Credit Purchase Reduction Request
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated in 2015, the Blaine Economic Development Authority (EDA) established a wetland bank through wetland restoration of the Blaine Wetland Sanctuary. Concurrently, the city of Blaine also established a separate wetland bank. Each bank is independently operated and has different purposes for use of funds and sale of credits. The EDA currently has 8.0716 acres of credits available to sell. The current market value of said credits is \$878,997. The City wetland bank also owes the EDA wetland bank 14 acres of credits. These credits will be transferred once the City wetland bank gets another release of credits in the future. The value of those 14 acres is \$1,524,600. The total value of the remaining EDA wetland credits is \$2,403,597. Park Construction has

received development approval from the City of Blaine to relocate their headquarters to Blaine at 10101 Naples Street. Park Construction, incorporated in 1916, specializes in fields such as earthwork, road construction, utilities and demolition. The company is currently located in Spring Lake Park and the owner lives in Blaine. The project includes construction of a 15,000 sf office/shop, an 8,000 sf warehouse and yard for various activities related to the business. Relocation of the business to Blaine will bring approximately 70 existing jobs to the community in the skilled trades and administrative staff. These positions include higher level salaries with an average income exceeding \$100,000 per year.

Mr. Thorvig explained Park Construction has limited options to relocate their business given the heavy industrial nature. Park Construction was unsuccessful in obtaining approval for a different site in Blaine in 2017. The site they were looking at was zoned appropriately, however was located next to a residential neighborhood that opposed the project. The City Council ultimately denied the conditional use permit request. In 2022, they were also unsuccessful in receiving approval from the City of Columbus for similar reasons. The site they have identified in Blaine is appropriate for their use, however has various wetland challenges. The company has been working with the City of Blaine, Rice Creek Watershed District (RCWD) and the Army Corps of Engineers over the last year to understand wetland impact and necessary mitigation. The project requires 10.25 acres of wetland mitigation. The mitigation amount has been approved by the RCWD and Army Corps. As noted earlier, the EDA currently has 8.0716 acres of credits available. The developer will need to purchase any remaining credits from other wetland banks. Given the escalating project costs, the developer/business is requesting a grant of credits. The EDA has several options to consider, including granting or reducing the price of credits. If the EDA were to grant the credits, the EDA would lose \$878,997 in potential sales revenue. The EDA could reduce the cost of credits. Additionally, the City could waive the \$37,200 tree replacement fee that is required for the project. The company is unable to plant the necessary amount of replacement trees (93 trees) on the property and is required to pay \$37,200 into the city reforestation account. This fee could be waived to assist in reducing overall project costs. Staff commented further on the request and requested feedback from the council on how to proceed.

Jeff Carlson, Park Construction, reported this was the fourth site he has considered for his new office/shop, warehouse and yard. He explained the property he was buying was mostly wetlands and he has received approval from the Rice Creek Watershed, along with the Army Corp of Engineers. He discussed how construction costs have risen since 2018. He stated he has reached the limit for his budget and was asking for some assistance from the city.

Mayor Sanders thanked Park Construction for choosing Blaine. He stated he was uncertain the city could approve the entire requested amount, given the high level of development that was occurring in Blaine at this time. However, the council could consider the request further.

Councilmember Larson asked where the business was currently operating. Mr. Carlson reported his business was currently located in Spring Lake Park and Fridley. He commented on how his business has grown over the past six years and noted he has outgrown his space.

Councilmember Robertson stated she appreciated the fact Park Construction has made their way back to Blaine. She explained she was not comfortable with the full grant amount

and indicated she was also concerned with the timing of this request. She commented on the numerous redevelopment projects the city was working on at this time. She stated she would be open to helping in some way, but not with the full grant amount.

Councilmember Newland asked if the cost for the wetland credits could be deferred for some amount of time. He stated this may assist with managing costs up front. Mr. Carlson indicated this would be helpful. Mr. Thorvig explained this has not been done before and staff would have to look into this further.

Councilmember Robertson questioned if park dedication fees would apply to this project. Mr. Thorvig reported park dedication fees would not apply because the property was already platted.

Mayor Sanders and Councilmember Newland supported waiving the tree replacement fee.

Councilmember Massoglia indicated he supported the city helping Park Construction in some way, but noted the city has received a large number of requests recently. He stated the timing was unfortunate, given the fact the city was reaching the end of its wetland credits. He noted he would be willing to offer some form of help.

Councilmember Saroya requested further information regarding wetland credits and asked if there was a deadline to sell the credits. Mr. Thorvig offered the council further information regarding wetland credits the city has in place and noted there was no deadline in place to sell the credits.

Further discussion ensued regarding the process that had to be followed to create new wetlands.

Mayor Sanders stated at this point in time, he could support the \$1.25 price range as well as waiving the tree replacement fee.

Councilmember Newland requested staff and the city attorney look into the potential of deferring the wetland credit expense for Park Construction.

Mayor Sanders asked what the timeline was for this project. Mr. Carlson explained he was waiting to receive approval from the Army Corp of Engineers. After receiving this approval, he could move forward with the project.

Mayor Sanders supported staff running the numbers and reporting back at a future EDA meeting.

2.2. 2023-267 Northtown Land Use and Density Discussion *Sponsors: Sheila Sellman, City Planner*

City Planner Sellman explained in June, staff held two open houses in the Northtown Mall to introduce the adopted plan and receive feedback on the council initiated changes. Both nights had a good turnout with about 30 people attending each night, in addition to staff and councilmembers. A common theme from those that attended was interest in the timeline for the project, and that the city

was going to implement the plan and do all of the redevelopment. She shared that many good questions were asked and people were excited about the plan. She noted while most agreed that something needs to happen there were questions around rumors of the mall selling and what the mall was going to do, adding topics of homelessness and panhandling was mentioned by most.

Councilmember Newland stated he believed both meetings were relatively positive and the people in attendance were fairly engaged. He did not believe additional meetings had to be held to engage the public.

Councilmember Robertson commented the updated visuals were helpful. She discussed the feedback that was received from the meetings and indicated the meetings provided a great opportunity to clear things up for the public.

Councilmember Saroya stated she has heard repeatedly that something needs to be done. She appreciated the fact that people were excited about the renovations coming to the Northtown Mall area. She noted there were a lot of questions regarding the Rainbow property and what would be coming to this site. She supported the city holding more events like this.

Ms. Sellman stated 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 Northtown Area and 105th Avenue, recent approval history, and discussed the review process for requests are made. An outcome of the retreat was to consider changing the HDR land use for two properties and shift that density to the Northtown 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) or MDR (Medium Residential). The second property change identified was at 99th and Polk, changing 10 acres from HDR (High Density Residential) to MDR (Medium Density Residential). At the May 1, 2023 workshop, council discussed the changes outlined above and some changes to the Northtown plan including land use changes. Those changes are outlined in the Northtown proposed land use change map. If council agrees with these changes, staff will begin the process for a comprehensive land use plan amendment. As part of this process, the density shift can take place as well. The maps outline the proposed changes that were discussed above. Property owners have not been contacted regarding these changes yet. Outreach will include letters to property owners with a Frequently Asked Questions document, and the opportunity to meet individually with staff. Staff commented further on the proposed density shift and requested feedback from the council.

Councilmember Newland stated this was exactly the type of changes that had to occur and should occur for the Northtown area, pulling the high density developments to the Northtown area. He supported pulling mixed use into the area as well. He commented on how valuable it was to have renderings available at the recent open house meetings.

Councilmember Saroya indicated she disagreed, noting residents in the Northtown Area have made it clear they do not want high density residential. She understood this was a 25-30 year plan and did not support moving all of the city's future high density developments to this one area.

Councilmember Robertson noted HDR included quad homes and not just apartments. She

explained the city would also like to see more mixed use developments in this area. She indicated the city would have the ability to cater to new developments and could set building height requirements. She stated there was a growing need for senior housing in the community. She reported no one wants to fill this entire area with apartments, but she believed the city could create housing to meet the needs of the community that included senior housing.

Ms. Sellman reviewed the areas slated for HDR and HDR-2. She explained 79 acres have been set aside for HDR.

Councilmember Saroya supported reducing the acreage set aside for HDR.

Councilmember Massoglia asked if the Rainbow Village area, which was currently zoned MDR/CC, would allow for apartments. Ms. Sellman stated MDR would not allow for apartments, but would allow for townhomes.

Councilmember Massoglia suggested the city have 13 acres of HDR-2 instead of 80 acres. Ms. Sellman stated the city could do this, but this would not align with the current vision for the area. Mr. Thorvig commented on how the city would rather be proactive than reactive in order to accommodate future developers.

Councilmember Robertson stated she was comfortable with the proposed land uses for the Northtown Mall area. She discussed how mall areas were redeveloping throughout the metro area and noted she does not have any fears that the mall would be demolished.

Councilmember Saroya expressed concern with the fact decisions were made for the Northtown Mall area last October and she was not on the city council at that time. She noted these decisions would impact this development tremendously going forward for the next 25-30 years. She expressed confusion when it comes to the vision for this area and noted she did not support this area having a high level of HDR.

Mr. Thorvig discussed how each city had to have land set aside for affordable housing, and HDR land was the most conducive for affordable housing.

City Manager Wolfe understood there were concerns surrounding what the city does not want. She commented on how staff was working to properly position the city while striking a balance with flexibility. She believed she was hearing land use could be set in a manner to offer flexibility, while zoning could address what the city does not want.

Councilmember Fleming asked if the people who attended the open houses were from Ward 1. Ms. Sellman stated from the people who signed in, 19 were from Ward 1.

Councilmember Fleming questioned if staff received negative feedback from the residents at the open houses regarding the proposed maps. Ms. Sellman stated she did not receive any negative feedback. She heard that people would appreciate townhomes near existing homes with apartments toward the center of the development. She also heard that the older population needs a place to live.

Councilmember Fleming explained she liked what was being proposed and appreciated the

buffer being put in place surrounding the existing residential.

Councilmember Massoglia indicated his only concern was with MDR property but understood this area could be considered further if a request were to come forward.

Councilmember Larson stated she liked what would be done to the properties directly adjacent to the mall. She noted her only concern was with the proposed housing and questioned who would want to live next to the mall.

Further discussion ensued regarding the Polk and Clover Leaf property. Councilmember Robertson and Mayor Sanders supported changing this property to MDR.

Ms. Sellman asked if the property at Lexington and Main should remain LDR/MDR. Mayor Sanders supported the property remaining LDR/MDR. Councilmember Fleming indicated she was more in favor of LDR. Councilmember Massoglia concurred.

Councilmember Robertson stated she could support LDR on this property but feared this would make it difficult to sell and develop the property. Councilmember Saroya supported an LDR designation for this property.

Councilmember Larson indicated she supported the property being LDR/MDR because this would provide more options for future developers.

Councilmember Robertson agreed an LDR/MDR designation may be the best option for this property.

- 2.3.** 2023-284 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - Property Acquisitions Related to 10550 Radisson Road
Sponsors: Erik Thorvig, Community Development Director

Upon motion, second, and vote the council met in closed session pursuant to MN Statute 13D.05 (3)(c)(3) to discuss property acquisitions related to 10550 Radisson Road.

- 2.4.** 2023-289 Closed Session Pursuant to MN Statute 13D.05 Subd. 3(b) - Attorney Client Privileged Discussion Regarding Well Interference Claims
Sponsors: Michelle Wolfe, City Manager

The council met in closed session pursuant to MN Statute 13D.05 (3)(b) to discuss well interference claims. Upon motion, second, and vote the council returned to open session.

3. Other Business

None.

4. Adjournment

The Workshop was adjourned at 6:55 PM.



City of Blaine

City Council

July 5, 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 07:00PM 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 Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Deputy Finance Director Ali Bong; Assistant City Engineer Stefan Higgins; City Attorney Tom Loonan; and Communications Manager Ben Hayle.

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 7:01PM.

Jessica Bahr, 116 91st Lane NE, requested the council consider adopting a humane pet store ordinance. She explained more than 450 communities have passed a humane pet store ordinance across the United States. She noted she cared about the treatment of animals along with the transparent business practices for consumers.

_____ Davis, 11537 Austin Court, thanked the council for their time. He explained he lived in the North Oaks Ponds East neighborhood and stated he had a petition on behalf of the 25 homes in his development requesting the council maintain the resolution set forth unanimously by the previous council regarding the street connectivity issue. He asked that the council not rush into an ill-informed and emotional decision. He noted his street was within a low-density neighborhood and was not designed for a higher density connection. He reported his neighborhood does not have sidewalks, which meant pedestrians had to share the street with vehicular traffic. He feared that asking pedestrians to share the street with more traffic could have disastrous consequences. He commented on the wildlife in his neighborhood and asked that the wildlife be protected. He commented further on the street situation in his neighborhood and urged the council to keep the road closure in place. He then presented the city attorney with his petition.

Zach Arko, 12041 Madison Street NE, explained the Anoka Hennepin School District would be holding an election in 2023. He requested the council allow yard signs to be posted earlier than 46 days prior to the election in order to allow him to have signs posted prior to the beginning of early voting.

Danielle Clanton, 3993 114th Lane NE, stated she has lived in the North Oaks Ponds East neighborhood with her husband and four children for almost seven years. She believed this was a unique neighborhood that had 25 homes on 80 acres. She indicated she lived on a dead end street that was very quiet. She appreciated how quiet her street was because it offered a great deal of safety for her four children. She commented on the high level of traffic that would flow past her house from the Sanctuary Preserve neighborhood if the barricade were removed. She asked that the barricade at 114th Lane and the Sanctuary Preserve neighborhood remain in place. She commented on the previous discussions that were held regarding this matter and urged the council to keep the barricade in place.

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

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.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that the following be approved.

Motion adopted unanimously.

8.1. 2023-281 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.2. 2023-285 Consider a Special Event for the Minnesota Street Hockey Series Presented by the Minnesota Wild located at the National Sports Center on July 27, 2023
Sponsors: Cathy Sorensen, City Clerk

8.3. 2023-286 Schedule of Bills Paid
Sponsors: Alison Bong, Deputy Finance Director

8.4. 2023-287 Approve 3M Open Security Plan, Including Proposed Temporary Road Closures
Sponsors: Mark Boerboom

8.5. 2023-288 Approve a Tobacco and Tobacco Products License for Blaine Gas Inc.
Sponsors: Cathy Sorensen, City Clerk

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

None.

10. Development Business

10.1. RES 23-105 Resolution Granting a Conditional Use Permit Amendment to Allow Overnight Outside Storage of Up to 13 Vehicles in a B-2 (Community Commercial) Zoning District at 9664 Central Avenue NE. Blaine Quality Automotive (Case File No. 23-0042/EES)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the applicant has operated an auto repair business on the subject property for over 20 years and is requesting an amendment to the current CUP to allow for storage of passenger vehicles overnight. Staff commented further on the request and recommended approval with conditions.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit Amendment to Allow Overnight Outside Storage of Up to 13 Vehicles in a B-2 (Community Commercial) Zoning District.

Councilmember Newland stated he did not support additional outdoor vehicle storage for this property, noting the site was already an eyesore.

Motion adopted 6-1 (Councilmember Newland opposed).

- 10.2.** RES 23-106 Resolution Granting a Variance to Allow a Six Foot Privacy Fence in the Front Yard Along Radisson Road NE at 12640 Radisson Road NE. Aaron Jordan (Case File No. 23-0046/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a variance to construct a six foot privacy fence in the front yard, adjacent to Radisson Road. Staff commented further on the request and recommended approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Variance to Allow a Six Foot Privacy Fence in the Front Yard Along Radisson Road NE at 12640 Radisson Road NE.

Motion adopted unanimously.

- 10.3.** RES 23-107 Resolution Granting a Conditional Use Permit to Operate a Preschool/Daycare in the Christ Lutheran Church Building in the R-1 (Single Family) Zoning District at 641 89th Avenue NE. Montessori School of Chantilly (Case File No. 23-0049/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant, Montessori School of Chantilly, is requesting to open a daycare in Christ Lutheran Church. Staff commented further on the request and recommended approval with one condition.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Granting a Conditional Use Permit to Operate a Preschool/Daycare in the Christ Lutheran Church Building in the R-1 (Single Family) Zoning District at 641 89th Avenue NE.

Motion adopted unanimously.

- 10.4.** RES 23-109 Resolution Granting a Conditional Use Permit to Construct an Eight Foot Fence in the Rear Yard on a Property Adjacent to a County Roadway in the R-1B (Single Family) Zoning District at 2857 108th Lane NE. Ben Saefke (Case File No. 23-0050/EES)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) to have an eight foot fence on a property adjacent to a county road, rather than the six foot fence that is permitted. This deviation is permitted with a CUP. Staff recommends approval with three conditions.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting a Conditional Use Permit to Construct an Eight Foot Fence in the Rear Yard on a Property Adjacent to a County Roadway in the R-1B (Single Family) Zoning District at 2857 108th Lane NE.

Motion adopted unanimously.

- 10.5.** RES 23-108 Resolution Granting a Conditional Use Permit to Operate a Year-Round Golf Experience with Indoor Virtual Golf Simulators in the B-3 (Regional Commercial) Zoning District at 12571 Central Avenue NE. On the Green, Indoor Golf (Case File No. 23-0051/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting approval to allow indoor virtual golf simulators at 12571 Central Avenue. Staff commented further on the request and recommended approval with conditions.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt a Resolution Granting a Conditional Use Permit to Operate a Year-Round Golf Experience with Indoor Virtual Golf Simulators in the B-3 (Regional Commercial) Zoning District at 12507 Central Avenue NE.

Motion adopted unanimously.

11. Administration

- 11.1.** 2023-283 Approve 3-Year Contract with Insight Public Sector for the Purchase of Network Switch Infrastructure Upgrade
Sponsors: Paul Grosse, IT Manager

Deputy Finance Director Bong requested the council approve a 3-year contract with Insight

Public Sector for to upgrade all of the network switches at City Hall and Public Works for \$81,934.59 per year for three years.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to Approve a 3-Year Contract with Insight Public Sector for the Purchase of Network Switch Infrastructure Upgrade.

Motion adopted unanimously.

- 11.2. RES 23-110** Resolution to Initiate Project, Order Preparation of Feasibility Report and Approve Joint Powers Agreement with the City of Spring Lake Park for the Reconstruction of Sanburnol Drive (85th Avenue) from Elm Drive NE to University Avenue Service Drive, I/P 23-14
Sponsors: Daniel Schluender, Director of Engineering

Assistant City Engineer Higgins stated the proposed Joint Powers Agreement will allow the portion of Saburnol Drive (85th Avenue from Elm Drive to University Avenue Service Drive, which lies within the city of Blaine and the city of Spring Lake Park, to be reconstructed as a part of the city of Spring Lake Park road reconstruction project. The city of Spring Lake Park has expressed a desire to engage in a joint project with the city of Blaine to reconstruct Sanburnol Drive (85th Avenue), which lies within the cities of Blaine and Spring Lake Park, from Elm Drive to University Avenue Service Drive. The road has deteriorated to a point where reconstruction is needed. A Joint Powers Agreement (JPA) between the city of Blaine and the city of Spring Lake Park has been prepared to clarify such things as division of cost, design, contract administration responsibilities and other miscellaneous details. The city of Spring Lake Park approved the JPA at their June 19, 2023 city council meeting and has forwarded the signed JPA to the city of Blaine for consideration by the council. Staff commented further on the proposed project and recommended approval of the resolution.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution to Initiate Project, Order Preparation of Feasibility Report and Approve Joint Powers Agreement with the City of Spring Lake Park for the Reconstruction of Sanburnol Drive (85th Avenue) from Elm Drive NE to University Avenue Service Drive.

Councilmember Newland asked when this project would be completed. Mr. Higgins explained this was a project that would be completed in 2024.

Motion adopted unanimously.

- 11.3. RES 23-112** Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,063,639.77 for the 99th Avenue at Baltimore Street Intersection Improvements, Improvement Project No. 23-01
Sponsors: Daniel Schluender, Director of Engineering

Mr. Higgins requested the council accept a bid from Park Construction Company to construct a roundabout at the intersection of 99th Avenue and Baltimore Street. He reported 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 be entered into with Park Construction Company. City council is also asked to approve a 10% contingency to bring the total project budget to \$1,170,000. The funding sources for this project are the a Highway Safety Improvement Grant and the city's Municipal State Aid funds and there are sufficient funds budgeted to cover these costs.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to adopt a Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,170,000 for the 99th Avenue at Baltimore Street Intersection Improvements.

Motion adopted unanimously.

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adjourn the meeting at 7:31PM.

Motion adopted unanimously.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine

City Council Workshop

July 10, 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, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

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

2. New Business

- 2.1.** 2023-294 Closed Session Pursuant to MN Statute 13D - Blaine Atlantic Funding LLC/City of Blaine Litigation
Sponsors: Erik Thorvig, Community Development Director

Upon motion, second and vote to move into closed session, the council discussed pursuant to MN Statute 13D the Blaine Atlantic Funding LLC/City of Blaine Litigation. The council moved back into open session upon conclusion.

- 2.2.** 2023-298 SBM Fire Department - Quarterly Update

Fire Chief Retka provided the council with a quarterly update from the SBM Fire Department. He explained the summer months were busy for the department. He commented on the numerous public engagement events he has attended on behalf of the department. He stated he was in the middle of strategic planning for the coming year. He indicated a town hall meeting would be held with the fire department and all stakeholders to discuss the duty crew model later this fall.

Natalie Streich introduced herself to the council and explained she was the Recruitment and Retention Coordinator for the SBM Fire Department. She noted she has been working for the department for the past five months. She discussed how she has been working to promote the department and noted she has reached 163,000 people with her posts since March. She noted she has had 15 inquiries to the department since posting information on the electronic billboards along Highway 65 and indicated she would continue to find opportunities to publicize the SBM Fire Department.

Councilmember Fleming asked what the current staffing levels were for the department. Chief Retka reported he had 38 firefighters at present and noted he would need 100 in order to move to the duty crew model. He discussed how tough competition was in the marketplace for firefighters at this time and was pleased to have nine people going through the academy.

Councilmember Robertson requested an update on the golf tournament. Deputy Chief Grant explained the golf tournament was hosted to assist the department with purchasing a LUCAS device. He reported the tournament raised \$41,000 this year. He thanked all the members of the community that participated in this event.

Councilmember Newland questioned if the new applicants would be paid on call members of the department. Ms. Streich reported this was the case and explained most of the candidates were within the city limits.

Councilmember Newland asked if the SBM Fire Department would have a presence at the Anoka County Fair/Minnesota State Fair. Ms. Streich indicated she would be willing to look into this.

Councilmember Newland requested further information regarding the fire board and the fire board members. Chief Retka discussed the makeup and members of the fire board. He explained Becky Booker was a former employee and world renowned education trainer from the SBM Fire Department and would be a huge asset for this group.

Councilmember Massoglia commended the fire department on their efforts and encouraged them to explore Google ads for recruitment.

Mayor Sanders thanked Chief Retka and staff for their update and for all they do on behalf of the community.

- 2.3.** 2023-272 Proposal for Morty's Bark and Brew
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated the city of Blaine Economic Development Authority owns property at 255 89th Avenue. The property was purchased by the EDA in 2005 for \$1,155,000. The property was formerly a Frank's Nursery. The property was held for many years in anticipation of a joint redevelopment of the former big-box property to the west where a former K-Mart was located. In 2018, after years of being vacant, the property owner decided to repurpose the building into a multi-tenant building. As such, a larger redevelopment including the multi-tenant building isn't anticipated in the near future. The subject property is approximately 2.89 acres. Since 2015, there have been several multi-family developers that have looked at the site for apartments, but previous City Councils were not interested in the various projects. The property is currently zoned B-2 Community Commercial and guided as Community Commercial in the 2040 Comprehensive Plan. The Northtown Area Vision Plan identifies this area for medium density residential (townhomes). The land use identified in the vision plan makes sense under a larger redevelopment scenario. However, as noted above, this isn't anticipated for many years given the remodel of the multi-tenant building. A standalone residential property on the EDA property would be difficult given how small it is. The property has been challenging to maintain and, in its current state, doesn't help the appearance of the area.

Mr. Thorvig explained staff has been approached by the owners of Morty's Bark and Brew. The ownership group is looking for their first location. The concept is an indoor/outdoor beer hall designed to provide a safe and healthy environment for both dogs and humans. The property would be developed with an indoor beer hall with limited food options and an outdoor play area for dogs and humans. The company would purchase the land from the EDA to construct their facility. They have offered to pay \$100,000 for the property. A letter was shared providing reasoning for the offer. The offer is based on this being their first location and the costs associated with improving the property. The purpose of the workshop discussion is to introduce the project and gauge whether the EDA is interested in selling the property for this use. If there is interest, flexibility can be provided in zoning and land use to not prevent the use if it moves forward, but also plan for future redevelopment to the west which could include housing. A formal action by the EDA would be required to enter into a purchase agreement while the ownership group does further due diligence and obtains necessary zoning entitlements. Overall, staff finds this proposal intriguing as it introduces new investment in a key area of the city and the proposed use is consistent with feedback heard during the Northtown Area Vision Plan public engagement which identified new, unique dining options. If the proposal moves forward, attention will need to be placed on the relationship of the proposed use, which includes outdoor space for dogs, and the impact it would have on adjacent single family homes.

Air Gustafson, Morty's Bark and Brew, reported the idea for Morty's Bark and Brew began in 2011 when she stumbled upon Lucky Dogs Bark and Brew. She explained she fell in love with the concept of watching her dog play in the company of other people. She hoped to have a safe place for dogs and people to mingle.

Mr. Thorvig requested the council consider the project, ask questions and direct staff with feedback on how they would like to proceed.

Mayor Sanders stated he supported the proposed use. He believed this could be a solid amenity for the neighborhood.

Councilmember Fleming asked what the hours of operation would be. Ms. Gustafson stated the establishment would be closed on Mondays but would be open Tuesday through Sunday from early morning to 10:00PM.

Councilmember Fleming indicated she believed this was a unique concept that would do well then questioned how this type of business would work in the winter months. Ms. Gustafson explained the play area would be moved indoors during the winter months. She stated in an ideal world she would have a heated outdoor space.

Councilmember Larson asked how this business would make money. Dwayne Morris, Blue Waters Consulting, reported revenues would be made mostly from memberships and beer sales. He commented there were other concepts like this in the metro area. He indicated he has done his research and due diligence. Ms. Gustafson indicated this was a growing concept that was sweeping across the nation. She discussed how her business would be unique because she would like to educate pet owners on pet ownership.

Councilmember Robertson thanked Ms. Gustafson for providing the council with a thorough concept plan. She indicated this was a unique business concept and agreed this area of Blaine needed new life. She stated she loved businesses like this, especially establishments that focus on socialization and community building.

Councilmember Newland indicated he liked the idea of a new business for this area of Blaine. He noted this business may not quite fit with the vision for the Northtown Area, however, would like to better understand how the neighbors would feel about this concept. He expressed concern about the proposed sales price for this property but understood there would be a long-term payback in taxes.

Josh, Morty's Bark and Brew, discussed how this business would provide another destination or themed business that would draw people to Blaine.

Mr. Morris stated the proposed purchase price was a starting point and noted they would be willing to negotiate on the purchase price for the property.

Councilmember Larson indicated she liked that this business was green, communal and positive. She questioned if the business would offer day passes. Ms. Gustafson stated the business would be offering day passes.

Councilmember Robertson noted this is the only proposal the city has seen for this property since 2019 other than a townhouse project with a large TIF request. She indicated she would be willing to further discuss the sales price for the property noting she would like to better understand the current market value for the site.

Councilmember Saroya explained she was a Ward 1 resident and has lived there for 20 years. She indicated she lives in this area and shared concerns with the proposed hours of operation. She feared how the neighbors would be impacted by dogs barking or fighting. She said she did not want the neighbors' quality of life being impacted by this business. While she liked this business concept, she suggested another site be considered. She indicated she was struggling with understanding how pets and alcohol would mix. She

noted she was worried about how this business would impact Invictus or the Rusty Bumblebee.

Mr. Morris stated he understood these concerns. He noted this concept has worked in other cities and parameters would be put in place to monitor the amount of alcohol that was being distributed to guests. He explained walls could be put in place to assist with buffering the sound. He indicated this was not a brand new concept, but one that was already working in other cities then discussed the berm that would be put in place to assist with deflecting sound from the neighbors.

Ms. Gustafson commented further on the education and orientation information that would be provided to all visitors and members.

Mayor Sanders stated he understood Invictus and the Rusty Bumblebee were important to the community, but noted they also want more restaurants in the community to create destination places in Blaine. He stated after meeting with Invictus he understood they wanted another brewery in the entertainment district because it creates energy for visitors.

Councilmember Larson questioned what this property would look like from the adjacent neighborhood. Josh discussed how the site would have a berm and wall in place to assist with addressing the noise coming from the property.

Councilmember Fleming thanked the applicant for their thoughtfulness within the plan. She encouraged the applicant to consider serving wine along with beer. Ms. Gustafson stated this would be part of her plan as the business grows.

Councilmember Massoglia said this was an intriguing business . He explained if the concerns with the neighbors could be addressed he would not oppose this concept plan. He anticipated this business would be a great add to the Northtown Area. He noted he would not be able to support the proposed financial ask. Mr. Morris stated he was not asking the city for any TIF and noted the sale price for the property was open.

Council consensus was to direct staff to work with the applicant on a purchase price and to direct the applicant to reach out to the immediate neighborhood.

2.4. 2023-271 Kraus-Anderson Northtown Proposal Discussion
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated representatives from Kraus Anderson were in attendance to discuss their property, Northcourt Commons in Northtown (716 County Road 10) regarding market trends, city partnerships and feedback on the Northtown plan.

Bob Cunningham, Kraus Anderson, thanked the council for their time and discussed how extremely difficult it was to redevelop commercial properties. He commented on the current market conditions, noting this site had one of the last standing Barnes and Noble in the metro area. He noted lenders were quite nervous at this time, which was making redevelopment even more difficult. He stated it was very difficult for developers to take a

building down and rebuild, noting no money was being made in that time. He commented further on the planning process that was followed to redevelop a large commercial/residential property in St. Louis Park (Excelsior and Grand). He stated he understood how these types of projects were done.

Mr. Thorvig shared photos of the core vision for the Northtown Area.

Councilmember Larson asked how many acres this project was. Mr. Cunningham reported the project in St. Louis Park was 16 acres in size then indicated density could be done well and should not be feared.

Ms. Sellman noted the Northtown Redevelopment Area was 158 acres. She explained the Northcourt Commons property was guided for mixed use with high density or medium density residential.

Mr. Cunningham explained density could be done well and urged the Council to consider more high density developments within the Northtown Redevelopment Area. He discussed how building codes have changed and noted the most economical solution for apartment buildings was to have five levels over two levels of concrete. He commented further on the leases he has in place for his space and explained he needed to line up the leases in order to prepare for a future redevelopment.

Councilmember Newland thanked Mr. Cunningham for speaking about the Excelsior and Grand project. He stated this redevelopment project was very well done. He asked if the housing within this project was a combination of rental and condos. Mr. Cunningham reported there was a mix of housing. He discussed how the condo market has declined in the metro area. He indicated there was also 18 affordable units within the project.

Councilmember Newland commended Mr. Cunningham for his patience with this commercial property in Blaine despite the challenges facing commercial properties. Mr. Cunningham stated Kraus Anderson was committed to staying in Blaine.

Councilmember Saroya questioned what the rental rates were for the properties at Excelsior and Grand. Mr. Cunningham stated he was uncertain what the rates were at this time.

Councilmember Saroya expressed concern with how the city would be able to maintain the level of apartments constructed in this area as she wanted the new apartments to remain luxury apartments. Mr. Cunningham spoke to the amenities included in the apartments at Excelsior and Grand and noted these were luxury apartments.

Megan Barnett Livgard, Director of Business Development for Kraus Anderson, stated the market demand would have to be considered before apartments were constructed for this area, along with median incomes.

Councilmember Massoglia asked if an infield development could be considered in the parking lot. Mr. Cunningham indicated this has been considered and priced, but noted this would be an impediment to future redevelopment.

Councilmember Larson questioned if Kraus Anderson had demographic information for the area. Mr. Cunningham stated he had demographic and income information for the area and indicated he would get this information to the Council.

Ms. Livgard explained she was pleased to see the vision the city had in place for this area then asked why the council was averse to high density.

Councilmember Robertson stated this was due to the impact high density housing would have on the surrounding long-term residents. She further discussed how people fear change. Mr. Cunningham related about the many discussions he had trying to calm the concerns of the neighbors surrounding Excelsior and Grand.

Mayor Sanders indicated this project needs a change agent and more people have to be brought to the Northtown area in order to bring it back to life. Mr. Cunningham discussed how Southtown was working to redevelop.

Councilmember Saroya explained she door-knocked 5,000 homes in this area and heard this area had been allowed to deteriorate. She indicated there was a lot of negative things that have to be addressed in the Northtown area. She stated people were moving out of her neighborhood to other areas of Blaine and noted crime was a concern in her neighborhood. She urged the city and developer to not put profits over people when moving this project forward.

Mayor Sanders stated the city was trying to address the concerns and bring about life and vitality to this area. He did not believe the council was looking to build low end developments in Blaine but rather has a visionary document in place from Damon Farber to guide the city through this process. He explained if push back continues from the neighbors, the city will have to find new ways to reach the neighbors.

Mr. Cunningham commented on how the North Loop has redeveloped and become a safe place for visitors after the George Floyd riots in 2020.

Mr. Thorvig stated apartment buildings built in the 1960s, 1970s and 1980s are very different from the apartment buildings built today. He explained he visited a project being completed by Risor and commented on the various amenities that were included in the building for its tenants.

The council thanked Kraus Anderson for the wonderful presentation.

2.5. 2023-273 Northtown Land Use Discussion Part 2
Sponsors: Sheila Sellman, City Planner

Ms. Sellman reviewed the proposed land uses for Northtown overlaid on the plan, aerial photos with the proposed land uses, alternative land uses, comprehensive plan designations and what they mean. It was noted staff has accepted RFPs for an Alternative Urban Area-wide Review (AUAR) for the Northtown area. This process is a hybrid of the environmental assessment worksheet (EAW) and environmental impact statement (EIS) review process.

Responsible Government Units (RGUs) (the City) can use the AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs. The process is designed to look at cumulative impacts anticipated by development scenarios within a geographical area. The AUAR for Northtown will provide recommendations and cost analysis. Staff further reviewed the information that would be included in the AUAR.

Councilmember Saroya requested further information regarding the 50% requirement. Ms. Sellman explained properties guided for HDR/PC had to have a mix of 50% residential and 50% commercial.

Councilmember Newland stated the modifications that have been made were about the most he would make, especially after hearing from Kraus Anderson. He indicated he was open to this plan, or the previous plan. He understood the need to change this area was critical and supported completing this project in stages.

Councilmember Saroya respectfully disagreed with this comment. She encouraged the council to consider who they were receiving feedback from. She noted the developers were saying one thing, while the neighbors were saying another. She asked that the council hear the concerns being voiced by the neighbors. She feared how four large apartment buildings would impact the Northtown Redevelopment Area.

Councilmember Robertson stated she was not geographically elected from Ward 1 but spent a lot of her first 15 years at Northtown Mall. She indicated she did not want to see this area fail and respected the diverse incomes and people in this area. She explained the Northtown Mall was not going anywhere but rather there would be additional infield developments and outdoor dining options adjacent to the mall. She noted Cub Foods and Home Depot were not going anywhere. She hoped the council could begin to move forward. She wanted to see the council acting on behalf of the residents even if a handful of people disagreed with some portion of the project.

Mayor Sanders discussed how the city was a willing partner in working to bring this area of Blaine back to life. He believed the city had to do everything they could to revitalize this area. He explained this project would require a great deal of energy and commitment. He commented on how well the Damon Farber projects have been done.

Councilmember Fleming stated she agreed with Councilmember Newland and Councilmember Robertson that something had to be done. She understood that for every six people who supported the project there would be six people who did not. She explained the city council was elected by the people to act on their behalf and appreciated how the council was moving forward with this project with a great deal of due diligence. She understood people were fearful of change but anticipated the change would greatly benefit the community.

Councilmember Saroya indicated she was struggling with the fact she wasn't on the council when this project began. She stated she was not part of the visioning process and neither were the Ward 1 residents. She supported town halls and focus groups being completed. She asked if the council has looked at having a hospital in this area or corporate satellite offices. She explained she drove her kids 40 minutes to school everyday and she has been

tempted to move but loves this area and will not leave this neighborhood. She wanted to make this a place that betters Blaine but does not impact quality of life.

Mayor Sanders reported that whenever a person enters an elected office, there will always be projects that were in the pipeline and decisions made before the person takes office. He noted this project has been in progress for the past three years. He stated there was every intention of doing this project with the public engaged and noted Damon Farber stated the city has had the best community engagement out of any project they have completed. He indicated he was open to doing more but noted the city did everything it could in conjunction with its partners to hold multiple public engagement meetings. He stated the city recently held two additional meetings to engage the public. He commented on how important it was to have high density residential in this area in order to draw high end restaurants, retailers and employers. He explained it was critical that this area be revitalized in order to receive reinvestment.

Councilmember Robertson commented on the discussion she had with a developer from North Dakota that worked to create housing developments with their own ecosystems. Mr. Thorvig stated this was the theme for this entire development, to create a mix of uses, not just all commercial or all residential. Ms. Sellman reported of the entire area only 25% could be residential then commented further on the information that would be gathered in the AUAR.

Councilmember Larson explained she liked the proposed plan for the Northtown area and believed the end result would benefit the community.

Ms. Sellman stated the next step for the city was to put land uses in place. She questioned if there was council consensus regarding the land use changes. The consensus of council was to move forward with the land use changes.

Councilmember Saroya left the meeting at 7:55 PM.

2.6. 2023-297 Strategic Priorities Review
 Sponsors: Ben Hayle, Communications Manager

Communications Manager Hayle stated on June 12, 2023, the city council and senior management staff engaged in a strategic planning retreat. As a part of that retreat, six strategic priorities were identified. These priorities were: Financial Sustainability, Economic Development, Infrastructure Management, Organizational Health, Collaboration and Engagement, and Highway 65 Improvements. He reported staff will work to create initiatives and action plans based on these strategic priorities and the associated desired outcomes, key outcome indicators, and targets that were developed with the council as a part of the strategic planning retreat. Prior to holding the initiatives session, staff is seeking confirmation that the six strategic priorities are in line with the priorities of the council. These priorities will be used to develop future work plans, organizational initiatives, and budget requests. The entire strategic plan, including the staff developed initiatives and action plans, will return to the city council for consideration before the strategic plan is finalized. Additionally, an annual strategic plan report will be presented to the city council.

The annual report will also include an opportunity for the council and staff to discuss changes or additions to the plan.

Further discussion ensued regarding the strategic plan that was created in 2018.

Councilmember Newland asked if the six priorities could be streamlined to four or five in order to better focus staff's efforts. Mr. Hayle stated the Highway 65 Improvements could be placed under the Infrastructure Management priority, but staff was calling it out due to its importance to the community.

Councilmember Newland stated this made sense and supported staff keeping the six priorities as listed.

3. Other Business

Mayor Sanders stated the Blaine Business Council would meet Thursday, July 13 at TPC at 7:30AM.

Mayor Sanders encouraged Council to respond to staff regarding the 3M Open and opening ceremonies for the USA Cup. He indicated this was the time of year for Blaine to shine.

4. Adjournment

The Workshop was adjourned at 8:16PM.



City of Blaine

City Council Workshop

July 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 at 5:30PM by Mayor Sanders followed by Roll Call.

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

ABSENT: None.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Senior Park & Recreation Manager Jerome Krieger; Deputy Fire Marshal Todd Miller; Police Captain Joe Gerhard; and City Clerk Catherine Sorensen

2. New Business

2.1. 2023-293 114th Lane Closure Discussion

Sponsors: Erik Thorvig, Community Development Director, Daniel Schluender, Director of Engineering, Brian Podany, Safety Services Manager/Police Chief, Michelle Wolfe, City Manager

City Manager Wolfe provided the council with the history of the 114th Lane closure. She explained there have been concerns voiced by residents in both the Sanctuary Preserve as well as North Oaks Ponds East regarding the presence of the barrier and explained multiple staff members were involved in drafting this staff report and would have presentations for the council on this item.

Community Development Director Thorvig discussed the development history of the Sanctuary Preserve neighborhood. It was noted this subdivision has four different areas for

the 150 lots. He commented on how the development flex property developed over time from April 2015 through the end of 2016. He explained a connection was proposed at 114th Lane. However, with the final plat, the council added a condition that barricaded the road. He indicated the barricade was originally put in place to keep construction traffic out of the Sanctuary Preserve neighborhood. This barricade was to be reconsidered in 2018. He stated in December of 2018 the council held a public hearing, notice was sent, and the council voted to keep the street barricade in place and be considered for removal by the city council when the traffic control and development access changes on Lexington Avenue, or when commercial development occurs at the northwest corner of 109th and Lexington Avenue. He commented further on the properties located at the northwest corner of 109th and Lexington Avenue.

Director of Engineering Schluender commented on the considerations that must be made in order for a development to access a county road. He explained staff engaged with Anoka County in 2015/2016 regarding this development and the county reviewed their long term plans for Lexington Avenue, which were to have three lanes in each direction. With that, the county asked for the development to provide a right turn lane from southbound and also a northbound turn lane.

Ms. Wolfe commented on the response she received from Chief Podany regarding the onboarding and training his officers receive when navigating the city. She explained all officers have to study geography of the city. It was noted the CAD (computer aided dispatch) system used by the city's fire and police shows 114th Lane is not a through street. She indicated Allina uses a different CAD system, but their system also shows a barricade in the street. She commented on how opening the barricade may or may not impact response times. She discussed the accident that occurred on March 1, 2023 noting traffic would have still backed up even if the barricade was removed. She indicated she spoke with the school district regarding their bus routes and transportation and it appeared students were on buses 12 to 18 minutes longer because the barricade was in place.

Councilmember Larson requested the council consider the cost to the taxpayer if this barricade remains in place. She noted four buses run through this neighborhood that have to complete a three point turnaround and have 12 to 18 minutes added to their route because the barricade is in place. She commented further on how this barricade was directly impacting taxpayers for both extra busing expenses and snowplow expenses. She explained that the director of transportation recommended that buses never go backwards for safety purposes and four buses were doing this on a daily basis in this neighborhood. In addition, the city's fire trucks, squad cars and ambulances had to complete three point turns. She reviewed comments that were made by the city council in 2018 regarding the barrier and stated the barricade was never intended to remain in place indefinitely. She discussed how the resident closest to the barricade was being impacted by people walking through his yard to get around the barricade. She noted a sidewalk was proposed along 114th Lane which would take residents to the nature area boardwalk. She questioned why a child on the other side of the Sanctuary Preserve should have to go around a barricade, take Lexington to 114th to use the new entrance. She did not believe this was a safety risk residents should have to take. She indicated this same issue was raised in Ward 1 near 99th and Councilmember Robertson was not in favor of closing the road and encouraged the council to follow this same precedence. She commented on the Crown Woods development and stated there would be a road that connected The Lakes development to Lexington

Avenue. She recommended the council use the same discretion with the 114th barricade that was used with The Lakes barricade which was always intended to be removed. She noted the 114th barricade was only intended to be in place for two years. She supported the council restoring public trust and recommended the safety of all Blaine residents be considered and suggested the barricade at 114th Lane be removed.

Councilmember Fleming thanked the residents that have emailed her and the rest of the council regarding this controversial subject. She understood there were emotions on both sides of this issue and she understood both sides. She explained she would be approaching this issue from a non-biased and practical viewpoint based on safety, precedence, and what is in the best interest of the city as a whole. She reported she has met with the city engineer on two occasions and has read every email she has received. She noted she spoke with resident Adam Bo whose house was at the barricade. She stated she drove the roadway from both neighborhoods. She indicated her first concern was that the barricade was originally erected for two years and was to be reconsidered. She stated there were two options for the council to consider in 2018 and the council opted to go in another direction. She did not understand why council moved away from staff's recommendation. She explained in December 2018, staff strongly recommended the street be opened in order to connect the community, provide efficient street maintenance, public safety response, bus routing of schools, etc. She reported staff were the experts when it comes to this and the council opted not to follow staff's recommendation. Based on this information, she would support removing the barricade. She then read statements from James Foreman (trainer for school bus drivers), Walter's Recycling and Refuse, and Waste Management noting each were concerned with having to complete three point turns and supported the removal of the barricade for safety purposes. She provided further comment on her conversation with Adam Bo regarding the number of vehicles that have to back up onto his street such as delivery trucks, garbage trucks and emergency vehicles. She recommended the council not ignore the safety policies and procedures that should be followed by those that serve and protect the community.

Councilmember Newland indicated there were two conditions referenced in the resolution when it was approved in 2018. He asked if any proposal had come forward to the city. Mr. Thorvig stated the only proposal that had come forward for this site was three years ago for an apartment building but the project was moved to another site.

Councilmember Newland explained the other criteria had to do with traffic management on Lexington Avenue and noted the city does not have control over the timing of this project. Mr. Schluender stated the county does not have the expansion of Lexington Avenue in their five year plan.

Councilmember Newland stated at this point, with respect to the resolution that was passed in 2018, nothing has changed except the additional residents who would like to have the barricade removed. He indicated he would defer to the wisdom of the council at the time the resolution was passed because they were more involved with the development process. Seeing the size of the neighborhood to the north and the density that is apparent compared to the development to the south, to him, the lots were quite different. He understood the convenience of it, however, there are reasons and rationale for having decisions made by the previous council and he would respect their thought process without having to revisit everything and supported keeping the barricade in place until the two criteria were met.

Councilmember Larson asked why the apartment complex did not locate on this corner and questioned if this was because the site was a wetland.

Councilmember Robertson explained the council refused staff's recommendation, which happens a lot and was a byproduct of this neighborhood not having an apartment complex in their backyard. Mr. Thorvig stated the property was guided for apartments and Roers came to the city and requested an apartment building but when it was brought to the public there was resistance from the Sanctuary Preserve neighborhood and council recommended the building be moved to the south side of 109th Avenue.

Councilmember Robertson indicated new councilmembers were dealing with this for a couple of weeks but she had been dealing with this issue for almost five years. She noted she lived in this area, which was why this had become a bigger issue. She stated she was the farthest property from this barricade and there was no financial benefit to her if the barricade remained in place. She indicated her comments may seem personal but was frustrated how this topic has evolved over the past few years. She discussed the history of this barricade, noting she purchased a home in this neighborhood 10 years ago because she open enrolled her kids in the Spring Lake Park school district. She stated this neighborhood was the farthest point in the Spring Lake Park school district. She indicated the side of her house was adjacent to Lexington Avenue, which generates a tremendous amount of noise. She explained she never called the city to complain about this roadway, nor could she complain about the gun club that was behind her home because it had been in place for the past 60 years. She commented on the proposed uses for the property behind her home and noted she did her due diligence. She discussed what drew her to the neighborhood and explained she was not opposed to the adjacent neighborhood, but rather did not want construction vehicles cutting through. She stated her neighborhood was zoned residential flex, which had different requirements. She discussed how the neighborhood worked to preserve its integrity. She loved that people in her neighborhood could use the street for walking and biking. She indicated many of the lots in her neighborhood had ponds and children from the neighborhood bike to her yard with fishing poles. She explained she was not interested in driving around the barricade then shared how an individual who did drive around the barricade had stolen mail from the neighbors and was trying to get away. She reported she signed up for long bus times when enrolling her children at Spring Lake Park and did not believe she was receiving any special privileges. She indicated the city could not meddle in the school districts business or their bussing routes. She explained when her neighborhood was constructed a cul-de-sac was put in place at 114th Lane then asked staff how many cul-de-sacs the city had in place. Mr. Schluender estimated the city had between 400 and 500 cul-de-sacs.

Councilmember Fleming reported the road was designed to be a temporary cul-de-sac.

Councilmember Robertson stated in 2014, this was a real cul-de-sac and people purchased property in this area based on the knowledge this was a cul-de-sac. She reported the city did not receive complaints at that time from Walter's, public safety, SBM Fire or the school district because there was a cul-de-sac in place. She understood the statements made by Councilmember Fleming, but noted there also was not a policy in place that states all city streets must be connected. Mr. Schluender stated this was correct, there was not a standing policy.

Councilmember Robertson explained she found it interesting that the neighborhood to the south asked to have a barricade put in place on Austin Street to keep construction traffic out of their neighborhood and was approved by the city. She noted the irony was a temporary barricade was put in place and people began moving the barricade in order to drive around it which led the city to fill the barricades with water but people still moved them. She noted when the cement barricades were put in place people drove around the barricade on the sidewalks. She pointed out that the pile of rocks on the cul-de-sac had been in place since 2014. She feared that the heightened emotions surrounding this matter has led to a disappointing dialogue. She shared frustrations with how she has been treated and how council has managed this situation. She expressed concern with how Councilmember Larson posted pictures of her street on social media. She explained her comments from December were taken out of context, but Councilmember Larson made her point for her that the unintended consequences of connecting these types of things were when a resident gets hit. She indicated she worked hard for this neighborhood in December and tried to do everything when it came to traffic because human behavior cannot be quantified. She reported there were residents in Blaine who wanted a gate within The Lakes. She reiterated that the council goes against staff recommendations all the time, to the point where the council got scolded by the previous city attorney. She reported this road was never connected, there was a cul-de-sac in place and taking down the barricade would not solve any issues. She anticipated there would be long term issues going forward for the neighbors in these two developments. She encouraged the council to find solutions that address the concerns of everybody. She indicated there would be concerns by the neighborhood should sidewalks every be added because of the loss of trees that would occur and the cost to the residents. She encouraged the council to consider how the quality of life would be impacted if the barricade were removed. She clarified that the proposed trail off of 114th Lane to the wetland would not be completed by the parks department because there was no place for visitors to park. She stated she has worked hard for this neighborhood by keeping an apartment out of their backyard, putting wetland buffers in place, fixing their park and closing a road upon their request. She did not think doing one thing or the other was a solution but rather this would be a long term conflict between the two neighborhoods. She recommended the council not get involved in issues that breed conflict then asked if the barricade was a public safety issue. Captain Joe Gerhardt stated he has not heard of any concerns or that the barricade was an issue and said from a training aspect they train new officers with paper maps and inform them that the barricade is in place, which was also noted on the CAD system as well.

Councilmember Fleming questioned if it would be easier if the barricade was open. Captain Gerhardt reported this was the case.

Councilmember Massoglia indicated this issue has gotten somewhat personal and everyone can feel that. He stated in looking at this issue, he did not believe it should be that much of a concern but that regardless of what happens, he hoped that both neighborhoods can come together, along with the council coming together. He discussed how the North Oaks Ponds neighborhood went to the planning commission and previous council. He stated they did it the right way when complaining or expressing concerns about construction traffic. He indicated they have the right to do that as does the Sanctuary Preserve. He encouraged the council to remove the emotion from this issue. He explained nothing nefarious had occurred and encouraged residents to review the minutes noting the neighborhood group

asked for the road to be closed. With all that being said, he understood the decision made in 2016 but did not understand the decision of the council in 2018 to keep the barricade in place. He explained in his conversation with the city engineer, it was his understanding the city does not have another situation similar to this anywhere in the community. Mr. Schluender stated this was correct.

Councilmember Massoglia reported this was two fully developed neighborhoods that had a road that was always meant to be connected. It was his hope that some of the back and forth, and personal accusations regarding this topic could stop. He was of the opinion the road should be connected, when looking at the situation objectively.

Councilmember Larson stated Councilmember Robertson asked about public safety. She reported Chief Podany was quoted in December 2018 that the barricade could create a delay and the barricade makes it harder for the fire department to navigate the neighborhood. She expressed concern with the fact buses were having to make three point turns in order to turn around when it was so dark in the winter then asked what the intention of roads were. Mr. Schluender stated the intention of roads was connectivity.

Councilmember Larson stated Councilmember Robertson noted there was contention regarding the barricade and the police have been called numerous times. She wondered if the contention would not be there if the barricade were not in place. She feared the barricade was causing the emotion. She questioned who Councilmember Massoglia was referring to when he was speaking about emotions, but noted everything she stated was fact.

Councilmember Massoglia stated he understood this, but indicated both councilmembers feel strongly about this matter and encouraged the council to move forward with the overall decision.

Mayor Sanders understood where both neighborhoods were coming from. He noted that most of these homes were built in the 1990s on a cul de sac and for 30 years buses and delivery trucks have maneuvered through the area just fine. He indicated there has been a way for people to do this and no one complained about it. To his knowledge, until the last couple of years, there were no complaints from the school district either. He stated for years, it was not known how this property would develop and it settled on a neighborhood. He reported when the city connected the roads, the neighborhood to the south didn't have access both ways and then a barricade was put in. Rather the neighborhood was built and the connection was not in place. He understood the residents from the Sanctuary Preserve wanting shorter bus routes. He questioned when the intersection of Austin and 112th would be signalized. Mr. Schluender stated this intersection was currently being monitored for traffic, but was not on a five year plan.

Mayor Sanders asked when 109th and Austin was slated for a signal. Mr. Schluender stated this intersection would have a signal later this summer.

Mayor Sanders indicated he was in favor of pushing the county to get this intersection signalized. He anticipated this would alleviate a lot of the public safety concerns. He supported strengthening the cul de sac that was in place to ensure trucks were able to turnaround safely. He noted the city could then monitor if having 109th and Austin open

and if this curbs some of the thoughts, fears and challenges for the neighborhood. He suggested this be monitored for the next year to see how traffic was being impacted.

Councilmember Fleming stated with all due respect, she understood the cul de sac has been in place for the past 30 years and buses come and buses go out. However, since then, the trucking companies have had to come up with safety protocols because of incidents. She reported buses are not supposed to back up because it is so dangerous. She did not believe the barricade was something first responders should have to deal with in the community, because it was creating safety concerns.

Mayor Sanders explained he was suggesting enlarging the actual cul de sac. He reported the city had over 400 cul de sacs and Walter's was able to pick up trash, plows were able to remove snow and buses were able to pick up children. He supported turning this back into a cul de sac that facilitates a bus and move on from there.

Councilmember Fleming stated this would manage one side of the barricade, but what should be done on the other side. Currently, larger trucks were having to back into the roadway and were using Adam Bo's driveway to turn around, which was a safety concern for the Bo's family.

Councilmember Larson questioned who would pay for a reconstructed cul de sac. Mr. Schluender stated the city had no identified funding source to pay for the cul de sac.

Councilmember Saroya indicated these were healthy discussions to have and appreciated how Councilmember Larson took the lead on this issue. She believed this barricade should have been removed five years ago and did not support any further delay in removing the barricade. She explained she would be happy to have this item added to this evening's council agenda as additional business if there was majority support. She noted she was concerned about the sense of ownership people had over a public roadway. She indicated these were public roadways and the entire conversation was making her uncomfortable. She believed this entire situation has escalated into something that it should not have. She discussed how difficult it was for her to turn around at the barricade when she was driving in the area and apologized to all the residents who had to deal with this situation. She said it was her hope that the neighborhoods would come together once the barricade was removed because there was so much good in both neighborhoods. She commented on an issue that occurred in her neighborhood regarding the sidewalks and discussed how the issue was resolved. In the end, she believed the road should be open to the public.

Ms. Wolfe requested comment from legal counsel on how to proceed. City Attorney Loonan stated staff could bring forward a motion to repeal the action that was taken in 2018 and then council can determine what they want to do from there. He noted the barricade could then be considered or the matter could be referred to the traffic commission for further consideration.

Councilmember Larson asked if this action could be taken tonight. Mayor Sanders was of the opinion it would not be transparent of the city to take action tonight. He recommended this item be brought back to the council for consideration on August 7.

Councilmember Saroya asked if this delay would impact the school district. Ms. Wolfe

indicated she can inform the school district that the council has directed them to bring this matter to the August 7 city council meeting for further consideration.

Ms. Loonan reported pursuant to city charter, a written motion would have to be brought to the council to amend or repeal a previous resolution; this could not be done strictly on a voice vote. Therefore, staff would have to be directed to draft a motion for consideration on August 7.

After discussion, Council consensus (4-3) was to remove the current barricade and to direct staff to place this item on the August 7, 2023 regular agenda for formal action through a motion to repeal Resolution 18-227 and then act to either remove the barricades or possibly refer this item to the traffic commission for review/action. Staff will notify the school district(s) of scheduling of the item and likely will notify residents of both neighborhoods as well.

2.2. 2023-306 Lakes Parkway and Zest Street Extension Cost Share Options
Sponsors: Daniel Schluender, Director of Engineering

This item was postponed to a future workshop.

3. Other Business

None.

4. Adjournment

The Workshop was adjourned at 6:55PM.



City of Blaine

City Council

July 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 7:05 PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

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

ABSENT: None.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Senior Park & Recreation Manager Jerome Krieger; Deputy Fire Marshal Todd Miller; Police Captain Joe Gerhard; and City Clerk Catherine Sorensen

2. **Pledge of Allegiance**

3. **Roll Call**

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 7:06PM.

Jessica Bahr, 116 91st Lane NE, requested the Council schedule a humane pet store ordinance for discussion at a future workshop meeting. She indicated this was a consumer protection issue that had to be addressed by the city.

Amy, resident of Coon Rapids, encouraged the city council to consider a humane pet store ordinance. She explained she fostered pets and understood there was a need to address the humane treatment of pets in the community.

Lindsey, Minnesota Against Puppy Mills, commented on the issues she has had with Four Paws and a Tail and requested the council consider a humane pet store ordinance.

Julie Larson, 3870 112th Circle, thanked the council for considering the removal of the road barricade in the Sanctuary Preserve neighborhood.

There being no further input, Mayor Sanders closed the Open Forum at 7:15PM.

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.

Councilmember Newland explained he would have to abstain from voting on the June 30 bills payable.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, 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.** 2023-291R- 2023-291R- Receive Petition and Order Public Hearing for Vacation of all of Public
67-2023 Street, Drainage and Utility Easement, created by Document No.
1460013, Anoka County, MN, Vacation No. V23-04
Sponsors: Daniel Schluender, Director of Engineering

- 8.2.** 2023-292RES 23-114 Receive Petition and Order Public Hearing for Vacation of the Public Drainage and Utility Easement created and dedicated by the plat of Flanders Pond 2nd Addition over, under and across that part of Lot 1, Block 1 of said plat of Flanders Pond 2nd Addition, Anoka County, MN, Vacation No. V23-05
Sponsors: Daniel Schluender, Director of Engineering
- 8.3.** 2023-307 Energy Efficiency and Conservation Block Grant
Sponsors: Todd Miller, Deputy Fire Marshal
- 8.4.** 2023-308 Schedule of Bills Paid
Sponsors: Alison Bong, Deputy Finance Director

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

None.

10. Development Business

- 10.1.** RES 23-115 Resolution Granting a Conditional Use Permit Amendment to Allow Outdoor Dining with up to 68 Seats in the Rear of the Building in the B-2 (Community Commercial) Zoning District 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0060/SLK)
Sponsors: Sheila Sellman, City Planner

Community Development Director Thorvig stated the Rusty Bumblebee is requesting a conditional use permit amendment to allow up to 68 seats in an outdoor seating area in the rear of their tenant's space.

Councilmember Fleming stated she was very excited to see the Rusty Bumblebee needing to expand so quickly.

Councilmember Saroya thanked the Rusty Bumblebee for all they were doing in the city of Blaine then asked if this would be enough seating for the Rusty Bumblebee. Jeremy Krog, Rusty Bumblebee, said he would like to have more seating if possible but understood code requirements and felt the space would be sufficient until the next expansion.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to Adopt Resolution Granting a Conditional Use Permit Amendment to Allow Outdoor Dining with up to 68 Seats in the Rear of the Building in the B-2 (Community Commercial) Zoning District 10950 Club West Parkway NE, #160. The Rusty Bumblebee (Case File No. 23-0060/SLK): Motion Passed.

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

11. Administration

- 11.1.** 2023-299RES Resolution Accepting a Bid from FlowSeal Surface Maintenance Corporation in the Amount of \$143,442.00 for the 2023 Crack Sealing Project, Improvement Project No. 23-02
23-116
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated bids were received for Project No. 23-02. A total of three bids were received, ranging from \$143,442.00 to \$418,850.70. The lowest bidders and engineer's estimate were reviewed with the council. Bids have been checked and tabulated, and it has been determined that FlowSeal Surface Maintenance Corporation of Elk River, Minnesota is the lowest bidder. The engineering department has not worked with FlowSeal Surface Maintenance Corporation on previous contracts. The engineering staff has checked references for FlowSeal Surface Maintenance Corporation and they have successfully completed crack filling projects for the city of Minneapolis as well as other cities. Staff recommends that the low bid be accepted, and a contract entered into with FlowSeal Surface Maintenance Corporation. City council is also asked to approve a 5% contingency to bring the total project budget to \$150,614.10. The funding source for this project is the General Fund and there are sufficient funds in the 2023 budget to cover these costs.

Councilmember Newland stated the low bid was less than half the next lowest bid. He asked if the city has worked with the other two vendors. Mr. Schluender stated the city has not worked with any of the three bidders before on crack sealing.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Adopt Resolution Accepting a Bid from FlowSeal Surface Maintenance Corporation in the Amount of \$143,442.00 for the 2023 Crack Sealing Project, Improvement Project No. 23-02: Motion Passed.

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

- 11.2.** 2023-300 Accept Quote from Odessa II in the amount of \$129,370 for the Carrara East Court Project
Sponsors: Jerome Krieger, Sr. Recreation Manager

Senior Parks and Recreation Manager Krieger stated staff is bringing forward a quote from Odessa II for the proposed reconstruction of the Carrara East court project. The City Council discussed the reconstruction of tennis and pickleball courts at three parks, Territorial, Centennial Green and Carrara East at the December 6, 2021 council meeting. The 2022

Parks and Trails budget was approved at the December 6, 2021 council meeting and included appropriations totaling \$410,000 for all three courts. Bids for the three courts were received on June 29, 2022. A total of five bids were received, ranging from \$524,433 to \$695,056. At the August 1, 2022 council meeting, the council accepted the bid for \$524,433 from Sunram Construction for all three courts and then accepted a change order for \$144,250 to remove Carrara East court from the project. At the December 5, 2022 council meeting, the Carrara East court project was appropriated for \$150,000 in the 2023-2027 Parks and Trails capital improvement program. On June 29, 2023, nine quotes were received for the Carrara East court project ranging from \$129,370 to \$199,139. The engineers' estimate and the three lowest quotes were reviewed with the council. Quotes were checked and tabulated and it has been determined that Odessa II of Sauk Rapids, Minnesota is the lowest quote. The city has previous experience working with Odessa II. Staff is requesting the Council add a 10% contingency to the project for a total project cost for the Carrara East courts of \$143,000.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to Approve Accepting a Quote from Odessa II in the amount of \$129,370 for the Carrara East Court Project: Motion Passed.

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

12. Other Business

City Manager Wolfe commented on the current 46 day period when campaign signs were allowed prior to an election and noted an individual appeared at the July 5 open forum to request the council its policy to allow campaign signs to be posted for 90 days before an election. She explained a change to the timeframe would require an ordinance amendment.

Councilmember Fleming confirmed the city's current timeframe was 46 days prior to an election. City Clerk Sorensen stated the city's ordinance is based on statute which allows for non commercial signs to be posted 46 days prior to an election in a state general election year and for consistency the same timeframe is followed in a non-state election year.

Councilmember Fleming questioned if the ordinance was put in place prior to the allowance for early voting and proposed the city allow for an additional 30 days of signs given the changes that were made to elections and early voting. Ms. Sorensen explained the current ordinance of 46 days coincides with the first day of early voting.

Councilmember Fleming said she would support candidates posting signs 76 days prior to each election.

Councilmember Newland disagreed with extending this timeframe. He noted changing the existing policy would mean the city would have political signs for 270 days out of a year. He supported not amending the ordinance as it current matched statute.

Councilmember Fleming understood the 270 days of campaign signs if the ordinance was amended to 90 days prior to each election but noted residents could choose whether or not to have a political sign in their yard. She stated if she were to run again in 2026, she would want her

signs out prior to early voting.

Councilmember Massoglia explained he understood the concern with having signs posted 270 days out of the year and stated perhaps a change could be made just for the general election, and not the primary election.

Councilmember Larson stated in the past early voting was not this prevalent. She reported the current statute favors one political party over the other because statistically Democrats prefer early voting and indicated she would like to allow signs for a shorter period of time prior to early voting.

Mayor Sanders questioned what period of time would be fair.

Councilmember Fleming believed that 30 days prior to the general election would be fair.

Councilmember Newland commented on the off chance people take advantage of this, people will be putting up signs as far as advance as possible and added signs would not come down in a timely manner. He asked what the experience has been with when people actually start voting. Ms. Sorensen explained it has been her experience that early voting greatly increases the last week before any election.

Councilmember Newland stated this tells him that the council was trying to address a problem that does not exist. He recommended the sign ordinance remain in line with statute and that the time period not be extended.

City Attorney Loonan stated the 46 days was set by statute under the Fair Campaign Practices Act and if the city council was inclined to amend that he would have to review this further to ensure there were no violations with state law.

Councilmember Fleming asked if certain elections were allowed more than 46 days. Ms. Sorensen stated some cities' ordinance allowed for more time for signs to be posted but noted staff had concerns with how to enforce this matter as it was anticipated there would be additional complaints.

Ms. Wolfe commented this topic was raised during a recent open forum and absent consensus of the council staff did not research deeply into the matter but had shared the information known to date. She noted if an ordinance amendment was requested from council the city attorney would need time to draft this language properly. She indicated staff would be concerned with how to enforce this matter if a change were made.

Councilmember Larson stated lack of enforcement was not a wise idea to a solution for people putting signs out earlier. She wanted to ensure candidates were treated in the same manner and that all were following the same rules. She was of the opinion going forward that more and more people would take advantage of early voting.

Councilmember Saroya asked if this were changed to 60 days, when a change should be made. Ms. Sorensen commented if the council wanted to make a change for the 2023 general election, signs could be posted on August 9 instead of September 22. Since this is not a state general election year, the statute does not apply but for consistency purposes, the city abides by the 46

day requirement. She indicated staff could not get an ordinance amendment processed through council to be effective by August 9.

Councilmember Saroya questioned if there was an additional cost to the city to make the change. Ms. Sorensen reported staff has not had a chance to fully vet the concerns of this change, but unintended consequences would be additional costs for staff time and enforcement. She commented on how difficult it is currently to ensure signs are properly placed with regard to right-of-way, in sight distance triangles, and on public property.

Councilmember Fleming explained she was not trying to put more stress on staff and suggested 15 or 20 days could be considered instead of 30 or 60.

Councilmember Newland stated it does not sounds like there is any support for going 90 days prior to the general election, therefore, the urgency has not gained any traction. He supported staff and the city attorney investigating this matter further prior to rushing things through and that this matter be brought back to the council at a meeting in August.

The council was in agreement with this recommendation.

13. **Adjournment**

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 7:46PM.

Motion adopted unanimously.



Signed by 

Tim Sanders, Mayor

Signed by 

Cathy Sorensen, CMC, City Clerk



City of Blaine Staff Report

File Number: 2023-320

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.3

Approve a Temporary On-Sale Intoxicating Liquor License for St. Timothy's Annual Carnival, 707 89th Avenue NE

Executive Summary

Council is being asked to approve a temporary on-sale intoxicating liquor license for the Church of St. Timothy's annual carnival.

Background

Cathleen Sullivan, applicant for St. Tim's, has submitted a special event application to hold a two-day carnival at the church on September 8 and 9, 2023. The event will run until 10PM both nights and will include music, food and alcohol service, which requires approval of the requested temporary liquor license. The applicant has deposited the \$50 license fee and liquor liability insurance certificate for this event naming the City as additional insured. Approximately 2,500 are expected to attend this event.

Strategic Plan Relationship

Special event related licensing relates most closely with the effective communication strategic priority as it allows the city to foster communication and engagement with local civic groups and provides opportunities for the public to gather.

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a temporary on-sale intoxicating liquor license for the Church of St. Timothy, 707 89th Avenue NE for September 8 and 9, 2023

Attachment List

None



City of Blaine Staff Report

File Number: 2023-350

Agenda Date

August 7, 2023

Status

In Control

City Council

File Type

Motion

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

Agenda Item # 8.4

Crime Victim Services Grant

Executive Summary

The police department applied for and was awarded a Crime Victims Services Grant for \$180,000 over two years. The grant will fund the majority of the victims services position for the first two years, which is part of the police department's staffing plan.

Background

The victims services position will provide advocacy, support, information, and resources to victims of all crime types to ensure everyone has equal access to options to address their trauma impact in the aftermath of experiencing a crime. There are four primary services the position will provide: Direct Victim Services, Resource Gathering and Sharing, Police Services, Community Education and Partnering. Having this full-time dedicated position in the police department will bridge any gaps that were previously there as well as provide many overarching benefits to the Blaine community.

Strategic Plan Relationship

This position aligns with the City's strategic plan goal #4 Organizational Health, having a highly engaged workforce that meets the needs of the community.

Board/Commission Review

None required.

Financial Impact

The grant is for \$180,000 over two years (\$90,000 annually.) The police department would incur costs of between \$2,114 and \$14,461 per year, depending on the grading of the position and the starting pay of the individual hired.

Public Outreach/Input

None required.

Staff Recommendation

Approve the Victim Services Grant and incurred costs for the police department over two years.

Attachment List

None



City of Blaine

Signature Copy

Resolution:

Crime Victim Services Grant



City of Blaine

Signature Copy

Ordinance:

Crime Victim Services Grant



City of Blaine Staff Report

File Number: 2023-337

Agenda Date	Status
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August 7, 2023

In Control	File Type
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City Council

Motion

7:00 PM - Public Hearing and Items Published for a Certain Time - Cathy Sorensen, City Clerk

Agenda Item # 9.1

Approve a Private Wine and 3.2 Percent Malt Liquor On-Sale Licenses for LGLE Enterprises LLC dba On the Green, Indoor Golf located at 12571 Central Avenue NE

Executive Summary

Council is asked to approve a private wine and 3.2 percent malt liquor on-sale licenses for LGLE Enterprises LLC dba On the Green, Indoor Golf located at 12571 Central Avenue NE to allow the ability to serve strong beer and wine.

Background

A public hearing is required prior to the approval for on-sale and Sunday intoxicating liquor licenses in the city.

Helen Jang, Jae Jang, Elliott Jang, Oskar Peterson, Taylor Peterson, Donald Peterson, Dawn Peterson and Jacob Peterson, applicants, have submitted a private wine and 3.2 on-sale liquor licenses for LGLE Enterprises LLC dba On the Green, Indoor Golf located at 12571 Central Avenue NE. The applicants included the required license fees, forms and documents. Issuance of the licenses are contingent upon receipt of an updated certificate of insurance and workers compensation, State buyer's card fee, successful background investigation, and Anoka County food and beverage license.

The background investigation is currently in progress for the applicants, who are also the responsible parties. The private wine and 3.2 on-sale licenses, if approved, licenses would be valid until June 30, 2024 and eligible for renewal July 1, 2024. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Strategic Plan Relationship

The license approval relates to both financial sustainability and growth management priorities in the strategic plan by attracting new businesses to the city.

Board/Commission Review

N/A

Financial Impact

Liquor license fees, adopted annually by city council, provide sufficient funding for review and issuance of the licenses as well as compliance checks and any other necessary license monitoring/enforcement.

Public Outreach/Input

Notice of public hearing was published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life and on the city's website as required by city code. No feedback was received by the clerk's office.

Staff Recommendation

Hold a public hearing to receive input regarding the private wine and 3.2 percent malt liquor on-sale licenses, then by motion, approve issuance for LGLE Enterprises LLC dba On the Green, Indoor Golf.

Attachment List

None



City of Blaine Staff Report

File Number: RES 23-119

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Resolution Denying a Variance to the Five-Foot Side Yard Setback for a Shed at 1866 120th Lane NE. Jason Merkel (Case File No. 23-0057/SLK)

Executive Summary

The applicant is requesting a variance to allow a 3 foot setback for a 96 square foot shed in the rear yard.

Background

Planning Commission (Public Hearing)	07/11/23 and 7/19/23
City Council (Variance)	08/07/23
Action Deadline	08/13/23

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

Executive Summary

The Planning Commission opened the public hearing at the July 11, 2023 meeting. Due to lack of a quorum, the item was continued to the next Planning Commission meeting.

Zoning

The property is zoned R-1A (Single Family).

Surrounding Zoning and Uses

The adjacent properties are zoned R-1A and occupied by single-family homes.

Comprehensive Land Use

The subject property and adjacent properties are guided LDR (Low Density Residential).

Existing Conditions

The property has a single-family home with an attached garage. The rear yard has a deck, trees, and an open grass area.

Evaluation of Request

Code Requirement

R-1A

29.005 Standards -

(e) Rear yard and side yard setback for detached garage—Fifteen (15) feet, and accessory buildings—Five (5) feet. Corner yard setback for garages and accessory buildings—twenty five (25) feet.

The 5-foot side yard setback for accessory buildings is required in the R-1AA, R-1A, and R-1B Zoning District. The 5-foot side yard setback can be found in most DF (Development Flex) zoning standards. The R-1 zoning district permits side yard setbacks of not less than five (5) feet with the exception that accessory buildings, less than one hundred twenty (120) square feet in area, shall have a rear and side yard setback of not less than one (1) foot.

In 2005, a City Council sub-committee researched various single family code requirements. Based on that review, the City Council directed a change to the R-1 standards to allow a one-foot setback to the side yard if the accessory building was under 120 square feet.

A question was raised at the 2005 City Council meeting as to why the yard shed modification was limited to the R-1 Zoning district. It was suggested in 2005 that R-1 was chosen based on the experience R-1 homeowners had shared with various city council members in 2005. The City Council in 2005 chose not to include any other zoning districts at that time based on not hearing concerns from residents in those zoning districts.

Site Plan

The applicant is requesting to locate an 8x12 (96 square foot) shed with a 3-foot side yard setback instead of a 5-foot side yard setback. The shed is proposed to be located in the southeast corner of the site.

The shed location has been chosen by the homeowner because it is furthest from the house and in an area of deep shade where grass cannot grow (due to many trees on neighbors property). The desired location of the shed has an oak tree located in the southeast corner of the property. In order to keep the oak, a variance of 2 feet is being requested to allow a 3-foot setback rather than a 5-foot setback from the side lot line. The rear yard setback of 5 feet is able to be met in other locations on the site.

Grading/Storm Drainage

The construction of a small movable utility shed will not include any alterations to the existing grading or alteration of storm water drainage patterns on the property.

Wetlands/Watershed

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design

The construction of a small movable utility shed will not include any new street access or require any street, sidewalk or trail design.

Easements/Right-of-way/Permits

The construction of a small movable utility shed will not require any additional easements or work within the existing street right-of-way.

Variances (Section 27.06)

(a) 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: Explain how these are met or not met after each item

- (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;

- A 3 foot setback may or may not be considered a reasonable use of the property.

(b) The plight of the landowner is due to circumstances unique to the property not created by the land owner;

- The applicant has identified the layout of the rear yard as a unique circumstance. This lot is 90 feet x135 feet and is the same size as 10 lots on 120th Lane. The rear yard has other locations available to locate the 96 square foot shed that would meet the 5-foot side and rear yard setback.

(c) The variance, if granted will not alter the essential character of the locality.

- The shed would most likely not be visible from the street but visible from adjacent properties.

(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.

- The variance is not for economic reasons.

(e) The variance requested is the minimum variance which would alleviate the unique circumstances.

- The applicant has indicated that the oak tree currently located on the property and the lot layout requires the shed to have a 3-foot setback. Staff does not see a relationship between the unique circumstances (the layout of the lot) and the 2-foot variance needed for the shed location as there are other locations on the parcel for the shed.

Attachment List:

Zoning and Location Map

Site Survey

Aerial

Alternative Shed Locations

Shed Elevations

Narrative

Applicant Criteria Findings

Unapproved Planning Commission Minutes 7/11/23 and 7/19/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission opened the public hearing at the July 11, 2023 meeting. Due to lack of a quorum, the item and public hearing was continued to the July 19, 2023 Planning Commission meeting. The Planning Commission voted unanimously to deny the variance. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 07/11/23
3. Unapproved PC Minutes 07/19/23



City of Blaine

Signature Copy

Resolution: RES 23-119

Resolution Denying a Variance to the Five-Foot Side Yard Setback for a Shed at 1866 120th Lane NE. Jason Merkel (Case File No. 23-0057/SLK)

WHEREAS, an application has been filed by Jason Merkel as Case File No. 23-0057 for a variance to the five-foot side yard setback for a shed; and

WHEREAS, said case involves the land described as follows:

Lot 3, Block 2, OLYMPIC GLEN

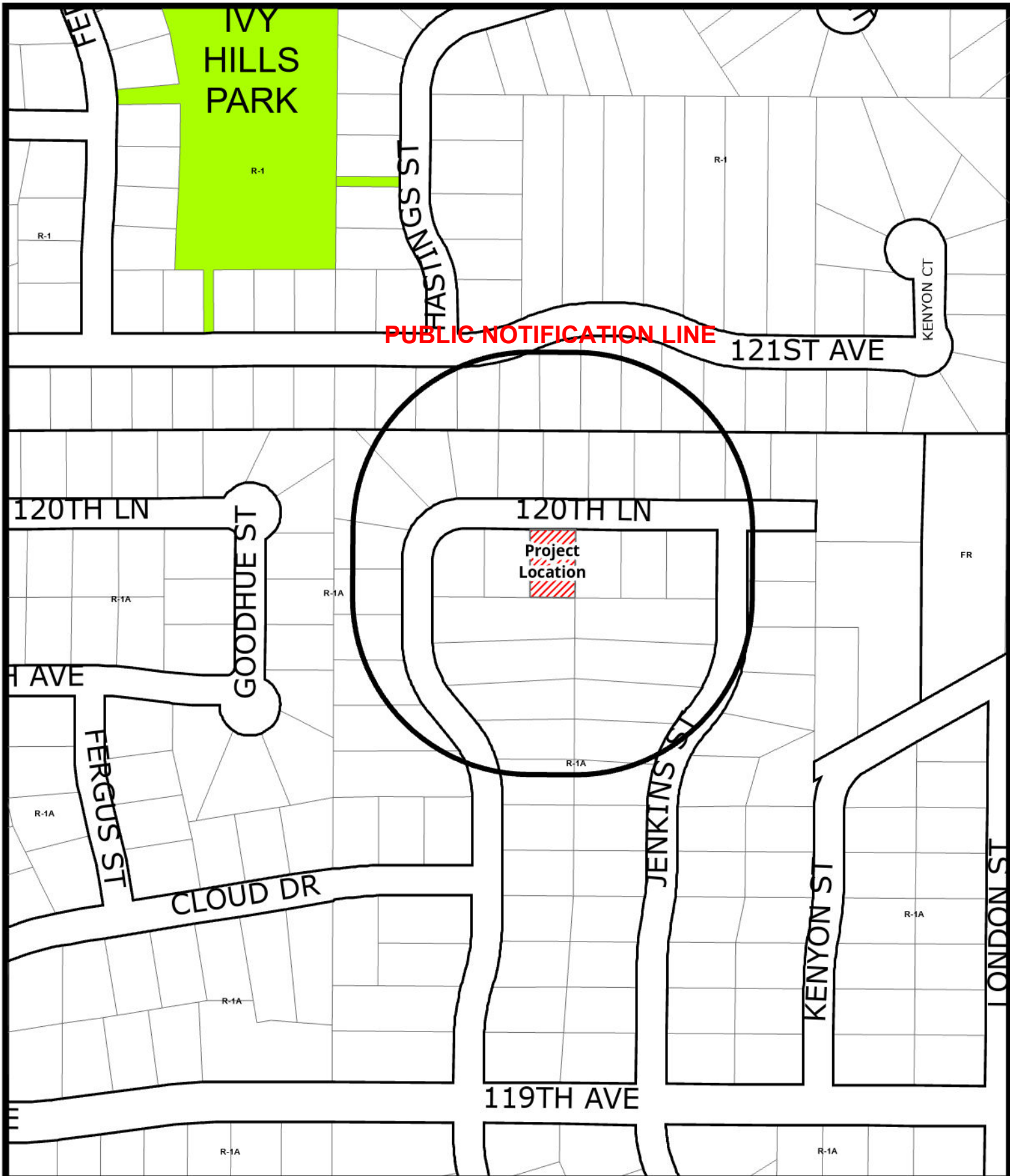
WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 11, 2023 and July 19, 2023 and the Planning Commission recommends denial; and

WHEREAS, the Blaine City Council has reviewed said case on August 7, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby denied per Section 29.005(e) of the Zoning Ordinance to allow the three-foot side yard setback for a shed, with the following findings:

1. The applicant has not identified any practical difficulty caused by the application of the zoning ordinance. The property can be put to reasonable use with the proposed accessory building being located in another location in the rear yard.
2. Exceptional or extraordinary circumstances do not apply to the property. All other similarly zoned and sized lots in the vicinity need to comply with the same standard.
3. Granting the requested variance would confer on the applicant special privileges that are denied by the zoning ordinance to other property owners in the vicinity.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



BlaineMN.gov

Case File No. 23-0057
Jason Merkel



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

Established in 1962
LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA
 7001 - 73rd Avenue North
 550-3043

HARLES R. STEWART & BROWN

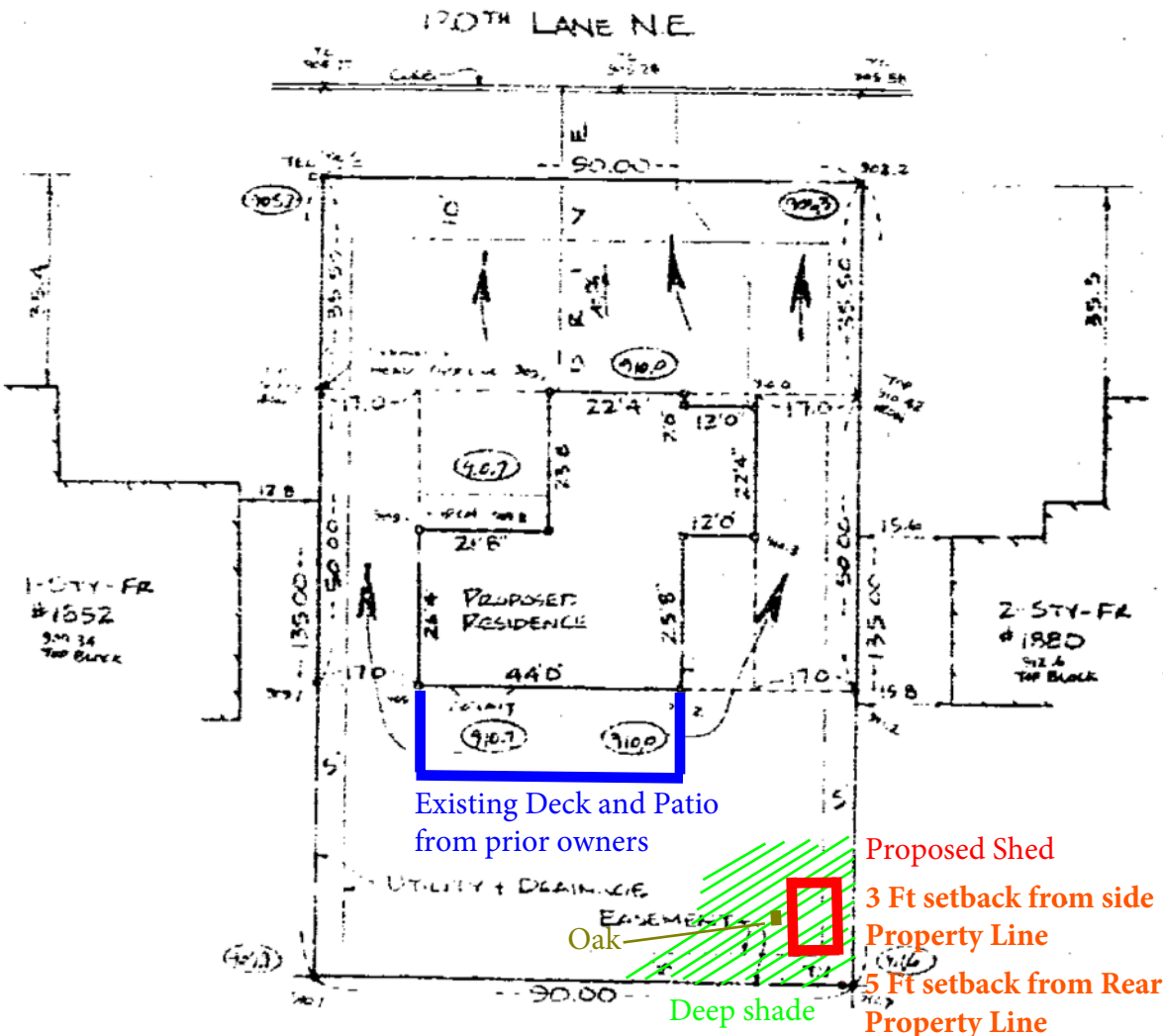
MINNEAPOLIS, MINNESOTA 55415

Surveyors Certificate

Property located in Section
 9, Township 31, Range 23,
 Anoka County, Minnesota

INVOICE NO. 37475
 F. B. NO. 618-32
 SCALE 1" = 20'

- Denotes Iron Monument
- Denotes Wood Stake Set For Excavation Only
- ▽ Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage
- 911.4 Proposed Top of Block
- 710.2 Proposed Garage Floor
- 703.4 Proposed Lowest Floor
- Type of Fencing - 4 CYC



Lot 3, Block 2, OLYMPIC GLEN

Proposed building information must be checked with approved building plan before excavation and construction.

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the bounds and of the site as described and the location of all easements and other encroachments, if any, from or on said land.

Surveyed by us on 24th day of May 1994

APPROVED
 JUN 6 1994
 [Signature]
 by [Signature]

Signed *Raymond A. Prash*
 Raymond A. Prash Minn. Reg. No. 6743

Site Aerial

**Proposed shed in red



Established in 1962 **LOT SURVEYS COMPANY, INC.**

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA
 7001 - 73rd Avenue North
 550-3043

MINNEAPOLIS, MINNESOTA 55412

Surveyors Certificate

MURIEL B. STEWART & BROWN

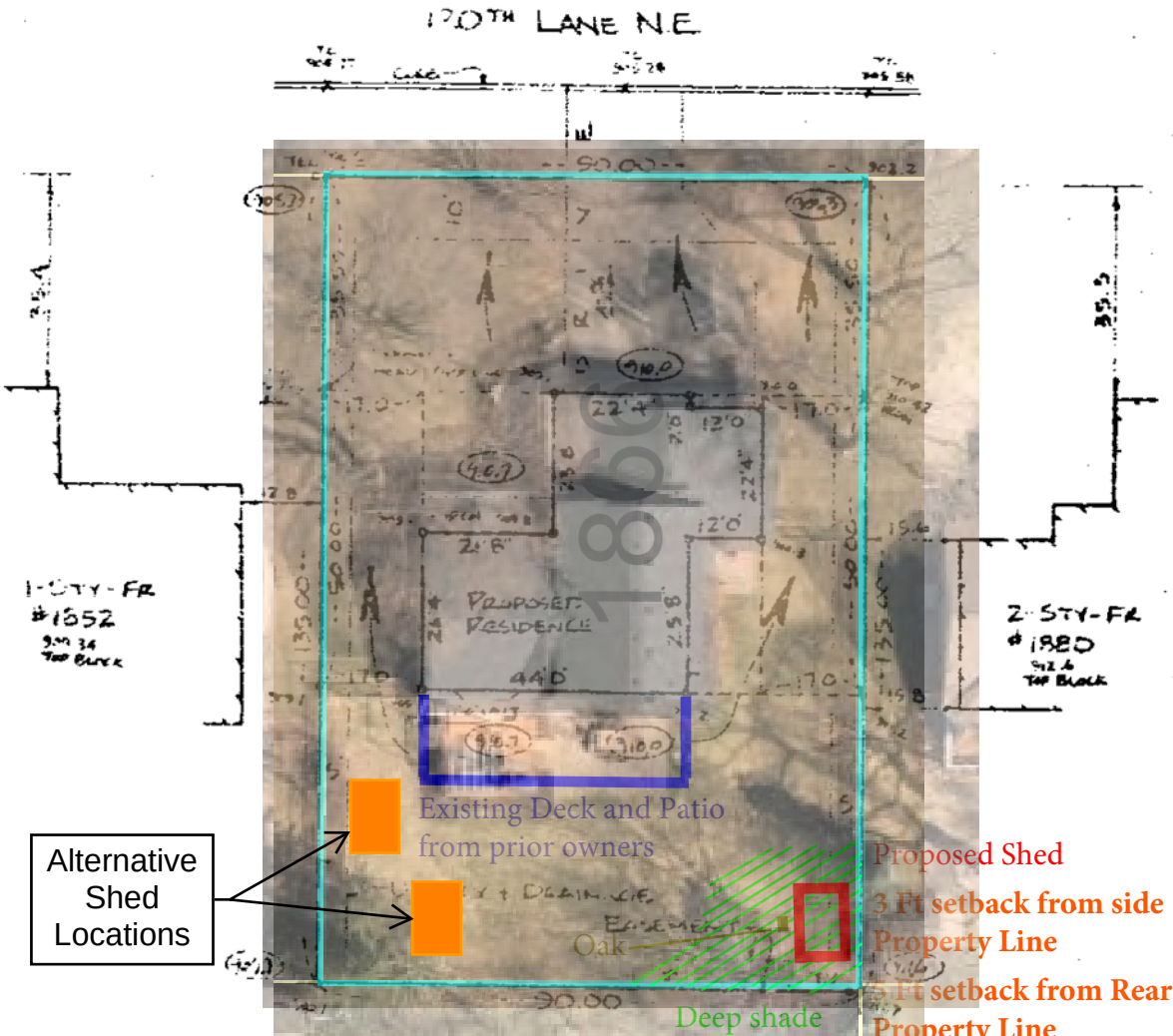
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- Denotes Surface Drainage

911.4 Proposed Top of Block
 710.2 Proposed Garage Floor
 703.4 Proposed Lowest Floor

Type of Building -
 4 Level



Proposed building information must be checked with approved building plan before excavation and construction.

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the bounds and of the site as described and the location of all easements and double encroachments, if any, from or on said land.

Surveyed by us on 26th day of May 94

APPROVED
 JUN 6 1994
 [Signature]
 by Signature

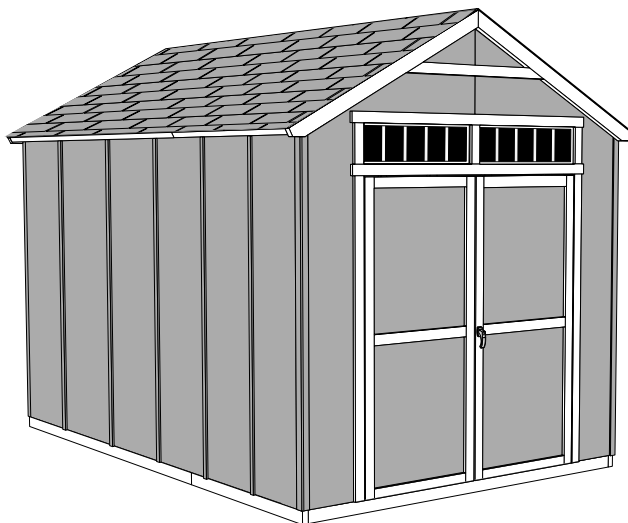
Signed *Raymond A. Prash*
 Raymond A. Prash Minn. Reg. No. 6743

MARCO SERIES

MAJESTIC 8' x 12' (244 x 366 cm)

ACTUAL FLOOR SIZE IS 96 x 144" (244 x 366 cm)

KEEP THIS MANUAL FOR FUTURE REFERENCE



! IMPORTANT! !

READ INSTRUCTIONS THOROUGHLY PRIOR TO BEGINNING ASSEMBLY.

BEFORE YOU BEGIN

• **BUILDING RESTRICTIONS AND APPROVALS**

Be sure to check with local building department and homeowners association for specific restrictions and/ or requirements before building.

• **ENGINEERED DRAWINGS**

Contact our Customer Service Team if engineered drawings are needed to pull local permits.

• **SURFACE PREPARATION**

To ensure proper assembly you must build your shed on a level surface.

Recommended methods and materials to level your shed are listed on page 8.

• **CHECK ALL PARTS**

Inventory all parts listed on pages 4 - 6. Contact our Customer Service Team if any parts are missing or damaged.

• **ADDITIONAL MATERIALS**

You will need additional materials to complete your shed. See page 3 for required and optional materials and quantities.



- CUSTOMER SERVICE -



Call: 1-877-743-3400 email: customerservice@backyardproductsllc.com

Our House sits in one of two very small areas of Blaine which is Zoned Residential R-1A. As a result, and unlike the rest of Blaine, zoning requires a 5 ft setback for any accessory structures, such as sheds, playhouses, sandboxes, etc. Most all other areas of the city only require 1 ft setback for such structures from property lines. We would like to build a very small shed (8x12, 96 Square ft). With this, we have run into a practical difficulty in maintaining the zoning requirements in relation to our intended shed.

Specifically:

Our lot layout provides one of the smallest rear yards in the neighborhood. Of the two rear corners of the property, we would like to build the shed in the corner furthest from our house and neighbors houses, in an area of deep shade where grass cannot grow (due to many trees on neighbors property), and we can best utilize our property while maintaining the limited rear yard we have. This corner is preferred for the shed, because of its distance from the house and deep shade. Other possible areas on our property are significantly closer to our house, encroach significantly into our rear yard, or are sunny (Providing future opportunities for gardens, play equipment for our son, etc, which all can adhere to zoning requirements easily. This desired location of the shed, however, has an unfortunately placed Oak tree that was part of a grove of Oaks that have been present on the land since at least the 1950/60's (per the aerial photography from the time). The Oak in question is the youngest of the surviving oaks in the neighborhood, as all other surviving oaks are approximately twice the size and age of ours. In our opinion, this oak is key to maintaining the areas character as it grows, and we desperately do not want to cut down a slow growth tree like this.

Because of the Oak's location in relation to the lot lines, to keep the oak, we would need a variance of 2ft (maintaining a 3ft setback rather than a 5ft setback from the side lot line (maintaining the rear lot line setback isn't an issue). I have attached a proposed plan for the shed for reference and convenience.

Applicant Variance Criteria

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.

We would like to build a very small shed (8x12, 96 Square ft), on our property, however due to our unique circumstances, would require a 2 ft variance from the existing zoning requirements. Current zoning requirements call for a 5 foot setback from our side property line, and we are requesting a 3 ft setback.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Our house sits in one of two very small areas of Blaine which is Zoned Residential R-1A. As a result, and unlike the rest of Blaine, zoning requires a 5 ft setback for any accessory structures, such as sheds, playhouses, sandboxes, etc. Most all other areas of the city only require 1 ft setback for such structures from property lines. We would like to build a very small shed (8x12, 96 Square ft). With this, we have run into a practical difficulty in maintaining the zoning requirements in relation to our intended shed.

This desired location of the shed, however, has an unfortunately placed Oak tree that was part of a grove of Oaks that have been present on the land since at least the 1950/60's (per the aerial photography from the time).

Because of the Oak's location in relation to the lot lines, to keep the oak, we would need a variance of 2ft (maintaining a 3ft setback rather than a 5ft setback from the side lot line (maintaining the rear lot line setback isn't an issue).

3. The variance, if granted, will not alter the essential character of the locality.

This desired location of the shed, however, has an unfortunately placed Oak tree that was part of a grove of Oaks that have been present on the land since at least the 1950/60's (per the aerial photography from the time). The Oak in question is the youngest of the surviving oaks in the neighborhood, as all other surviving oaks are approximately twice the size and age of ours. In our opinion, this oak is key to maintaining the areas character as it grows, and we desperately do not want to cut down a slow growth tree like this.

4. 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.

Our lot layout provides one of the smallest rear yards in the neighborhood. Of the two rear corners of the property, we would like to build the shed in the corner furthest from our house and neighbors houses, in an area of deep shade where grass cannot grow (due to many trees on neighbors property), and we can best utilize our property while maintaining the limited rear yard we have. This corner is preferred for the shed, because of its distance from the house and deep shade. Other possible areas on our property are significantly closer to our house, encroach significantly into our rear yard, or are sunny (Providing future opportunities for gardens, play equipment for our son, etc, which all can adhere to zoning requirements easily). This desired location of the shed, however, has an unfortunately placed Oak tree that was part of a grove of Oaks that have been present on the land since at least the 1950/60's (per the aerial photography from the time). The Oak in question is the youngest of the surviving oaks in the neighborhood, as all other surviving oaks are approximately twice the size and age of ours. In our opinion, this oak is key to maintaining the areas character as it grows, and we desperately do not want to cut down a slow growth tree like this.

Because of the Oak's location in relation to the lot lines, to keep the oak, we would need a variance of 2ft (maintaining a 3ft setback rather than a 5ft setback from the side lot line (maintaining the rear lot line setback isn't an issue). We think a variance of 24 inches for the side lot line only, for a small shed, is a practical solution to preserve the oak for future generations while still providing increased utility and value for our property; all while maintaining the minimum variance necessary to maintain the spirit of the zoning requirements, and equitable use compared to other residentially zoned areas of the city.

5. The variance requested is the minimum variance which would alleviate the unique circumstances.

2ft



City of Blaine

Planning Commission

July 11, 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, July 11, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern, Swanson, and Olson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.4.** 2023-264 Case File No. 23-0057 // Jason Merkel // 1866 120th Lane NE
The applicant is requesting a variance to the five-foot side yard setback for a shed.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0057 was opened at 7:13PM.

Jason Merkel, 1866 120th Lane NE, stated he was looking to better utilize the space in his rear yard. He explained the shed placement was proposed because it was deeply shaded and no grass could grow. He indicated he would like to maintain the large oak tree in his back yard and asked that the shed not encroach on the oak tree. He reported he would maintain a three foot setback with the proposed shed.

Chair Goracke noted this item would be continued to the next planning commission meeting with a date yet to be determined.



City of Blaine

Planning Commission

July 19, 2023 | 5:00 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 Wednesday, July 19, 2023. Chair Goracke called the meeting to order at 5PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner

3. Approval of Minutes

3.1. 2023-319 Approval of the June 13, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of June 13, 2023, as presented. Motion seconded by Commissioner Swanson. The motion passed 4-0.

4. Public Hearing

4.2. 2023-264 Case File No. 23-0057 // Jason Merkel // 1866 120th Lane NE
The applicant is requesting a variance to the five-foot side yard setback for a shed.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0057 was opened at 5:08PM.

Jason Merkel, 1866 120th Lane NE, thanked the commission for considering his request. He explained he understood there were other locations for his shed. However, he was hoping to save the large oak tree in his rear yard while also not encroaching on his neighbors. He indicated the proposed shed location would allow him to best utilize his rear yard.

Chair Goracke questioned why Mr. Merkel had not located the shed in one of the two locations as proposed by staff. Mr. Merkel stated he understood these would both be great locations, but he was trying to reserve this space for a future garden because these spaces received full sun.

The public hearing was closed at 5:12PM.

Chair Goracke questioned how many properties in Blaine were zoned R-1A.

Planner Shawn Kaye stated she was uncertain of the exact number. Staff commented further on the different zoning requirements for R-1A properties, versus R-1 properties.

Commissioner Gorzycki inquired if the unique circumstances for this lot could be the lot size and the maturity of the trees. He noted the vast majority of the homes in Blaine do not have trees in the rear yard.

Chair Goracke explained he understood this to be the case, however, the applicant had two alternate sites that would work for the shed in the rear yard.

Planner Shawn Kaye commented further on the R-1A zoning standards and explained other homes in the R-1A zoning district have had to meet the same setback requirements.

Chair Goracke supported the city council amending city code for the R-1A zoning district in order to allow sheds to be up to one foot from the property line.

Motion by Commissioner Olson to recommend denial of Planning Case 23-0057 denying the variance request based on the rationale as recommended by staff. Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.



City of Blaine

Staff Report

File Number: RES 23-117

Agenda Date	Status
August 7, 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 Indoor Pickleball Courts (Amusement and Recreation) in the B-3 (Regional Commercial) Zoning District at 467 87th Lane NE. The Picklr (Silverstone Realty) (Case File No. 23-0058/SAS)

Executive Summary

The applicant is requesting a conditional use permit to allow for an indoor pickleball court in an existing retail space. The courts are being proposed for the old Marshall's retail space in Rainbow Village.

Background

Planning Commission Public Hearing	07/11/23
City Council (Conditional Use Permit)	08/07/23
Action Deadline	08/15/23

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

Zoning

The subject site is zoned B-3 (Regional Commercial)

Surrounding Zoning and Uses

The parcels to the north and east are zoned R-1 (single family residential) and are developed with single-family homes. Properties to the west and south are zoned B-3 (Regional Commercial) and are developed with retail and commercial uses.

Existing Conditions

The existing retail center was built in 1990. The existing uses are retail and surface parking. The proposed pickle ball courts will be in a current vacant space (formerly Marshall's) in the strip center.

Northtown District Vision Plan

In July 2022, the City Council adopted the Northtown District Vision Plan (Plan). The Plan includes the Northtown Mall property plus surrounding area, including the subject site. The Plan presents a long-range framework for redevelopment in the district. Market-driven, the framework is designed to change in the myriad of ways, accommodating, for example, existing large-footprint stores, while over time, responding to retailers' changing needs and the impacts of new technologies on the shopping habits of clients. The Plan shows this site as retail/commercial.

Evaluation of Request

The applicant is requesting a conditional use permit for an indoor pickle ball court in an existing retail center. Indoor recreation is primarily reviewed for parking considerations since there is not a set parking requirement for recreation in the code.

Site Plan

The building is existing and the proposed use will occupy 26,687 square feet. All changes will be internal creating 8 indoor pickleball courts.

Parking

Parking for recreational uses is determined through the conditional use permit the analysis is based on 8 courts.

Previous parking requirements for similar uses have included:

- X-golf was required to have four stalls per golf simulator (each simulator can accommodate a group of up to four people) and the ratios for restaurant use were applied to the seating and kitchen areas.
- Fun Lab was calculated at 1 stall per 300 for the whole use (including dining areas) which is a common parking requirement for community center type uses.
- Batting cages used to be located at 9240 Baltimore Street (now a multitenant office building). The parking requirement applied to the CUP in 1989 for the use was three stalls per batting cage to account for users, people waiting, and staff. This use was just batting cages. There was no restaurant use.
- Bowling alleys have a specific code requirement of 5 spaces per lane plus 1 space for every 400 square feet of area not used for bowling.

Based on the previous approvals for the golfing simulators of four stalls per simulator, it makes sense to apply this same logic to the pickle ball courts as they can accommodate four people at a time. There are 8 courts being proposed, so the parking requirement will be 32 stalls. No restaurant or other use is being proposed at this time. The original space required 120 parking stalls, the overall retail building requires 594 parking stalls (including the vacant Rainbow Foods space) and 604 stalls are onsite, therefore parking requirements are met.

Landscaping

No new landscaping is proposed or required.

Tree Preservation

No trees are being removed.

Grading/Storm Drainage

There are no proposed alterations to the exterior of the building; therefore, there will be no changes to the existing grading or storm drainage currently provided on the property.

Wetlands/Watershed

Watershed review is not required as there is no wetland on the existing developed property, and no proposed alterations to the exterior of the building.

Access/Street Design/Sidewalks/Trails

There are no proposed alterations to the exterior of the building; therefore, there will be no changes to the existing access to the property. No additional street design, sidewalk or trails are required.

Easements/Right-of-way/Permits

There are no proposed alterations to the exterior of the building. Therefore, no additional easements or right-of-way are required.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use will not create an excessive burden on existing 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 use is going into an existing retail center. Therefore, it is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is going into an existing retail center. The appearance will not change.
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 B-3 district is intended for retailing and services of both convenience and durable nature. The use meets this intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.

- The proposed use will not generate any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List

Zoning and Location Map

Narrative

Floor Plan

Unapproved Planning Commission Minutes 7/11/23

Strategic Plan Relationship

The northtown area is identified in the growth management portion of the strategic plan.

Board/Commission Review

The Planning Commission held the public hearing for this item at the July 11, 2023 meeting, there was not a quorum so a formal recommendation was not made. The public hearing was closed as conditional use permits are able to be forwarded to the City Council without a recommendation. 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 07/11/23



City of Blaine

Signature Copy

Resolution: RES 23-117

Resolution Granting a Conditional Use Permit for Indoor Pickleball Courts (Amusement and Recreation) in the B-3 (Regional Commercial) Zoning District at 467 87th Lane NE. The Picklr (Silverstone Realty) (Case File No. 23-0058/SAS)

WHEREAS, an application has been filed by Silverston Realty as Conditional Use Permit Case File No. 23-0058 for The Picklr; and

WHEREAS, said case involves the property described as follows:

PARCEL 1:

Lots 1, 2, and 3, Block 1; Lots 1 and 2, Block 2; and Lot 1, Block 6; all in Muir's Northtown 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lot 9, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 8, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of Lot 9, said Auditor's Subdivision No. 143, and proceeding thence West on the south line of said Lot 9 to the southwest corner of said Lot 9; and proceeding thence South and parallel to the east line of said Lot 8 for a distance of 90 feet; and proceeding thence East and parallel to the south line of said Lot 9 to the east line of said Lot 8; and proceeding thence North on said east line to the point of commencement herein.

AND

That part of Terrace Road vacated by Ordinance No. 89-1153 recorded as Document No. 863875, and Ordinance No. 89-1172 recorded as Document No. 880521, all in the records of the County Recorder, Anoka County, Minnesota.

AND

That part of Jefferson Street vacated by Ordinance No. 89-1172 recorded as Document No. 880521 in the records

of the County Recorder, Anoka County, Minnesota.
ABSTRACT PROPERTY

WHEREAS, the Blaine Planning Commission held a public hearing on July 11, 2023; and

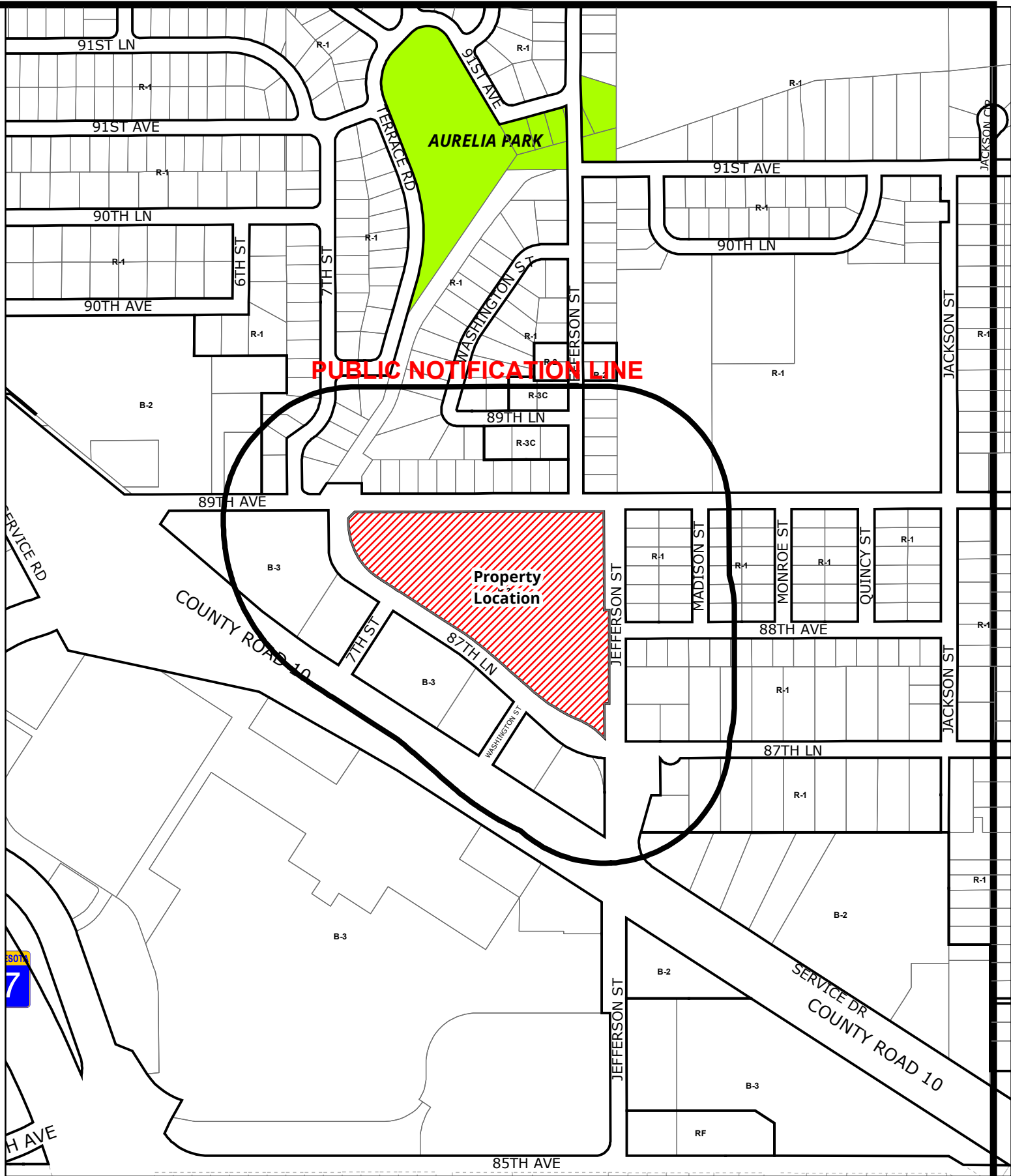
WHEREAS, the Blaine City Council has reviewed said case on August 7, 2023; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.24(b) and 27.04 of the Zoning Ordinance to allow indoor pickleball courts (amusement and recreation) in the B-3 (Regional Commercial) zoning district with the following conditions:

1. A Certificate of Occupancy permit is required.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



Case File No. 23-0058
The Picklr



The Picklr Narrative:

The Picklr is leasing 467 87th Lane NE, at the Rainbow Village, which is 26,687 SF. They would like to start construction to create 8 indoor pickleball courts which will be used for playing daily.

The Picklr has multiple locations in multiple states and is looking forward to this expansion into Minnesota. When you visit The Picklr, you can expect to have a great time. Their courts are state-of-the-art professional grade surfacing. You'll find everything you need at The Picklr to play like a pro.

Two stories in this area, could do a 2nd level viewing area and hangout

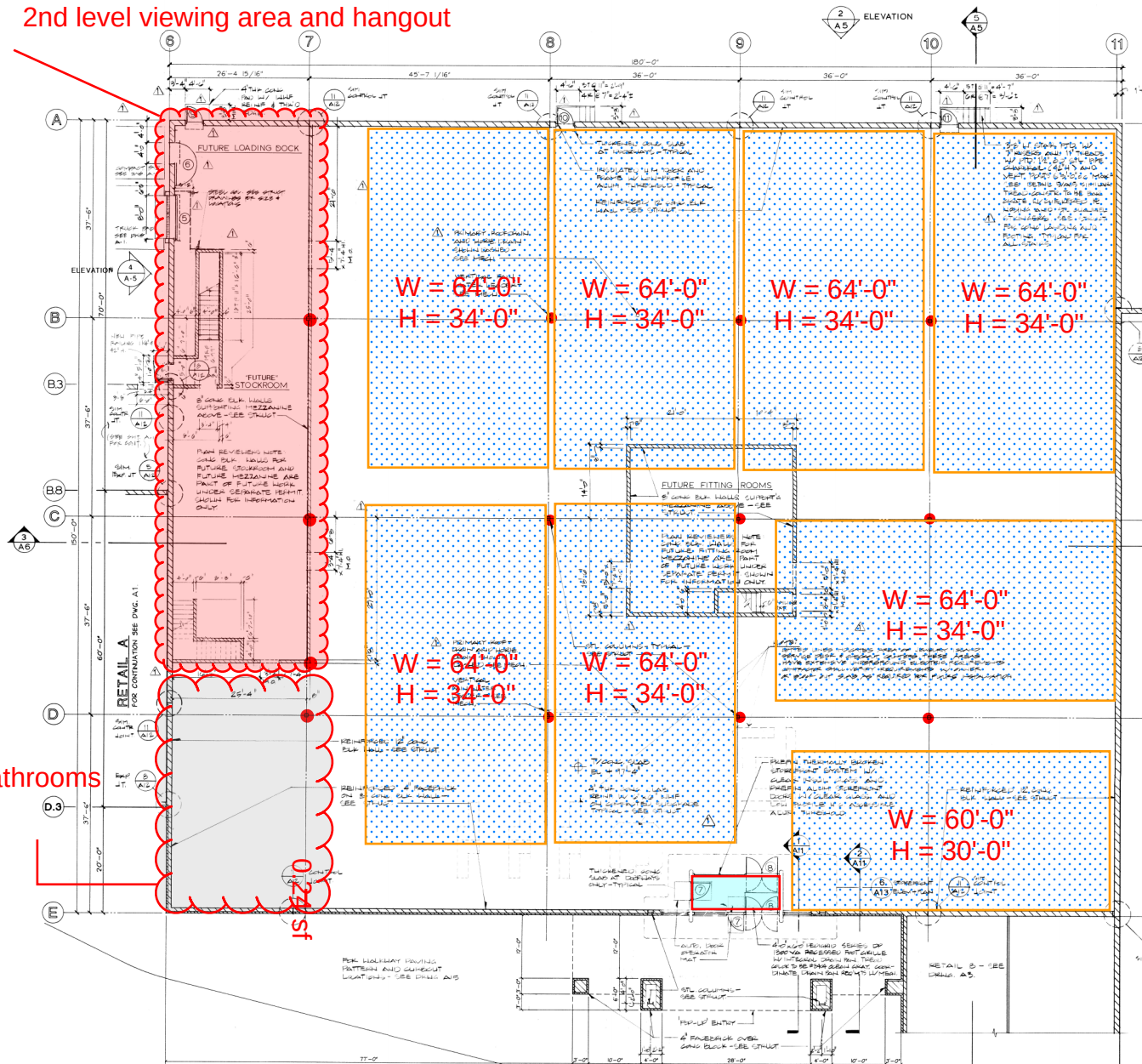
Bathrooms



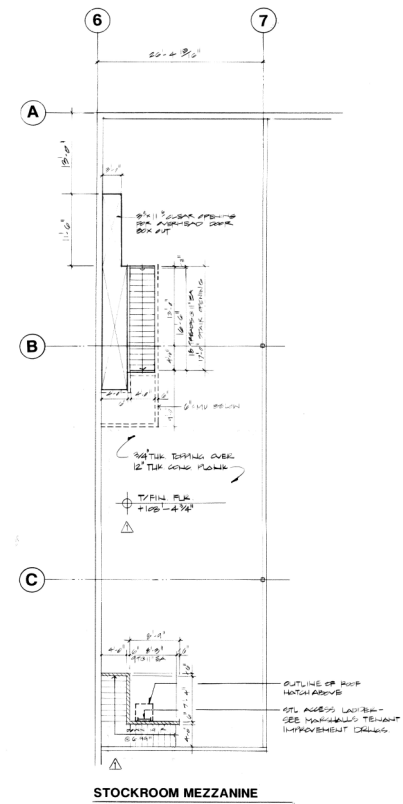
FLOOR PLAN - MARSHALLS

SCALE 1/8" = 1'-0"

Carpet 7450
Base Cove 700
Upstairs Carpet
2,600 Base Cove
350



DRUG EMPORIUM
FOR CONTINUATION SEE DWG. A3



KEY PLAN

Vander Ploeg and Associates, Inc.
architects and planners
1700 north dixie highway
boca raton, florida 33432
(407) 368-1403



FLOORPLAN
SCALE: 1/8" = 1'-0"
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
SUPERINTENDENT AND THAT I AM A duly LICENSED
ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA.
DATE: 8/22/99 REGISTRATION NO.: 20023

RAINBOW VILLAGE
BLAINE, MINNESOTA
ROBERT MUIR COMPANY

PROJECT:
DATE: 9/22/99
DATE: 5/29/99
SHEET NO:
A:2
ISSUED FOR CONSTRUCTION
GENERAL REVISION NO. 1 8/15/99



City of Blaine

Planning Commission

July 11, 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, July 11, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern, Swanson, and Olson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.3.** 2023-279 Case File No. 23-0058 // The Picklr // 467 87th Lane NE
The applicant is requesting a conditional use permit for indoor pickleball courts (amusement and recreation) in the B-3 (Regional Commercial) 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 23-0058 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:09PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.



City of Blaine

Staff Report

File Number: RES 23-118

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit for a Zero Lot Line and Stand-Alone Car Wash in the B-3 (Regional Commercial) Zoning District at 8501 Springbrook Drive. Mister Car Wash (Case File No. 23-0047/SAS)

Executive Summary

The applicant is requesting a conditional use permit for a stand-alone tunnel carwash with a zero lot line in the B-3 (Regional Commercial) District. The site currently has a vacant Burger King building and will be redeveloped with the car wash if approved.

Background

Planning Commission Public Hearing	07/11/23
City Council (Conditional Use Permit)	08/07/23
Action Deadline	08/14/23

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

Zoning

The subject site is zoned B-3 (Regional Commercial).

Land Use Designation

The subject site is guided Community Commercial the proposed use is consistent with this land use designation.

Surrounding Zoning and Uses

The subject site is adjacent to two parcels and two roadways. The adjacent parcels are zoned B-3. The property to the north is a multi-tenant commercial use and to the east is Red Lobster.

Existing Conditions

The site was previously developed with a Burger King. The building will be removed and the site redeveloped with this proposal.

History

The subject lot was platted in 1980 as part of the Springbrook Mall Second Addition. The vacant Burger King was built in 1992.

Evaluation of Request

The applicant is proposing to redevelop the site with a 5,500 square-foot tunnel carwash. The existing shared access from Springbrook Drive will remain. The proposal includes a Conditional Use Permit (CUP) for a zero lot line which is on the east side of the lot. The hours of operation are 7AM - 7PM. There are 11 vacuums on the east side.

Architecture

The proposed building materials include stone, EIFS, decorative metal, glazed aluminum and glass; meeting the B-3 requirements.

Setbacks

The following building setbacks are met.

- Front - 50 feet
- Side and Rear - 10 feet

The following parking setbacks are met with a zero lot line setback on the east side of the property.

- Front - 30 feet
- Side and Rear - 10 feet

Landscaping

The landscape plan meets code requirements with the following proposed:

- 7 Overstory trees (9 required); 2 existing overstory trees to remain
- 3 Coniferous trees (5 required); 2 existing coniferous trees to remain
- 5 Ornamental trees (5 required)
- 94 shrubs (30 required)

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.

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.

Wetlands/Watershed

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

Access/Street Design/Sidewalks/Trails

The proposed site plan will use the existing shared access from Springbrook Drive; no other access will be granted to any street. No additional street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The carwash does not create 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 B-3 district is Intended to provide retailing and services of both a convenience and durable nature for shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area. A carwash meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The site is surrounded by existing commercial and will not have an adverse effect.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is consistent with the purposes of the zoning code.
6. The use shall not be in conflict with the Comprehensive Plan of the City.
 - The use is not in conflict with the Comprehensive Plan.

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

Attachment List

Zoning and Location Map

Narrative

Site Plan

Grading and Drainage Plan

Utility Plan

Landscape Plan

Elevations

Unapproved Planning Commission Minutes 7/11/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission held the public hearing for this item at the July 11, 2023 meeting, there was not a quorum so a formal recommendation was not made. The public hearing was closed as Conditional Use Permits are able to be forwarded to the City Council without a recommendation. 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 07/11/23



City of Blaine

Signature Copy

Resolution: RES 23-118

Resolution Granting a Conditional Use Permit for a Zero Lot Line and Stand-Alone Car Wash in the B-3 (Regional Commercial) Zoning District at 8501 Springbrook Drive. Mister Car Wash (Case File No. 23-0047/SAS)

WHEREAS, an application has been filed by CWP West, LLC as Conditional Use Permit Case File No. 23-0047 for Mister Car Wash; and

WHEREAS, said case involves the property described as follows:

Lot 2, Block 1, Springbrook Mall Second Addition, except that part lying Southwesterly of the following described line:

Beginning at a point on the South line of said Lot 2, distant 39.82 feet Easterly of the Southwest corner of said Lot 2, and said line there terminating.

Anoka County, Minnesota

Abstract Property

WHEREAS, the Blaine Planning Commission held a public hearing on July 11, 2023; and

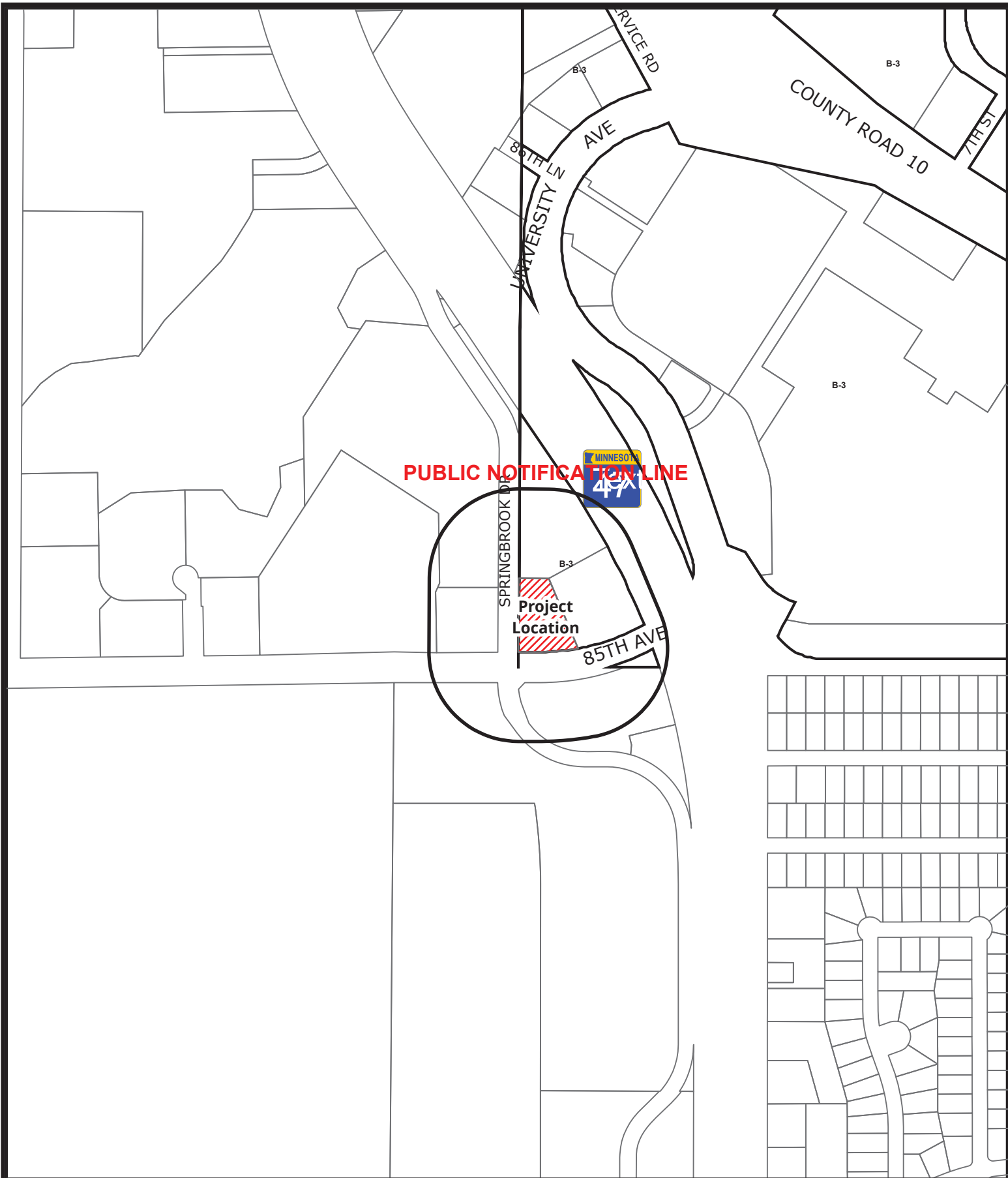
WHEREAS, the Blaine City Council has reviewed said case on August 7, 2023; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.24 (j)(y) and 27.04 of the Zoning Ordinance to allow a tunnel car wash and zero lot line in the B-3 (Regional Commercial) zoning district with the following conditions:

1. All site lighting to be down-lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
5. The developer must submit the project to Coon Creek Watershed District for review and approval. Permits are required prior to city plan approval and start of site work.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



BlaineMN.gov

Case File No. 23-0047 Mister Car Wash

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



May 5th, 2023

City of Blaine
10801 Town Square Dr NE
Blaine, MN 55449
Attention: Ms. Sheila Sellman

Re: Mister Car Wash Planning Application Narrative

Dear Ms. Sellman;

Please accept this letter as a brief introduction and narrative for the above referenced project at 8501 Springbrook Drive.

Mister Car Wash is a subscription-based conveyor car wash (the first to introduce this model), meaning it takes the vehicle and the person through the tunnel together and is constant motion as long as vehicles are prepared to enter.

The building is approximately 5,500 square feet, and the tunnel itself is 130' long. This specific Mister Car Wash proto-type and tunnel is created for the northern, colder climate to give vehicles more time to dislodge snow, ice, and water before exiting the tunnel.

Vehicles queue at the Point of Sale (POS) station where an intricate camera system reads and identifies each vehicle (utilizing an RFID sticker placed on the windshield), then releases an arm that allows the vehicles to enter the tunnel. Since no money exchanges hands, and there are designated lanes for subscribers, the operation stays in perpetual motion. There is an additional stacking lane and pay station that accepts both member and non-members as well.

There are no sales or services rendered inside or as part of this business model, however there are always employees on site, one greeting incoming cars and if needed, spraying the vehicles for insects, pollens etc. Additional employees are inside the tunnel and at the vacuums which, are free of charge. Hours of operation across the country are 7 a.m. to 7 p.m.

As part of this application, a trip generation and queuing memo was completed. Mister Car Wash also has employees on-site who are able to help with traffic flow during peak times. There is an employee on shift during the peak hours whose job is to ensure the parking lot is clean, customers are appropriately entering and exiting the site, and can help direct deliveries. During the peak hour, and when the queue at the shared driveway access is longer than 2 vehicles, it is anticipated that this employee will be directing traffic to exit the tunnel and proceed to the east to the vacuum stalls. Customers will either be able to vacuum their vehicles, turn around in the vacuum stalls, or proceed through Red Lobster's parking lot and exit at the 'right-in right-out' at 85th Street.



Each new Mister Car Wash location incorporates an underground water reclaim system, which allows for a portion of wastewater to be reused within the car wash, and even removes sediment, balances PH, and oxygenates the portion of water that is directed to the municipal sewer. Approximately thirty-three percent of water on average is recycled during the wash process in all the new Mister Car Wash locations by facilitating sophisticated water filtration and storage systems that enable us to recycle and re-use water.

Mister Car Wash also engages with the communities in which the reside, contributing to fundraising efforts; in-kind donations given over the past 5 years exceed \$450,000 to organizations withing the markets we operate. Also, support for education is important to Mister Car Wash, and this is reflected by the 'Teachers Who Shine Grants' programs in the form of both grants and Unlimited Wash Club memberships, and the Employee Scholarship program which has been awarded to 111 employees to date.

The existing site is a former Burger King. Mister Car Wash proposes to demolish the structure, making way for the new car wash building, dumper enclosure, employee shelter, and canopy. The drive lanes are proposed to consist of concrete, with new site lighting and landscaping. The construction schedule is anticipated to be a total of 7 months.

Being a constrictive site, extra time was taken to ensure a layout that will function well and respect its surroundings, albeit a variance will be needed for a portion of drive lane on the western side of the site. The application within will address the permitting criteria needed for §MN462.357, that requires practical difficulties be demonstrated for a variance to be granted.

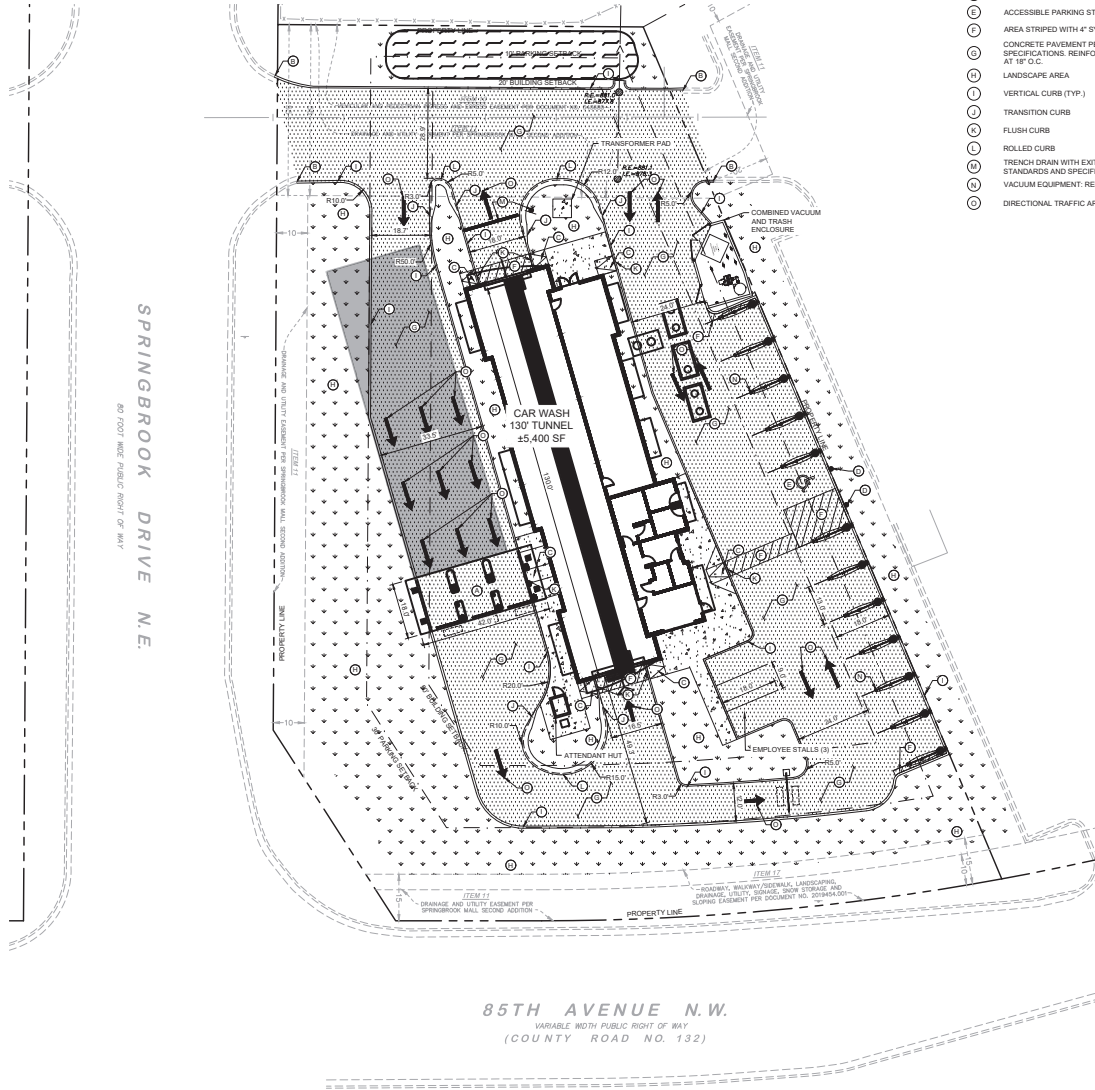
Being part of the Coon Creek Watershed District, we have completed the appropriate applications and have been assigned a permit number (P-23-043). We are now preparing all the requested information and hope to have a concurrent approval by May 12th.

In closing, we would like to extend our appreciation for your time and willingness to work with us, and share our excitement to be joining the Blaine community hopefully, very soon

Respectfully,

Krisandra Lippert

Krisandra Lippert
Mister Car Wash, Inc (CWP West, LLC)
Development Project Manager
klippert@mistercarwash.com



KEYNOTE LEGEND

- (A) POS CANOPY AND EQUIPMENT: REF: ARCHITECTURAL PLANS
- (B) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C) ACCESSIBLE CURB RAMP
- (D) ACCESSIBLE PARKING SIGN
- (E) ACCESSIBLE PARKING STALL
- (F) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (G) CONCRETE PAVEMENT PER MISTER CARWASH STANDARDS AND SPECIFICATIONS. REINFORCEMENT TO INCLUDE #3 REBAR SPACED AT 18" O.C.
- (H) LANDSCAPE AREA
- (I) VERTICAL CURB (TYP.)
- (J) TRANSITION CURB
- (K) FLUSH CURB
- (L) ROLLED CURB
- (M) TRENCH DRAIN WITH EXIT SIGN PER MISTER CAR WASH STANDARDS AND SPECIFICATIONS
- (N) VACUUM EQUIPMENT: REF: ARCHITECTURAL PLANS
- (O) DIRECTIONAL TRAFFIC ARROW: PER GREENBOOK STANDARDS

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

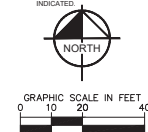
PROPERTY SUMMARY

SPRING LAKE PARK, MN MISTER CAR WASH	
TOTAL PROPERTY AREA	1.14 AC
ZONING SUMMARY	
EXISTING ZONING	B3 - REGIONAL COMMERCIAL
PROPOSED ZONING	B3 - REGIONAL COMMERCIAL
PARKING SETBACKS	SOUTHWEST: 30' NORTHEAST: 10'
BUILDING SETBACKS	SOUTHWEST: 50' NORTHEAST: 20'

BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	1.14 AC
BUILDING AREA	±5,400 SF
PARKING	
REQUIRED PARKING	6 SPACES (1 LANE)
PROPOSED PARKING	14 SPACES (11 VACUUM, 3 EMPLOYEE)
ADA STALLS REQ'D / PROVIDED	1 STALLS / 1 STALLS

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND U.S.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VERTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADI ARE TO BE 3' OUTER CURBED RADI ARE TO BE <10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOLAN, INC.
- KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 1.14 ACRES.
- PLYON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PLYON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 12' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.



PRELIMINARY - NOT FOR CONSTRUCTION

MN 1622
SPRINGBROOK
PREPARED FOR
MISTER CAR
WASH

SHEET NUMBER
C400

KIMLEY-HORN AND ASSOCIATES, INC.
170 E. ELSTREE STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: (651) 464-4197
WWW.KIMLEY-HORN.COM

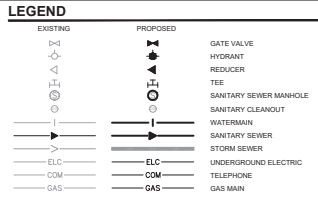
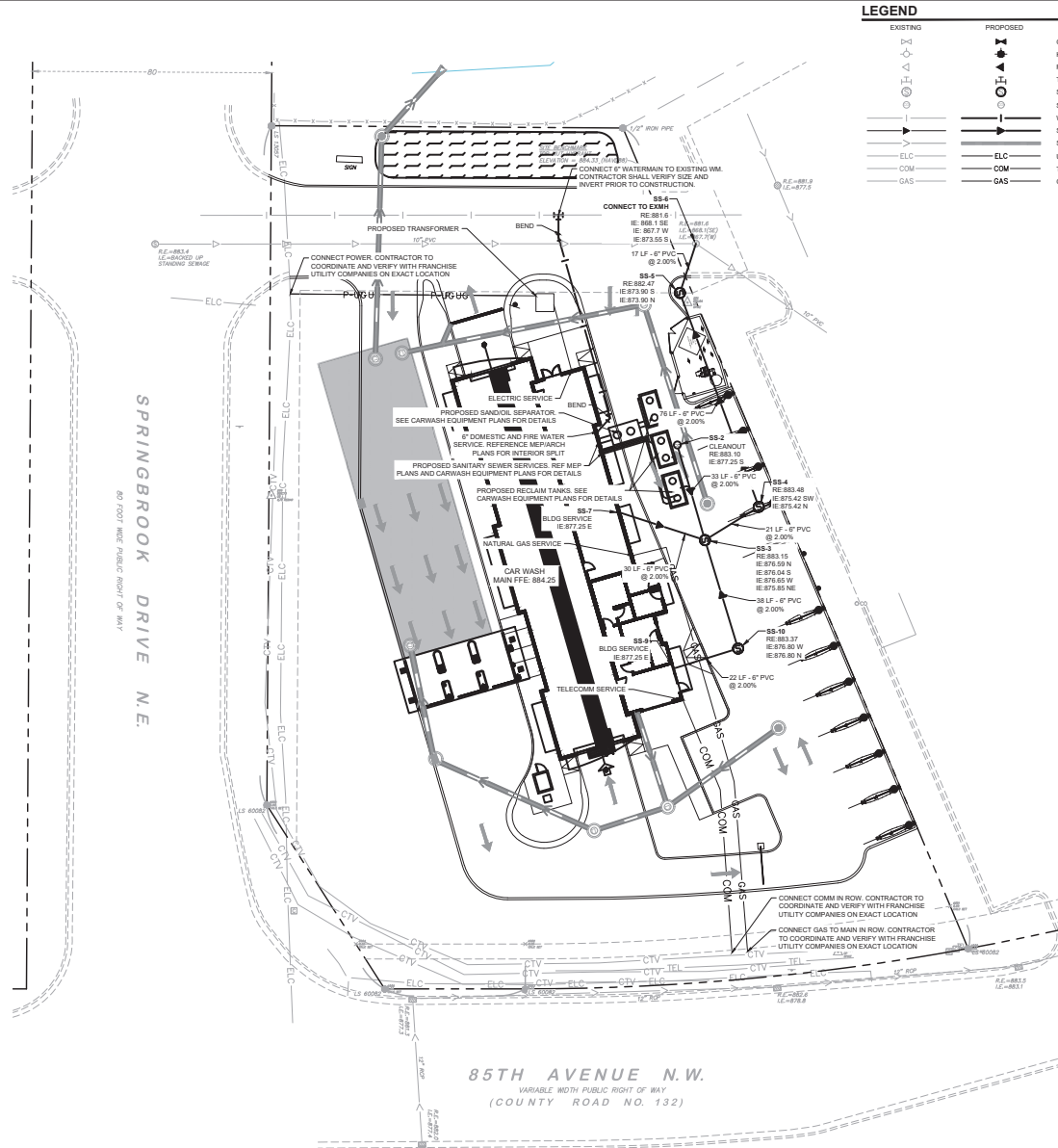
Kimley-Horn

REVISIONS

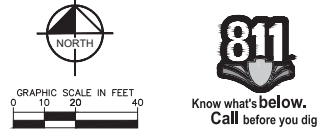
NO.	REVISIONS	DATE	BY



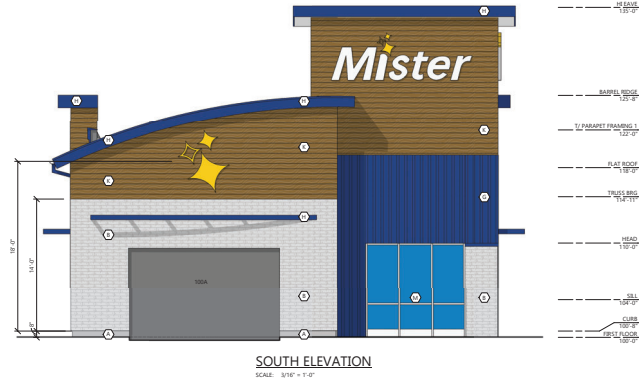
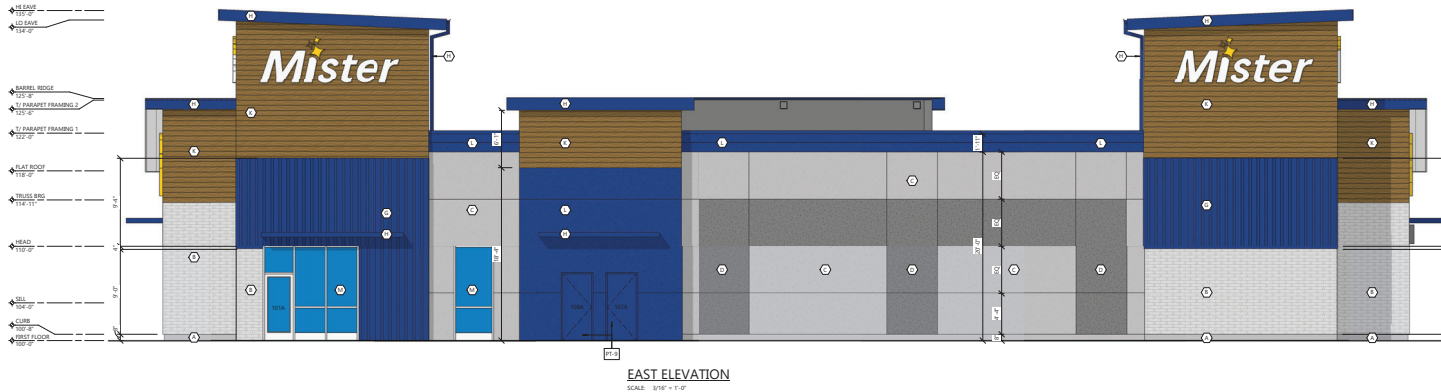
MN 1622 SPRINGBROOK PREPARED FOR MISTER CAR WASH MINNESOTA	KIMLEY-HORN 702 KIMLEY-HORN AND ASSOCIATES, INC. 100 ELSTREE STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-464-1197 WWW.KIMLEY-HORN.COM		NO. _____ REVISIONS _____ DATE _____ BY _____
	I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, AND NOTICES OF MEETING OF ARCHITECTS AND ENGINEERS, AND THE CONTRACT DOCUMENTS, TOGETHER WITH THE SCHEDULE OF CONDITIONS OF THE STATE OF MINNESOTA AMK C. CHENARDT P.E. DATE: 05/01/2023 L.C. NO.: 62645		
SHEET NUMBER C500	KIM PROJECT 162226014 DATE 06/01/2023 SCALE: AS SHOWN DESIGNED BY: ACL DRAWN BY: MJB CHECKED BY: WJW DATE: 05/01/2023		



- UTILITY PLAN NOTES**
1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
 2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 4. SANITARY SEWER PIPE SHALL BE:
PVC ASTM D-2729, D-3034
PVC SCH 40, ASTM D-1785, F-714, F-894
SANITARY SEWER FITTINGS SHALL BE:
PVC ASTM D-2729, D-3034
PVC SCH 40, ASTM D-2665, F-2754, F-1886
 5. WATER MAIN PIPE SHALL BE:
PVC ASTM D-1785, D-2241, AWWA C-300
DUCTILE IRON AWWA C-115
WATER MAIN FITTINGS SHALL BE:
PVC ASTM D-2665, F-2754, F-1886
PVC SCH 40, ASTM D-2665, F-2754, F-1886
 6. STORM SEWER PIPE SHALL BE:
PVC ASTM D-2729, D-3034
PVC SCH 40, ASTM D-2665, F-2754, F-1886
 7. STORM SEWER FITTINGS SHALL BE:
PVC ASTM D-2729, D-3034
PVC SCH 40, ASTM D-2665, F-2754, F-1886
 8. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
 9. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 10. MAINTAIN A MINIMUM OF 7'-0" COVER ON ALL WATER LINES.
 11. FOR WATER LINES AND STUB-OUTS, UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THURTELL BLOKING, WITH STAINLESS STEEL OR CORAL BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
 12. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES TO OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE ON STRUCTURES. PROVIDE 18-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
 13. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 14. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
 15. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
 16. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
 17. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS, BACKFLOW DEVICES (COC) AND PSC ASSEMBLIES & METERS ARE LOCATED INSIDE THE BUILDING.
 18. 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 MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 19. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 20. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
 21. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
 22. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 23. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
 24. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4 FEET OF COVER IN PAVED AREAS OR 3 FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5 FEET IN WIDTH CENTERED ON THE PIPE.
 25. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
 26. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
 27. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.



PRELIMINARY - NOT FOR CONSTRUCTION		MN 1622 SPRINGBROOK PREPARED FOR MISTER CAR WASH		MINNESOTA	
KIMLEY-HORN & ASSOCIATES, INC. 170 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: (612) 464-4197 WWW.KIMLEY-HORN.COM		UTILITY PLAN		SHEET NUMBER C600	
DATE: 06/01/2023		SCALE: ##/###		AC: MJB	
DRAWN BY: [Signature]		CHECKED BY: [Signature]		DATE: 06/01/2023	
NO.		REVISIONS		DATE	
BY					



EXTERIOR MATERIAL KEY	
	CONCRETE CURB TEXTURE: HAND RUB COLOR: TO MATCH PT-3
	STONE VENEER MFR: EL DORADO STONE COLOR: CREAM W/ MATCHING MORTAR JOINT STYLE: G SPLIT Limestone TYPED: PLANE STONE (24" x 36" x 12")
	SIDING COLOR: PT-6 (SACRINO FOG) TEXTURE: SAND
	SIDING COLOR: PT-3 (WALL STREET) TEXTURE: SAND
	CMU THRU WALL COLOR: PT-6 (SACRINO FOG) TEXTURE: SMOOTH FACE
	CMU THRU WALL COLOR: PT-3 (WALL STREET) TEXTURE: SPLIT FACE
	METAL PANEL MFR: CTRMS (OR EQUAL) COLOR: PT-9 (ON THE NAVY) STYLE: RIBBED AND PAINTED TYPE: ALUMINUM - PREFINISHED R PANEL
	PREFINISHED METAL TRIM AND ACCESSORIES MFR: CTRMS (OR EQUAL) COLOR: PT-9 (ON THE NAVY)
	METAL PANEL MFR: CTRMS (OR EQUAL) COLOR: PT-9 (ON THE NAVY) STYLE: LARGE BATTERY 24 GA TYPE: STANDING SEAM METAL ROOF
	METAL PANEL MFR: ROLLAR METAL PRODUCTS COLOR: HAZARDANT BROWN TYPE: LONGBOARD ALUMINUM BATTENS
	SIDING COLOR: PT-9 (ON THE NAVY) TEXTURE: SAND
	GLAZED ALUMINUM STOREFRONT FRAME

EXTERIOR PAINT FINISH KEY			
NAME	MATERIAL	MANUFACTURER	DESCRIPTION
PT-3	EXTERIOR PAINT	SHERWIN-WILLIAMS	WALL STREET - SWIRL, SHEN PER PAINT FINISH NOTE R 105, G 100, B 115. HEX #8D2D73. LRV 15. COLOR COLLECTION: ENTHUSIAST
PT-6	EXTERIOR PAINT	SHERWIN-WILLIAMS	SACRINO FOG - SWIRL, SHEN PER PAINT FINISH NOTE R 106, G 174, B 177. HEX #A8A8E1. LRV 40. COLOR COLLECTION: LUNA
PT-9	EXTERIOR PAINT	SHERWIN-WILLIAMS	ON THE NAVY - SWIRL, SHEN PER PAINT FINISH NOTE. USE ON ALL EXTERIOR PRE-FINISHED METAL UNITS R 48, G 16, B 73. HEX #2084B. COLOR COLLECTION: 2018 UNITY LRV 6.
PT-10	EXTERIOR PAINT	SHERWIN-WILLIAMS	STARSAY - SWIRL, SHEN PER PAINT FINISH NOTE. MATCHES STONE COLOR 100 ON BRILL METAL AT HEAD AND JAMBS.
PT-11	EXTERIOR PAINT	SHERWIN-WILLIAMS	DOVEFACE - SWIRL, SHEN PER PAINT FINISH NOTE R 144, G 108, B 101. HEX #99A8A5. LRV 36. COLOR COLLECTION: HIGH VOLTAGE. COOL NEUTRALS
PT-12	EXTERIOR PAINT	SHERWIN-WILLIAMS	BLACK ROCK - SWIRL, SHEN PER PAINT FINISH NOTE R 79, G 72, B 46. HEX #464646. LRV 7. COLOR COLLECTION: 2015 CHEVSEAL. DEAMERS
PT-15	EXTERIOR PAINT	SHERWIN-WILLIAMS	WHITE TAIL - SWIRL, SHEN PER PAINT FINISH NOTE. WHITE TAIL PROVIDED BLOCK FILLER. PAINT SHEN TO BE HIGH GLOSS. R 244, G 239, B 238. HEX #99A8A5. COLOR COLLECTION: SHIPBOARD
PT-14	EXTERIOR PAINT	SHERWIN-WILLIAMS	ON THE ROCKS - SWIRL, SHEN PER PAINT FINISH NOTE R 208, G 206, B 205. HEX #4000C6. LRV 60. COLOR COLLECTION: SHIPBOARD

- GENERAL NOTES**
- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.
 - EXTERIOR LIGHTING LOCATIONS SHOWN. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS AND REQUIREMENTS. COORDINATE - BOX LOCATIONS W/ FUTURE OWNER LIGHTING.
 - APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.
 - METAL ROOF COLOR IS A **CUSTOM** COLOR. NO ALTERNATE WILL BE ACCEPTED.

EXCEL
Always a Better Plan
100 Camelot Drive
Ford Du Lac, WI 54935
920-926-9800
excelengineering.com

COLLABORATION

PROJECT INFORMATION

PROPOSED BUILDING FOR:
MISTER CAR WASH
8501 SPRINGBROOK DR • BLAINE, MN

PROFESSIONAL SEAL

PRELIMINARY DATES
APR 10, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
230058500

SHEET NUMBER
A5.0

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City of Blaine

Planning Commission

July 11, 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, July 11, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern, Swanson, and Olson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.5.** 2023-265 Case File No. 23-0047 // Mister Car Wash // 8501 Springbrook Drive
The applicant is requesting a conditional use permit for a zero lot line and stand-alone car wash in the B-3 (Regional Commercial) 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 23-0047 was opened at 7:17PM.

Max Buell, Kimley Horn, stated he was available to answer any engineering questions the commission may have.

Chair Goracke asked what was different about this car wash. Mr. Buell explained this would be a subscription-based car wash.

The public hearing was closed at 7:19PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.



City of Blaine

Staff Report

File Number: ORD 23-2527

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

First Reading

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. South Side Entertainment District (Case File No. 23-0056/SAS)

Executive Summary

Ordinance amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the southside of 105th Avenue limited to one drive-thru per parcel, with a conditional use permit.

Background

Planning Commission Public Hearing	07/11/23 and 7/19/23
City Council (1st Reading)	08/07/23
City Council (2nd Reading)	08/21/23
Action Deadline (60 days)	08/19/23
Action Deadline (City Extended)	10/18/23

Staff report prepared by Sheila Sellman, City Planner

The applicant is proposing a code amendment to Sections 30.905 Conditional Uses and Section 30.906 Prohibited Uses to add drive-thrus south of 105th Avenue as a conditional use. The 105th Redevelopment Zoning District was created in 2022 specifically for this redevelopment area. The Council meticulously reviewed all possible uses for this redevelopment district and specifically prohibited drive-thrus.

If the Council determines that a drive-thru is appropriate for a portion of this area, staff suggests specific language under Conditional Uses: Drive-thru south of 105th Avenue, limited to one drive-thru per parcel. This would allow a drive-thru on the south side of 105th Avenue and limit it to one drive-thru

per lot, not per development, to keep the number of drive-thrus at a minimum.

The applicant had made this request in May 2023 and it was not approved, City Council suggested that the applicant come back with the request when a user could be identified. The applicant has identified a coffee chain as the user. The user would have a drive-thru, indoor dining and outdoor dining.

Attachment List:

Zoning and Location Map

Ordinance Amendment

Narrative

Unapproved Planning Commission Minutes 7/11/23 and 7/19/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission held a public hearing on July 11, 2023. A quorum was not present so the Planning Commission continued the public hearing to the next meeting. The Public Hearing continued on July 19, 2023 and was closed. No one from the public was present. The Planning Commission unanimously recommends approval.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the August 21, 2023 Council meeting.

Attachment List

1. Ord Amend
2. Unapproved PC Minutes 07/11/23
3. Unapproved PC Minutes 07/19/23



City of Blaine

Signature Copy

Ordinance: ORD 23-2527

First Reading

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. South Side Entertainment District (Case File No. 23-0056/SAS)

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

Section 30.90 105th AVENUE REDEVELOPMENT DISTRICT (RD)

30.905 Conditional uses.

(m) Drive-thru located on south of 105th Avenue NE, limit to one per parcel.

30.906 Prohibited use.

- (a) Auto sales - indoor or outdoor sales.
- (b) Automobile repair.
- (c) Car washes.
- (d) Daycare.
- (e) Drive-thru facilities, except when located south of 105th Avenue NE

INTRODUCED and read in full this 7th day of August, 2023.

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

Proposed Ordinance

Section 30.90 105th AVENUE REDEVELOPMENT DISTRICT (RD)

30.905 Conditional uses.

- (m) Drive-thru located on south of 105th Avenue NE, limit to one per parcel

30.906 Prohibited use.

- (a) Auto sales - indoor or outdoor sales.
- (b) Automobile repair.
- (c) Car washes.
- (d) Daycare.
- (e) Drive-thru facilities, except when located south of 105th Avenue NE



City of Blaine

Planning Commission

July 11, 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, July 11, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern, Swanson, and Olson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

- 4.2.** 2023-268 Case File No. 23-0056 // South Side Entertainment District // 2030 105th Avenue NE
The applicant is requesting a code 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.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0056 was opened at 7:07PM.

Chair Goracke noted this item would be continued to the next planning commission meeting with a date yet to be determined.



City of Blaine

Planning Commission

July 19, 2023 | 5:00 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 Wednesday, July 19, 2023. Chair Goracke called the meeting to order at 5PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner

3. Approval of Minutes

- 3.1. 2023-319 Approval of the June 13, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of June 13, 2023, as presented. Motion seconded by Commissioner Swanson. The motion passed 4-0.

4. Public Hearing

- 4.1. 2023-268 Case File No. 23-0056 // South Side Entertainment District // 2030 105th Avenue NE
The applicant is requesting a code 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.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The

public hearing for Case File 23-0056 was opened at 5:03PM. As no one wished to appear, the public hearing was closed at 5:04PM.

Motion by Commissioner Olson to recommend approval of a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue NE, limited to one drive-thru per parcel, as a conditional use permit. Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.



City of Blaine Staff Report

File Number: RES 23-125

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Resolution

Administration - Erik Thorvig, Community Development Director

Agenda Item # 11.1

A Resolution to Repeal Resolution No. 18-227 and Open the Street Connection Between North Oaks Ponds East and Sanctuary Preserve on 114th Lane NE.

Executive Summary

Background

History

The Sanctuary Preserve neighborhood received initial approval in 2015. The following is a timeline and summary of various approvals for the project and language associated with 114th Lane.

April 2, 2015 - Conditional Use Permit (CUP) is granted to allow 150 single family homes in a Development Flex zoning district. A preliminary plat was also approved laying out the full 150 lot subdivision. The preliminary plat included language that states "The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by the city prior to the start of construction." The original approval anticipated connecting 114th Lane to the North Oaks Ponds East neighborhood.

May 21, 2015 - Final plat is approved for the first addition of 29 lots. The same language regarding the 114th Lane connection above is listed in the final plat approval. The first addition included only a portion of the road construction and road construction did not yet reach the 114th Lane connection.

March 3, 2016 -Final plat is approved for the second addition of 29 lots. The same language regarding the 114th Lane connection above is listed in the final plat approval. The second addition included only a portion of the road construction and road construction did not yet reach the 114th Lane connection.

July 14, 2016 - Final plat is approved for the third addition of 41 lots. Construction for this addition included the connection of 114th Lane and the same language above was included in the resolution. However, additional language was added by the City Council stating, "114th Lane Construction from Sanctuary Preserve to North Oaks Pond East, once constructed by the developer, to be closed by street barricade for a period of two (2 years) from the date of initial completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time." There was concern regarding construction traffic entering the North Oaks Ponds East development and a barricade during construction would prevent said traffic.

January 4, 2018 - Final plat is approved for the fourth addition of 51 lots. Because 114th Lane had already been constructed with the third addition, no language was in the resolution related to 114th Lane.

December 20, 2018 - Based on the July 14, 2016 resolution outlining a two-year time frame to consider the barricade removal, City Council held a public hearing to consider whether the barricades should be removed. The staff report identified two options. The first option was, "remove the barricades so that the street can open and operate as a thru-street that no longer needs to be maintained as two dead ends." The second option was, "recognize that there are approximately 20-25 homes left to be constructed within the Sanctuary Development which will be substantially completed by the end of summer of 2019 and direct the barricades be removed on or around August 15, 2019 (prior to start of school)." The second option was included to prevent construction traffic from entering the North Oaks Pond East development as the Sanctuary Preserve development was being completed. The City Council chose a different option and adopted a resolution stating, "the street barricade should remain in place and be considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th and Lexington."

2018 Resolution

This resolution is currently in place and neither of the triggers have occurred. Wellington Development, the developer of Lexington Meadows, owns an 8 acre parcel on the east side of Austin Street, north of 109th Avenue. This site is zoned commercial and shovel ready, meaning there are no wetland challenges and it can be developed. If development occurs on this parcel, it would trigger the City Council to review the street closure. The land immediately northwest of the 109th Avenue/Lexington Avenue intersection is considered wetland and is not developable now or in the future.

There are several roadway improvements scheduled in and around the 109th Avenue and Lexington Avenue area. The developer of the Lexington Meadows and North Meadows developments is in the process of installing a signal system at the intersection of 109th Avenue and Austin Street. The construction is scheduled for Summer/Fall of 2023, at which time the temporary barricades at 112th Avenue and Austin Street can be removed. This improvement will provide additional connectivity to the street network. Other improvements include projects listed in the Anoka County 5-year Highway Improvement Plan. They have Lexington Avenue, from 112th Avenue to 122nd Avenue listed as pavement rehabilitation, and 109th Avenue from Radisson Road to Lexington Avenue listed for reconstruction. The City and the County continue to monitor the traffic numbers at the 112th Avenue and Lexington Avenue intersection to see if it warrants a traffic signal.

At the workshop on July 17, 2023, the city council discussed whether to open 114th Lane. A consensus of a majority of the city council was to remove the barricades and open the street. Therefore, a resolution is proposed which would open the street connection between North Oaks Ponds East and Sanctuary Preserve on 114th Lane NE.

Attachment List:

1. Development Map
2. CUP, Preliminary Plat, First Addition Information
3. Second Addition Information
4. Third Addition Information
5. Fourth Addition Information
6. December 2018 Action Information
7. December 2018 Public Hearing Submittals
8. Petition Received 4-5-21
9. Petition Received 7-5-23
10. Council Workshop Report 7-17-23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Not applicable.

Financial Impact

There is a cost to removing the barricades. Additionally, there is a temporary turnaround north of the barricade that will need to be removed and replaced with grass. This is a city expense. The cost of removal is not known at this time.

Public Outreach/Input

Various residents have provided written correspondence and spoken at open forum both for and against opening the road.

Staff Recommendation

Consider the item and vote on the resolution.

Attachment List

1. Attachments



City of Blaine

Signature Copy

Resolution: RES 23-125

A Resolution to Repeal Resolution No. 18-227 and Open the Street Connection Between North Oaks Ponds East and Sanctuary Preserve on 114th Lane NE.

WHEREAS, the Blaine City Council granted Final Plat approval for Sanctuary 3rd Addition on July 14, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-112; and

WHEREAS, one of the stipulations of Resolution No. 16-112 required that the roadway connection on 114th Lane be blocked by barricades for a period of two years after initial construction has been completed; and

WHEREAS, consistent with Resolution No. 16-112, the City Council reconsidered the opening of the street on December 2018 and adopted Resolution No. 18-227, which provided that the barricade would remain in place to be considered for removal when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on northwest corner of 109th and Lexington; and

WHEREAS, the City Council desires to repeal Resolution No. 18-227, and proceed with removing the barricades to open the roadway connection on 114th Lane.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLAINE, ANOKA COUNTY, MINNESOTA, as follows: by the City Council of the City of Blaine that upon adoption of this resolution Resolution No. 18-227 is hereby repealed in its entirety in accordance with Section 3.10 of the City Charter.

BE IT FURTHER RESOLVED that the barricades have served their purpose to block construction related traffic on 114th Lane and that the temporary barricades should be removed upon adoption of this resolution.

The motion for adopting the foregoing resolution was acted upon by motion and seconded, and upon a vote being taken thereon, the following voted via voice:

Mayor Tim Sanders –

Councilmember Fleming –

Councilmember Larson–

Councilmember Massoglia –

Councilmember Newland –

Councilmember Robertson –

Councilmember Saroya –

Whereupon, said resolution was declared duly passed and adopted and signed by the Mayor and attested by the City Clerk, passed by the City Council, City of Blaine, Anoka County, Minnesota, on this 7th day of August, 2023.

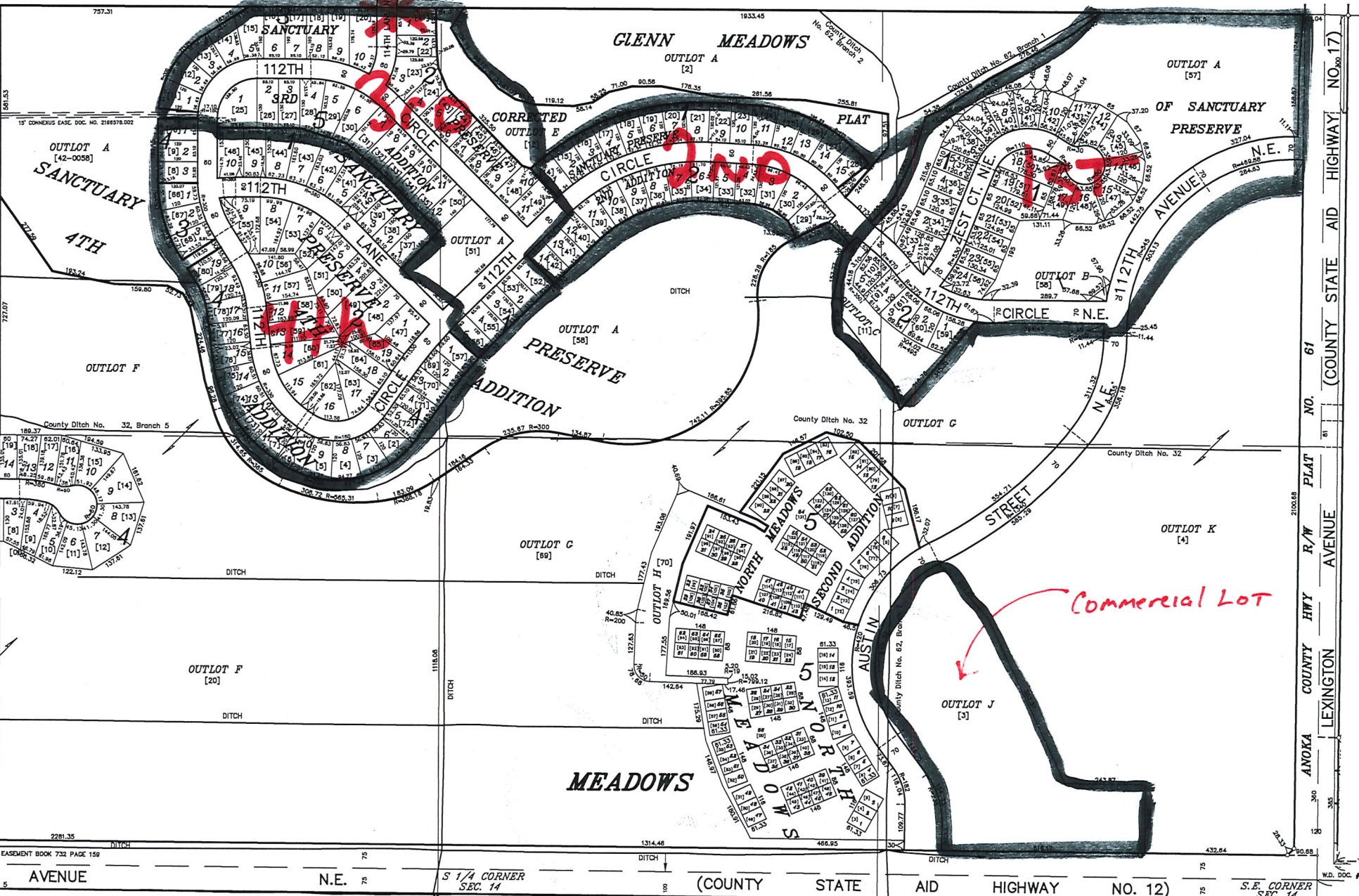
ROAD CLOSURE

(31)

(42)

(41)

E 1/4 CORNER
SEC. 14



26



City of Blaine
Anoka County, Minnesota
Text File
File Number: RES 15-056

10801 Town Square Drive
Blaine MN 55449

Agenda Date: 4/2/2015

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-4

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 150
SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING
DISTRICT FOR SANCTUARY PRESERVE AT LEXINGTON
AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO.
15-0014/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Conditional Use Permit)	04/02/2015
Action Deadline	04/19/2015

Planning Commission Action

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Residents expressed concern over the proposed change in access from Lexington Avenue, lots sizes, garage sizes and the connection to the existing neighborhood.

Background

In 2005, Centex Homes received approval of a preliminary plat and a conditional use permit for a development known as Glenn Meadows on the northwest corner of Lexington Avenue and 109th Avenue. The property was also rezoned to DF (Development Flex) at that time. The preliminary plat, at that time, contained 134 single family lots and 209 attached and detached condominium units for a total of 343 units.

In 2007, Centex Homes changed the scope of the plat to include only single family homes after extensive Corps of Engineers and Rice Creek Watershed District research and permits. That plat contained 127 lots.

Since that time, Centex Homes was taken over by Pulte Homes of Minnesota, who has retained the ownership of this property. Pulte Homes is now ready to develop the property and has presented a plan that includes 150 single family homes in a very similar format as was presented in 2007.

A portion of the site now proposed for single family homes is actually guided as MDR (Medium Density Residential) in the comprehensive plan and was planned for condominium and townhomes in the original approval. The current proposal for single family homes can be accommodated by the existing DF zoning and MDR (Medium Density Residential) land use and therefore no land use amendment is being processed at this time by the applicant. The City may consider amending the land use designation as part of the next Comprehensive Plan Update.

Conditional Use Permit

The single family homes constructed within the plat are known as the Bennett, Newberry, Mercer, Stonebrook and Continental. Elevations and floor plans are provided for your review. The homes have a variety of color and architectural elements including shakes, vinyl siding, brick and stone. The homes are similar in style to what is provided in other DF projects within the City.

The homes range in size from 1,970 square feet excluding the basement to 2,858 square feet excluding the basement. The prices of the homes will range from the mid to high \$300,000's to the low \$400,000's.

All setbacks are listed in the resolution of approval.

The landscape plan that has been presented includes two trees per lot which is consistent with other recent single family development approvals. The plan also calls for additional boulevard plantings along the entrance drives as well as entrance signage.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Narrative

Floor Plans
Elevations

Body

WHEREAS, an application has been filed by Pulte Group as Conditional Use Permit Case File No. 15-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

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

WHEREAS, the Blaine City Council has reviewed said case on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for 150 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Zoning Ordinance Section 33.11.

Standards

1. Setbacks:

Front Yard	25 Feet
Rear Yard	30 Feet
Side Yard - House	7.5 Feet
Side Yard - Garage	7.5 Feet

Side Yard - Corner

20 Feet

2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood.
6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
8. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.
10. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the

importance of the feature to remain in the development.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.



City of Blaine
Anoka County, Minnesota
Text File

10801 Town Square Drive
Blaine MN 55449

File Number: RES 15-055

Agenda Date: 4/2/2015

Version: 2

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-3

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 76
ACRES INTO 150 SINGLE FAMILY LOTS AND 6 OUTLOTS TO BE
KNOWN AS SANCTUARY PRESERVE AT LEXINGTON
AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO.
15-0014/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	Undetermined
Action Deadline	04/19/2015

Planning Commission Action

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Residents expressed concern over the proposed change in access from Lexington Avenue, lots sizes, garage sizes and the connection to the existing neighborhood.

Background

In 2005, Centex Homes received approval of a preliminary plat and a conditional use permit for a development known as Glenn Meadows on the northwest corner of Lexington Avenue and 109th Avenue. The property was also rezoned to DF (Development Flex) at that time. The preliminary plat, at that time, contained 134 single family lots and 209 attached and detached condominium units for a total of 343 units.

In 2007, Centex Homes changed the scope of the plat to include only single family homes after extensive Corps of Engineers and Rice Creek Watershed District research and permits. That plat contained 127 lots.

Since that time, Centex Homes was taken over by Pulte Homes of Minnesota, who has retained the ownership of this property. Pulte Homes is now ready to develop the property and has presented a plan that includes 150 single family homes in a very similar format as was presented in 2007.

A portion of the site now proposed for single family homes is actually guided as MDR (Medium Density Residential) in the comprehensive plan and was planned for condominium and townhomes in the original approval. The current proposal for single family homes can be accommodated by the existing DF zoning and MDR (Medium Density Residential) land use and therefore no land use amendment is being processed at this time by the applicant. The City may consider amending the land use designation as part of the next Comprehensive Plan Update.

Preliminary Plat

The preliminary plat that has been submitted by Pulte Homes includes 76 acres and 150 single family lots. There are 6 outlots in the plat and, with the exception of Outlot B, which will be used for a City park, they are mostly wetlands. There will be a trail connection in Outlot A to the greater trail system that is being developed by the City on its property to the west and north of this site.

The lots in this plat generally contain 65-70 feet of frontage at the setback line. This width has become the common size and is very similar to other developing areas of the City on DF zoned property in return for more landscaping and upgraded architecture. These items will be presented below.

Park dedication is required for this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect of platting.

Six-foot concrete sidewalks will be located as shown on the attached plat. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A. A ten-foot bituminous trail is proposed along the north side of 112th Avenue.

The developer is proposing to utilize a Low Impact Development (LID) design for this development. LID design is a different approach to managing storm water that mitigates impacts to the surrounding natural features of the land. Their design proposes to utilize a nonstandard street section with storm water features in the front of homes on one side of the street. By proposing a design of this type the project will preserve open space, decentralize storm water at its source, and protect the existing natural systems and processes.

Extension of trunk sanitary sewer and water main are a necessity of the subdivision. The developer and adjacent property owner has submitted a petition to the city for the installation of the trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE to be installed as a public project. The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and specifications must be approved by city prior to start of construction.

Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. This connection is beneficial and necessary given Anoka County's plans for Lexington Avenue. In the future, as traffic levels continue to build on Lexington Avenue, a full median at the intersection of 114th Lane and Lexington Avenue is probable, which would not allow the residents in North Oaks Ponds East to turn left into the development when going north on Lexington Avenue. This scenario makes the connection to 114th Lane through this development more important. This connection would also be consistent with the City's Transportation Plan goal of connectivity between neighborhoods and it provides better access for emergency service vehicles to enter the new and existing developments. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on

Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Narrative

Floor Plans

Elevations

Body

WHEREAS, an application has been filed by applicant as subdivision Case File No. 15-0014; and

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

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTHEASTERLY ALONG A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48 MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00 SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE

FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF OUTLOT F AND SAID GLENN MEADOWS; THENCE NORTH 49 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 45.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 43 SECONDS A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 5.77 FEET, THE CORD OF SAID CURVE BEARS NORTH 40 DEGREES 45 MINUTES 08 SECONDS WEST; THENCE NORTH 48 DEGREES 59 MINUTES 00 SECONDS EAST NON TANGENT TO SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 10, 2015; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0014 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for addition name permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve.
2. Park dedication is required with this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from

- 112th Avenue west to the rear of the lots to serve Outlot A.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
 6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
 7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
 8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
 9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
 10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
 11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
 12. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
 13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
 14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
 15. Street names shall be consistent with the Anoka County grid system.
 16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
 17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
 18. No construction traffic will be allowed on 114th Lane NE.
 19. The additional landscaping and entrance signage along 112th Avenue (adjacent to Outlots E and F) to be maintained by the homeowners association.

PASSED by City Council of the City of Blaine this 2nd day of April, 2015.



City of Blaine
Anoka County, Minnesota
Text File
File Number: RES 15-095

10801 Town Square Drive
Blaine MN 55449

Agenda Date: 5/21/2015

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-5

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 76 ACRES INTO
29 SINGLE FAMILY LOTS AND 4 OUTLOTS TO BE KNOWN AS
SANCTUARY PRESERVE AT LEXINGTON AVENUE/114TH AVENUE
NE. PULTE GROUP. (CASE FILE NO. 15-0014/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	05/21/2015

Background

The final plat that has been submitted by Pulte Homes includes 76 acres and 29 single family lots. There are 4 outlots in the plat which will be used for future residential lots, a City park and storm drainage purposes.

Park dedication is required for this plat for each of the new lots created. The 2015 rate would be \$3,404 per lot, or \$98,716. This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.

Extension of trunk sanitary sewer and water main are a necessity of the subdivision. The developer and adjacent property owner has submitted a petition to the city for the installation of the trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE to be installed as a public project. The City has ordered that project and will be reviewing plans and specs and awarding contract in July-August timeframe.

Note: the improvements within the plat will be phased and in the initial phase will

only include those utilities and road sections necessary for the first 29 lots. The summary below is for the entire plat and will be completed in later phases.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and specifications must be approved by city prior to start of construction. Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

Body

WHEREAS, an application has been filed by applicant as subdivision Case No. 15-0014; and

WHEREAS, said case involves the division of land in Anoka County,

Minnesota, described as follows:

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTHEASTERLY ALONG A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48 MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00 SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF OUTLOT F AND SAID GLENN MEADOWS; THENCE NORTH 49 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 45.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 43 SECONDS A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 5.77 FEET, THE CORD OF SAID CURVE BEARS NORTH 40 DEGREES 45 MINUTES 08 SECONDS WEST; THENCE NORTH 48 DEGREES 59 MINUTES 00 SECONDS EAST NON TANGENT TO SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat 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 Sanctuary Preserve per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve.
2. Park dedication is required for this plat for each of the new lots created. The 2015 rate would be \$3,404 per lot, or \$98,716. This payment must be made prior to release of final plat mylars for recording at Anoka County. A 1.22 acre park parcel will be created and deeded to the City in one of the later plat phases. Future phases will pay park dedication at the park rate in effect at time of platting and will also take into account the \$131,100 value of the future park parcel.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.

13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system. Chambers Circle will need to be renamed Zest Court and the west portion of 112th Avenue renamed 112th Circle.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 21st day of May 2015.



City of Blaine
Anoka County, Minnesota
Signature Copy

10801 Town Square
Drive
Blaine MN 55449

Resolution: RES 15-056

File Number: RES 15-056

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 150
SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING
DISTRICT FOR SANCTUARY PRESERVE AT LEXINGTON
AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO.
15-0014/LSJ)**

WHEREAS, an application has been filed by Pulte Group as Conditional Use Permit Case File No. 15-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

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

WHEREAS, the Blaine City Council has reviewed said case on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for 150 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Zoning Ordinance Section 33.11.

Standards

1. Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard - House	7.5 Feet
Side Yard - Garage	7.5 Feet
Side Yard - Corner	20 Feet

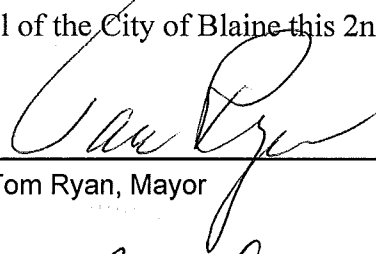
2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood.
6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
8. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.
10. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the

homeowner, to stabilize those soils before additional construction could occur.

11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the importance of the feature to remain in the development.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.

Signed by

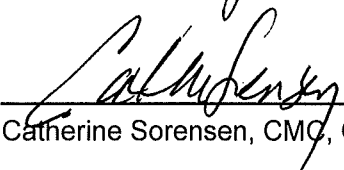


Tom Ryan, Mayor

Date

4-2-15

Attest by



Catherine Sorensen, CMC, City Clerk

Date

4-2-15



City of Blaine
Anoka County, Minnesota
Signature Copy

10801 Town Square
Drive
Blaine MN 55449

Resolution: RES 15-095

File Number: RES 15-095

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 76 ACRES INTO 29
SINGLE FAMILY LOTS AND 4 OUTLOTS TO BE KNOWN AS SANCTUARY
PRESERVE AT LEXINGTON AVENUE/114TH AVENUE NE. PULTE GROUP.
(CASE FILE NO. 15-0014/LSJ)**

WHEREAS, an application has been filed by applicant as subdivision Case No. 15-0014;
and

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

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN
MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY
MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED
ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF
ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING
DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID
GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS
EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS
NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00
FEET; THENCE NORTHEASTERLY ALONG A NON TANGENTIAL CURVE
CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00
MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE
OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48
MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00
SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET
TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID
LINE THERE TERMINATING.

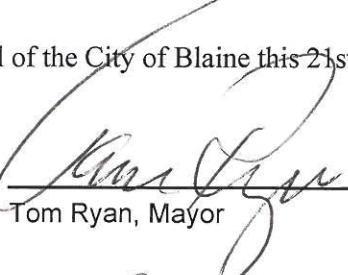
TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID
GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE
FOLLOWING DESCRIBED LINE;

work within County right-of-way.

10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.
13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system. Chambers Circle will need to be renamed Zest Court and the west portion of 112th Avenue renamed 112th Circle.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 21st day of May 2015.

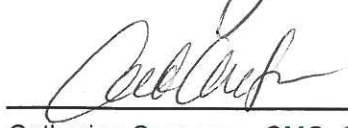
Signed by


Tom Ryan, Mayor

Date

5/21/15

Attest by


Catherine Sorensen, CMC, City Clerk

Date

5/21/15

**APPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 10, 2015**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 10, 2015. Vice Chair Lahti called the meeting to order at 7:00 p.m.

Members Present: Commission Members: Goracke, Homan, York and Vice Chair Lahti

Members Absent: Commission Member Bergstrom and Chair Ouellette

Staff Present: Shawn Kaye, Associate Planner
Lori Johnson, Associate Planner
Tom Scott, Project Coordinator
Dan Schluender, Assistant City Engineer

APPROVAL OF MINUTES

**Motion by Commissioner York to approve the minutes of February 10, 2015, as presented.
Motion seconded by Commissioner Homan. The motion passed 4-0.**

OLD BUSINESS

None.

NEW BUSINESS

Item 4.1 – Case File No. 15-0012 – Public Hearing – The applicant is requesting a conditional use permit to allow up to 1,187 square feet of garage space on an R-1 (Single Family) zoning district.
MICHAEL AND RICKI DRAKE, 12007 3RD STREET NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0012 was opened at 7:07 p.m. As no one wished to appear, the public hearing was closed at 7:07 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0012 based on the following conditions:

Case 15-0012:

1. The total garage and accessory space for this lot is limited to the 1,187 square feet as proposed with this application.

2. The garage and gazebo may not be used for a home occupation of any kind.
3. No storage shall be allowed within the gazebo (other than associated lawn furniture) and the storage in the garage must be for personal use only.
4. The attached garage must match the color and architecture of the house and the gazebo must be constructed as shown.
5. A building permit must be obtained prior to construction of the garage and gazebo.
6. The garage and gazebo must meet required setbacks for the structures.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Item 4.2 – Case File No. 15-0007 – Public Hearing – The applicant is requesting a conditional use permit amendment to allow for an expanded outdoor truck storage area in an I-2 (Heavy Industrial) zoning district.
TRUCK A LINE, 10070 DAVENPORT STREET NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0007 was opened at 7:11 p.m. As no one wished to appear, the public hearing was closed at 7:11 p.m.

Commissioner York supported the conditional use permit with the conditions recommended by staff.

Motion by Commissioner Homan to recommend approval of Planning Case 15-0007 based on the following conditions:

Case 15-0007:

1. The rear parking area of the building, including the new portion of the parking lot, must be used for truck parking only and no other type of storage is allowed in this area.
2. The chain link fence must be installed as shown on the site plan.
3. The applicant must provide 7 conifer trees along the north side of the site along 101st Avenue. The trees must be at least 6 feet in height.
4. The entire parking lot (including the front parking area) must be striped to clearly mark where parking is allowed.
5. Site plan approval must be obtained prior to any work being performed on site.

6. The applicant must obtain a permit from the Coon Creek Watershed District prior to any work being performed on site.

Motion seconded by Commissioner Goracke. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Item 4.3 – Case File No. 15-0013 – Public Hearing – The applicant is requesting the following:

- a.) Preliminary plat approval to subdivide 8.73 acres into 8 lots and 1 outlot to be known as Woodland Village 10th Addition.
 - b.) Conditional use permit to allow for 8 single family homes in a DF (Development Flex) zoning district.
- WOODLAND DEVELOPMENT, 121ST AVENUE/WOODLAND PARKWAY.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 15-0013 was opened at 7:17 p.m.

Vice Chair Lahti noted that the Planning Commission received six emails regarding this Planning Case. She discussed the concerns expressed in these emails.

David Wellna, Woodland Village Homeowner's Association representative, spoke on behalf of the homeowners association. He discussed how the proposed Habitat for Humanity homes would impact his neighborhood. This group understands the positive impacts Habitat for Humanity had on the community. However, the homeowners did not support the development of eight Habitat for Humanity homes, as they would not be consistent with the existing 100+ homes. He provided comment on how these homes were not consistent with regard to exterior aesthetics, quality of construction, lot size, garage size and square footage. He was concerned with how home values would be impacted if the eight Habitat for Humanity homes were built.

Mr. Wellna explained that a petition against the proposed request has been signed by 60+ households in the Woodland Village neighborhood. He reviewed a list of proposed conditions that the Habitat for Humanity homes have in order to be constructed in the Woodland Village neighborhood. The proposed conditions were as follows:

1. It is recommended the minimum square footage on the new homes match Woodland Village Additions 2-6. This would mean the rambler would have to go from 1,500 to 2,000 square feet and the two story would increase to 2,500 square feet.
2. The size of the homes would necessitate a large family. It was recommended that Habitat for Humanity finish the basements in order to put the best foot forward for the families moving into these homes.

3. It was recommended that three car garages be recommended for both of the housing styles. This would ensure that all lawn tools could be stored indoors and to promote curb appeal.
4. It was recommended that two overstory trees be added to each property line abutting the athletic complex, in addition to the rear property line of the southern four lots. This would provide a nice transition and light barrier for the light coming from the ball fields.
5. It was recommended that the City consider reducing the property taxes by 50% for the Habitat homeowners to assist them in getting the best start.
6. It was recommended that the stretch of roadway from Woodland Parkway to the sports complex be posted “No Parking” for safety purposes.
7. It was recommended that an architectural committee be created with Byron Westlund and several homeowners.
8. He requested further information and wondered if Habitat for Humanity had completed homes in the metro area that were similar to Woodland Village and how this process went. He questioned how applicants were selected and asked if the City was prepared to enforce its Ordinances if one of the new homes was not properly maintained.
9. He asked what other areas the City has considered for Habitat for Humanity.

Mr. Wellna stated without these conditions being met, he recommended that the Planning Commission deny the Conditional Use Permit request as the eight Habitat for Humanity homes were not consistent and did not align with the surrounding neighborhood.

Byron Westlund, Woodland Development, explained he has been the project manager for this neighborhood since 2006. He provided the Planning Commission with further background information on the proposed development noting originally several six-plex townhomes were being proposed. In 2011 he received approval for attached and detached townhomes west of the parkway. This would have created a much more dense development. He noted that now he was proposing a development with all single-family homes with higher standard building materials.

Vice Chair Lahti appreciated Mr. Westlund’s presentation.

Karin Fischbach, 4756 123rd Avenue NE, explained how low income families would impact her neighborhood where the population was more dense and public transportation services were needed.

Chad Bouley, Twin Cities Habitat for Humanity, noted he was willing to speak with the Woodland Village homeowners regarding the proposed homes.

Jeff Zweber, 11728 Hupp Street NE, understood that due to the necessary cleanup on the Woodland Village site, Woodland Development has promised several lots would be made

available for low-income families. He suggested that a land swap with the property to the north be considered instead. He believed this would provide those homes with better access to public transportation.

Vice Chair Lahti summarized the comments voiced by both sides of the matter.

Broch LaSholter, Woodland Village resident, noted he has lived in his home for the past four years. He had concern with how the remaining lots would be developed and how it would impact the existing residents. He suggested the Planning Commission table action on this item to allow the homeowners to hold a homeowners association meeting and to speak with Woodland Development.

The public hearing was closed at 7:42 p.m.

Commissioner York asked what was previously proposed for these lots.

Mr. Westlund explained the lots were currently approved for duplexes and he was requesting to change this to allow for single-family homes. He reported that he had no commitment from Habitat for Humanity at this point, but understood this organization was interested in the lots. He discussed the contract the City had with the Met Council with regard to the Voluntary Investigative Cleanup (VIC) boundary.

Commissioner Homan questioned if a land swap was then negated in light of the VIC information provided by the applicant.

Mr. Westlund stated a land swap with the property to the north has been discussed, but was not probable. It was his opinion that the eight lots should not have undo or additional conditions placed on them when the adjacent homes did not also have to abide by these conditions.

Commissioner Goracke requested further information from staff regarding Mr. Wellna's concerns and proposed conditions.

Associate Planner, Shawn Kaye reviewed the proposed square footage of the proposed homes. She reported three car garages were not a requirement and noted the City has not required a builder to finish basements in the past. She stated that additional landscaping could be made a recommendation and a final determination could be made by the City Council. She provided comment on the architectural control language written into staff's recommendation.

Assistant City Engineer, Dan Schluender discussed the proposed no parking on Woodland Parkway. He recommended that this not be pursued on 121st Avenue at this time.

Vice Chair Lahti asked if Habitat for Humanity has been a part of a similar development in the metro area.

Mr. Bollie provided the Planning Commission with information on several Habitat developments in the seven county metro area. He commented how the homes would be built based on the

proposed square footage. He reiterated that none of the lots were Habitat properties at this time, and that Habitat for Humanity has simply submitted a letter of interest.

Ben Swager, Twin Cities Habitat for Humanity, explained how he works with homeowners after they have moved into a Habitat home. He provided comment on the interviews, background checks and financial examination that occurred. He further discussed how Habitat matched families to a home.

Vice Chair Lahti asked if staff was aware of the square footage on the previously proposed duplexes.

Associate Planner, Shawn Kaye was not aware of the square footage.

Mr. Westlund commented that the square footage per unit would have been roughly 1,500 square feet per unit.

Commissioner Homan inquired how the building standards for Habitat homes would be followed since volunteer builders were used.

Mr. Bollie explained that Habitat for Humanity would have a site supervisor on location at all times. He provided further comment on the high building standards that have been followed on all Habitat for Humanity homes. He commented that all homes were built to energy star 3.0 standards.

Vice Chair Lahti questioned if a group home could occupy one of the Habitat for Humanity homes.

Associate Planner, Shawn Kaye reported group homes were regulated by the State of Minnesota and not by the City.

Commissioner York discussed the request before the Planning Commission this evening.

Motion by Commissioner York to recommend approval of Planning Case 15-0013A the preliminary plat to subdivide 8.73 acres into 8 lots and 1 outlot to be known as Woodland Village 10th Addition based on the following conditions:

Case 15-0013A:

1. The City may be required by Anoka County to share in the costs of future signal and intersection improvements to Lexington Avenue. The City will be required to cost share in these improvements and this amount will proposed to be assessed to benefitting parcels including those in the plat.
2. Plans and specifications must be approved by the City prior to start of construction.

3. 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.
4. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
5. 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.
6. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development plan, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
7. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property. The development plan shall indicate all structures will be protected from flooding.
8. RCWD permit is required prior to starting any plat improvements.
9. The Developer shall process a Letter of Map Amendment with FEMA and 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.
10. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
11. Park dedication to be paid for 8 housing units at the rate in effect at the time of final plat. The 2015 rate is \$3,404 per lot or a total of \$27,232 if platted in 2015.
12. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
13. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
14. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds, existing wells, or new wells as source of water supply with a moisture sensor installed.

15. 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.
16. All development signage by separate review.
17. 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.
18. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Woodland Village 10th Addition.

Motion by Commissioner York to recommend approval of Planning Case 15-0013B the conditional use permit to allow for construction of 8 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 15-0013B:

Single Family - DF Development Standards (8 units)

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and 5 feet for garage.

3. Corner side yard setback - 20 feet
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be as follows:
 - a. 1,500 square feet for single level/split level; 2,200 square feet for two-story home.
 - b. All homes shall have a minimum depth and width of 24 feet
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. Metal or vinyl siding cannot be used on any front elevations. Metal siding (.24 gauge minimum) and vinyl siding (.42 gauge minimum) can be used on side or rear elevations. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
9. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
10. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
12. Each lot shall contain one front yard overstory tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree.
13. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be

required, by the homeowner, to stabilize those soils before additional construction could occur.

14. All lots shall have underground irrigation.

15. All entrance monument signage to be approved by a separate permit.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Item 4.4 – Case File No. 15-0014 - Public Hearing – The applicant is requesting the following:

- a.) Preliminary plat approval to subdivide 76 acres into 150 single family lots and 6 outlots to be known as Sanctuary Preserve.
- b.) Conditional use permit to allow for 150 single family homes in a DF (Development Flex) zoning district.

PULTE GROUP, LEXINGTON AVENUE/114TH AVENUE NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0014 was opened at 8:14 p.m.

Kathleen Gorsky, 406 114th Lane, North Oaks Ponds East development resident, requested further information on why the number of lots had increased from 127 to 150. She had concerns with why only two car garages were being built.

Associate Planner, Lori Johnson explained that the two car garage was a minimum requirement. She anticipated that many homes would have a three car garage.

Paul Gorsky, 406 114th Lane, expressed concern with the loss of the left hand turn lane off of Lexington Avenue. He explained how this would adversely impact his neighborhood. He asked if by tying these two neighborhoods together if the building standards would change.

Associate Planner, Lori Johnson commented that the neighborhoods would remain two separate entities and the City was not proposing to bring water and sewer into Mr. Gorzyski's neighborhood.

Assistant City Engineer, Dan Schluender provided comment on the left hand turn lane from Lexington Avenue. He stated the City had a joint powers agreement with the County and it states that when the intersection at 112th was constructed, the left hand turn would be removed. However, in speaking with the County, this issue may be further discussed so long as it remains a safe movement.

Tony Lu, 3843 114th Lane, inquired when construction would begin on the development. He stated that he would like the left hand turn lane remain in place off of Lexington Avenue.

Jess Robertson requested contact information for Anoka County to discuss 114th Avenue access.

Assistant City Engineer, Dan Schluender discussed how construction traffic would travel through the neighborhood and requested the developer address the construction timeline.

Paul Heuer, Pulte Homes, explained that the change in lot sizes had varied due to the recent changes in the housing market. He discussed the home products that would be offered by Pulte Homes along with the approximate square footage. He reported the development would begin in the east and would move west. All grading would occur in the first year.

As no one wished to appear, the public hearing was closed at 8:28 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0014A the preliminary plat to subdivide 76 acres into 150 single family lots and 6 outlots to be known as Sanctuary Preserve based on the following conditions:

Case 15-0014A:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve.
2. Park dedication is required with this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.

8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue (adjacent to Outlots E and F) to be maintained by the homeowners association.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0014B the conditional use permit to allow for 150 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 15-0014B:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Zoning Ordinance Section 33.11.

Standards

1. Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard - House	7.5 Feet
Side Yard - Garage	7.5 Feet
Side Yard - Corner	20 Feet
2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. All house exteriors to utilize

maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood.

6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
8. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.
10. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the importance of the feature to remain in the development.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

ADJOURNMENT

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 4-0. Adjournment time was 8:35 p.m.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

11.2 Resolution 15-054, Granting a Conditional Use Permit Amendment to Allow for an Expanded Outdoor Truck Storage Area in an I-2 (Heavy Industrial) Zoning District at 10070 Davenport Street NE, Truck A Line. (Case File No. 15-0007/LSJ).

Moved by Councilmember Bourke, seconded by Councilmember Swanson, that Resolution 15-054, "Granting a Conditional Use Permit Amendment to Allow for an Expanded Outdoor Truck Storage Area in an I-2 (Heavy Industrial) Zoning District at 10070 Davenport Street NE, Truck A Line," be approved.

Planning and Community Development Director Schafer stated the applicant is proposing a parking lot expansion of 6,525 square feet and a new driveway onto 101st Avenue.

Motion adopted unanimously.

11.3 Resolution 15-055, Granting Preliminary Plat Approval to Subdivide 76 Acres into 150 Single Family Lots and 6 Outlots to be Known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE, Pulte Group. (Case File No. 15-0014/LSJ).

Moved by Councilmember King, seconded by Mayor Ryan, that Resolution 15-055, "Granting Preliminary Plat Approval to Subdivide 76 Acres into 150 Single Family Lots and 6 Outlots to be Known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE, Pulte Group," be approved.

Planning and Community Development Director Schafer stated Pulte Homes is ready to develop and has presented a plan that includes 150 single-family homes. He stated the property has DF (Development Flex) zoning and MDR (Medium Density Residential) land use.

Councilmember Herbst commented he is concerned about the development's drainage.

Councilmember Bourke asked about trails through the development. Planning and Community Development Director Schafer replied the development includes trails and will tie into other trails.

Councilmember Clark asked about additional traffic on 114th. Planning and Community Development Director Schafer replied 114th does not have access to go north on Lexington.

Brian Kahler, 114th Lane, stated the residents have issues with the connection of the two neighborhoods. He stated the homes in the northern neighborhood are larger than the proposed development. He stated the density of the project is more than the northern neighborhood. He suggested not connecting the neighborhoods and raising the values of the proposed homes.

Planning and Community Development Director Schafer stated he believes the left turn from Lexington Avenue onto 114th would be removed.

Councilmember Herbst suggested Pulte install two speed humps onto 114th to calm traffic.

Councilmember Clark suggested wait and see if there is a traffic problem. Planning and Community Development Director Schafer replied the developer can escrow money to cover future speed humps.

Mr. Kahler stated he does not see the need in connecting the two neighborhoods. He suggested the development exit on 109th. Planning and Community Development Director Schafer replied that property is owned by Alliance Bank and not Pulte.

Councilmember Hovland stated if the County closes the left turn onto 114th then that neighborhood will need to use 112th to get to their homes.

Council consensus for the developer to include escrow funds to cover the building of two speed humps on 114th.

Mr. Kahler stated the neighborhood is concerned about water drainage. Councilmember Herbst stated the City will work with the Watershed District on drainage.

Mr. Kahler commented the Bobolink bird nests in the wetland area.

Catherine Gorski, 4086 114th Lane, stated if the two neighborhoods are connected, the northern neighborhood is at risk of losing the left turn from Lexington. She suggested connecting the neighborhood with trail/bike path.

Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 15-055, "Granting Preliminary Plat Approval to Subdivide 76 Acres into 150 Single Family Lots and 6 Outlots to be Known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group," be amended to require the developer to escrow funds to build two speed humps.

Amendment adopted 6-1 (Councilmember Clark).

Amended motion adopted unanimously.

11.4 Resolution 15-056, Granting A Conditional Use Permit to Allow for 150 Single Family Homes in a DF (Development Flex) Zoning District for Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group. (Case File No.15-0014/LSJ).

Moved by Councilmember Swanson, seconded by Councilmember Herbst, that Resolution 15-056, "Granting A Conditional Use Permit to Allow for 150 Single Family Homes in a DF (Development Flex) Zoning District for Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group," be approved.

Planning and Community Development Director Schafer stated Pulte Homes is ready to develop and has presented a plan that includes 150 single-family homes. He stated the property has DF (Development Flex) zoning and MDR (Medium Density Residential) land use.

Motion adopted unanimously.

11.5 Resolution 15-057, Granting Preliminary Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc. (Case File No. 14-0002/LSJ).

Moved by Councilmember King, seconded by Councilmember Herbst, that Resolution 15-057, "Granting Preliminary Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc.," be approved.

Planning and Community Development Director Schafer stated the applicant Kason, Inc. is seeking Conditional Use Permit final site plan approval to develop a phased 112-unit structure. He stated the set of

Planning and Community Development Director Schafer stated the applicant is requesting an extension of the final plat approval for the third phase of the development.

Motion adopted unanimously.

11.4 Resolution 15-094, Granting Final Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc. (Case File No. 14-0002/LSJ).

Moved by Councilmember Bourke, seconded by Councilmember King, that Resolution 15-094, "Granting Final Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc.," be approved.

Planning and Community Development Director Schafer stated the final plat consists of one new lot, easements and additional right-of-way for the service road. He noted that park dedication has not been paid for the parcels and would now be due.

Motion adopted unanimously.

11.5 Resolution 15-095, Granting Final Plat Approval to Subdivide 76 Acres into 29 Single Family Lots and 4 Outlots to be known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group. (Case File No. 15-0014/LSJ).

Moved by Mayor Ryan, seconded by Councilmember Bourke, that Resolution 15-095, "Granting Final Plat Approval to Subdivide 76 Acres into 29 Single Family Lots and 4 Outlots to be known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group," be approved.

Planning and Community Development Director Schafer stated Pulte Homes has submitted final plat that consists of 76 acres for phase one which includes 29 single-family lots and four outlots.

Councilmember Bourke asked if speed humps will be built in this development. Planning and Community Development Director Schafer replied that speed humps will be considered if needed in a future phase.

Councilmember Clark commented that some residents are looking for additional dialog about this development.

Motion adopted unanimously.

11.6 Resolution 15-096, Granting Final Plat Approval to Re-plat Two Existing Lots (32.78 Acres Total) into Two Newly Reconfigured Lots, a 30.55 Acre Parcel and a 2.23 Acre Parcel to be Known as Mills Second Addition to Blaine at 10220 Lexington Avenue NE. Aldi, Inc. (Case File No. 15-0018).

Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 15-085, "Granting Preliminary Plat Approval to Re-plat Two Existing Lots (32.78 Acres Total) into Two Newly Reconfigured Lots, a 30.55 Acre Parcel and a 2.23 Acre Parcel to be Known as Mills Second Addition at 10220 Lexington Avenue NE. Aldi, Inc.," be approved.



City of Blaine
Anoka County, Minnesota
Text File
File Number: RES 16-036

Blaine City Hall
10801 Town Square Dr
Blaine, MN 55449

Agenda Date: 3/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-7

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 8 ACRES INTO 29 LOTS AND ONE OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 2ND ADDITION, LOCATED
AT XXX 112TH CIRCLE. (CASE FILE NO. 16-0011/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	03/03/2016

Background

The final plat being presented is the second phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 2nd Addition contains 29 lots and one outlot. The outlot will be further platted for residential purposes at a later date.

Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$108,576. This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.

Note: the improvements within the plat will be phased and each phase will only include those utilities and road sections necessary for that phase. The summary below is for the entire plat and will be completed in later phases.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and

specifications must be approved by city prior to start of construction. Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Final Plat

Body

WHEREAS, an application has been filed by Pulte Group as subdivision Case No. 16-0011; and

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

Outlot D, SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minneota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council

Resolution No. 15-095; and

WHEREAS, the applicant has submitted a final plat 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 Sanctuary Preserve 2nd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve 2nd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$108,756. This payment must be made prior to release of final plat mylars for recording at Anoka County. A 1.22 acre park parcel will be created and deeded to the City in one of the later plat phases. Future phases will pay park dedication at the park rate in effect at time of platting and will also take into account the \$131,100 value of the future park parcel.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
10. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail,

street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.

11. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.
12. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
13. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
14. No construction traffic will be allowed on 114th Lane NE.
15. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 3rd day of March 2016.



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Square Dr
Blaine, MN 55449

Resolution: RES 16-036

File Number: RES 16-036

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 8 ACRES INTO 29 LOTS AND ONE OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 2ND ADDITION, LOCATED
AT XXX 112TH CIRCLE. (CASE FILE NO. 16-0011/LSJ)**

WHEREAS, an application has been filed by Pulte Group as subdivision Case No. 16-0011; and

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

Outlot D, SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-095; and

WHEREAS, the applicant has submitted a final plat 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 Sanctuary Preserve 2nd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve 2nd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$108,756. This payment must be made prior to release of final plat mylars for recording at Anoka County. A 1.22 acre park parcel will be created and deeded to the City in one of the later plat phases. Future phases will pay park dedication at the park rate in effect at time of platting and will also take into account the \$131,100 value of the future park parcel.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th

Avenue west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.

5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
10. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
11. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.
12. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
13. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
14. No construction traffic will be allowed on 114th Lane NE.
15. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 3rd day of March 2016.

Signed by

Tom Ryan, Mayor

Date

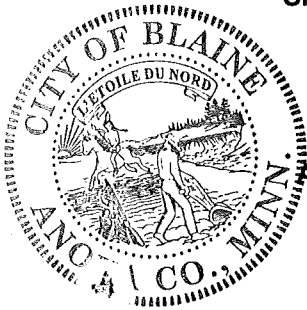
3-3-16

Attest by

Catherine Sorensen, CMC, City Clerk

Date

3-3-16



Declared by Mayor Ryan that Ordinance 16-2344, "Chapter 6 – Alcoholic Beverages – Article II – Intoxicating Liquor and 3.2 Percent Malt Liquor," be introduced and placed on file for second reading at the March 17, 2016, Council meeting.

DEVELOPMENT BUSINESS (CONTINUED)

11.6 Resolution 16-035, Granting Final Plat Approval to Subdivide 9.83 Acres into 29 Lots and One (1) Outlot to be Known as Hidden Acres, Located at 113th Avenue NE/Pierce Street NE. Cardinal Land Company, LLC. (Case File No. 15-0072/SLK).

Moved by Mayor Ryan, seconded by Councilmember Herbst, that Resolution 16-035, "Granting Final Plat Approval to Subdivide 9.83 Acres into 29 Lots and One (1) Outlot to be Known as Hidden Acres, Located at 113th Avenue NE/Pierce Street NE. Cardinal Land Company, LLC," be approved.

Planning and Community Development Director Schafer stated the applicant is proposing to develop a 9.83 acre parcel that lies north of 113th Avenue and west of Ulysses Street that has FR (Farm Residential) zoning and a land use of LDR (Low Density Residential).

Motion adopted unanimously.

11.7 Resolution 16-036, Granting Final Plat Approval to Subdivide Approximately 8 Acres into 29 Lots and One Outlot to be known as Sanctuary Preserve 2nd Addition, Located at XXX 112th Circle. (Case File No. 16-0011/LSJ).

Moved by Councilmember Clark, seconded by Councilmember King, that Resolution 16-036, "Granting Final Plat Approval to Subdivide Approximately 8 Acres into 29 Lots and One Outlot to be known as Sanctuary Preserve 2nd Addition, Located at XXX 112th Circle," be approved.

Planning and Community Development Director Schafer stated the applicant is proposing to develop a 9.83 acre parcel that lies north of 113th Avenue and west of Ulysses Street that has FR (Farm Residential) zoning and a land use of LDR (Low Density Residential).

Motion adopted unanimously.

ADMINISTRATION

12.1 Motion 16-028, Confirm 2016 Boards and Commissions Mayoral Appointments.

Moved by Councilmember Herbst, seconded by Councilmember Hovland, that Resolution 16-028, "Confirm 2016 Boards and Commissions Mayoral Appointments," be approved.

Mayor Ryan confirmed the following two-year appointments for the Planning Commission, Park Advisory, and Natural Resource Conservation Boards. He stated the commissioners and board members will be sworn in at their next regular meeting. He stated the appointments to the Special Board of Review will expire upon adjournment of the final 2016 Board of Review meeting.



City of Blaine
Anoka County, Minnesota
Text File

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

File Number: RES 16-112

Agenda Date: 7/14/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-2

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 30 ACRES INTO 41 LOTS AND TWO (2) OUTLOTS
TO BE KNOWN AS SANCTUARY PRESERVE 3RD ADDITION,
LOCATED AT 112TH CIRCLE/114TH LANE NE. (CASE FILE NO.
16-0037/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	07/14/16

Background

The final plat being presented is the third phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 3rd Addition contains 41 lots and two outlots. Outlot A will be used for a neighborhood park (see below). Outlot B will contain wetlands and storm drainage areas as well as future lots.

Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$153,504 for 41 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County. A park will be created on Outlot A of this plat and deeded to the City. The developer will be given a credit of \$131,100 for the value of the park outlot. Therefore, the total park dedication fee for this phase will be \$22,504.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction. Street and utility

improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a future signalized intersection with Lexington Avenue NE. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

Body

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 16-0037; and

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

Outlot A, SANCTUARY PRESERVE 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat 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 Sanctuary Preserve 3rd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve 3rd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$153,504 for 41 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County. Outlot A is a future park parcel and shall be deeded, by Warranty Deed, to the City once the grading has been completed by the developer. The developer will be given a credit of \$131,100 for the value of the park outlot. Therefore, the total park dedication fee required for this phase will be \$22,504.
3. Six-foot concrete sidewalks to be located as shown on the plat.
4. The developer will be required to install a 10-foot bituminous trail from 112th Circle west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer will be responsible for removal of temporary cul-de-sac on 114th Lane NE, installation of concrete curb and gutter, street, and 6 foot concrete walk to connect to the existing 114th Lane NE, extending storm sewer and water service to the future park, installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
10. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
11. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
12. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
13. No construction traffic will be allowed on 114th Lane NE.
14. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 14th day of July, 2016.



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Resolution: RES 16-112

File Number: RES 16-112

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 30 ACRES INTO 41 LOTS AND TWO (2) OUTLOTS
TO BE KNOWN AS SANCTUARY PRESERVE 3RD ADDITION,
LOCATED AT 112TH CIRCLE/114TH LANE NE. (CASE FILE NO.
16-0037/LSJ)**

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 16-0037; and

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

Outlot A, SANCTUARY PRESERVE 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat 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 Sanctuary Preserve 3rd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve 3rd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$153,504 for 41 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County. Outlot A is a future park parcel and shall be deeded, by Warranty Deed, to the City once the grading has been completed by the developer. The

developer will be given a credit of \$131,100 for the value of the park outlot.

Therefore, the total park dedication fee required for this phase will be \$22,504.

3. Six-foot concrete sidewalks to be located as shown on the plat.
4. The developer will be required to install a 10-foot bituminous trail from 112th Circle west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer will be responsible for removal of temporary cul-de-sac on 114th Lane NE, installation of concrete curb and gutter, street, and 6 foot concrete walk to connect to the existing 114th Lane NE, extending storm sewer and water service to the future park, installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
10. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
11. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
12. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
13. No construction traffic will be allowed on 114th Lane NE.
14. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.
15. 114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

PASSED by the City Council of the City of Blaine this 14th day of July, 2016.



Signed by

Tom Ryan
Tom Ryan, Mayor

Date

7/14/16

Attest by

Catherine Sorensen
Catherine Sorensen, CMC, City Clerk

Date

7/14/16

Motion adopted unanimously.

11.2 Resolution 16-112, Granting Final Plat Approval to Subdivide Approximately 30 Acres into 41 Lots and Two (2) Outlots to be known as Sanctuary Preserve 3rd Addition. Located at 112th Circle/114th Lane NE. (Case File No. 16-0037/LSJ).

Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 16-112, "Granting Final Plat Approval to Subdivide Approximately 30 Acres into 41 Lots and Two (2) Outlots to be known as Sanctuary Preserve 3rd Addition. Located at 112th Circle/114th Lane NE," be approved.

Planning and Community Development Director Schafer stated the final plat is the third phase of the Sanctuary Preserve preliminary plat. He stated the Sanctuary Preserve 3rd Addition contains 41 lots and two outlots. He noted that Outlot A will be used for a neighborhood park and Outlot B will contain wetlands, storm drainage, and future lots.

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

Moved by Councilmember Bourke, seconded by Councilmember King to amend the motion to close the road with barricades for two years and add additional screening to the back of the lots.

Planning and Community Development Director Schafer replied no additional landscaping was included in the plat. He stated there will be barricades for the road; although the sidewalk will connect.

Councilmember King stated he is in favor of closing the road for two years. He noted he met with the homeowners in North Oaks and they want to keep the road closed and keep the sidewalk and trail.

Mayor Ryan commented 112th will have a signal and the residents in North Oaks may want to use the signal.

Councilmember Bourke commented he is in favor of keeping the road closed. He requested an email on the status of the landscaping buffer.

Amendment adopted unanimously.

Amended motion adopted unanimously.

8:00 P.M. – PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME

9.1 Resolution 16-109, Public Hearing for Municipal Consent for I35W MNPASS Project.

Moved by Councilmember Herbst, seconded by Mayor Ryan, that Resolution 16-109, "Public Hearing for Municipal Consent for I35W MNPASS Project," be approved.

City Engineer Keely stated the Minnesota Department of Transportation (MNDOT) is preparing construction plans for a MNPASS lane in each direction of I35W from Roseville to Blaine. She stated this project requires municipal consent of the final layout from each City on the project corridor.



City of Blaine
Anoka County, Minnesota
Text File

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

File Number: RES 18-06

Agenda Date: 1/4/2018

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-2

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 38.6 ACRES INTO 51 LOTS AND 1 OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 4TH ADDITION. PULTE
HOMES. (CASE FILE NO. 17-0060/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	01/04/18

Background

The final plat being presented is the fourth phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 4th Addition contains 51 lots and one outlot. Outlot A will contain wetlands and storm drainage areas.

Park dedication is required for this plat for each of the new lots created. The 2018 rate is be \$4,320 per lot, or \$220,320 for 51 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

Body

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 17-0060; and

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

Outlot F, CORRECTED PLAT OF SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Outlot B, SANCTUARY PRESERVE 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat 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 Sanctuary Preserve 4th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is required for this plat for each of the new lots created. The 2018 Park Dedication Rate is \$4,320 per lot, or \$220,320 for 51 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County.
2. Six-foot concrete sidewalks to be located on 112th Lane and 112th Circle.
3. Grading plan approval is required prior to start of any construction on site.
4. Rice Creek Watershed District permit is required prior to start of grading

- and City approval of construction plans and specifications.
5. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
 6. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
 7. The developer will be responsible for installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
 8. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
 9. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
 10. No construction traffic will be allowed on 114th Lane NE.
 11. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.
 12. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve 4th Addition.

PASSED by the City Council of the City of Blaine this 4th day of January, 2018.



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Resolution: RES 18-06

File Number: RES 18-06

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 38.6 ACRES INTO 51 LOTS AND 1 OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 4TH ADDITION. PULTE
HOMES. (CASE FILE NO. 17-0060/LSJ)**

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 17-0060; and

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

Outlot F, CORRECTED PLAT OF SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Outlot B, SANCTUARY PRESERVE 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

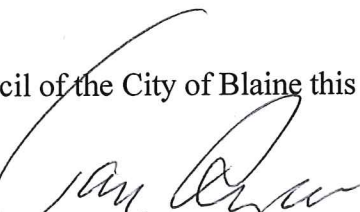
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 4th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is required for this plat for each of the new lots created. The 2018 Park Dedication Rate is \$4,320 per lot, or \$220,320 for 51 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County.

2. Six-foot concrete sidewalks to be located on 112th Lane and 112th Circle.
3. Grading plan approval is required prior to start of any construction on site.
4. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
5. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
6. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
7. The developer will be responsible for installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
8. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
9. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
10. No construction traffic will be allowed on 114th Lane NE.
11. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.
12. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Sanctuary Preserve 4th Addition.

PASSED by the City Council of the City of Blaine this 4th day of January, 2018.

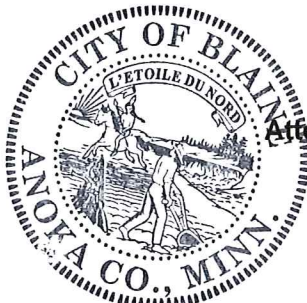
Signed by



Tom Ryan, Mayor

Date

1-4-18



Attest by



Catherine Sorensen, CMC, City Clerk

Date

1-4-18

to Provide a Three (3) Foot Side Yard Setback for the Existing Driveway located at 3114 123rd Court NE,” be approved.

Planning and Community Development Director Schafer stated the applicant and their neighbor own two adjacent parcels, 3114 (Lot 7) and 3122 (Lot 8) 123rd Court NE. The owners of Lot 7 would like their existing driveway to meet the required 3 foot side yard setback. The owner of Lot 8 is willing to adjust the lot line approximately 7 feet at the widest point so that the owner of Lot 7 will meet the 3-foot side yard setback for the existing driveway. The homeowner of the existing driveway on Lot 7 feels that cutting the driveway back to meet the setback will not leave them enough room to enter their garage and therefore are requesting with their neighbor to adjust the lot line. The driveway of Lot 7 must meet a 3-foot setback from the newly established lot line. This is a simple request for a waiver of platting to adjust a common lot line and the recommended conditions are conditions listed for similar approvals that have been granted in the past.

Councilmember Hovland asked why this issue was not found sooner. Planning and Community Development Director Schafer reported driveways are not part of original building plans. He explained staff discovered the issue during an inspection of the property. In addition, staff believes the property owner did not build the home according to the survey.

Motion adopted unanimously.

11.2 Resolution No. 18-06, Granting Final Plat Approval to Subdivide Approximately 38.6 Acres into 51 Lots and 1 Outlot to be known as Sanctuary Preserve 4th Addition. Pulte Homes (Case File No. 17-0060/LSJ).

Moved by Councilmember Swanson, seconded by Councilmember King, that Resolution No. 18-06, “Granting Final Plat Approval to Subdivide Approximately 38.6 Acres into 51 Lots and 1 Outlot to be known as Sanctuary Preserve 4th Addition,” be approved.

Planning and Community Development Director Schafer stated the final plat being presented is the fourth phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 4th Addition contains 51 lots and one outlot. Outlot A will contain wetlands and storm drainage areas. The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, concrete curb and gutter, 6-foot concrete walk, 10-foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by the City prior to start of construction. It was noted the final plat is consistent with the approved preliminary plat and is recommended for approval.

Councilmember King asked if this addition would change the road closure at 114th Lane NE. Planning and Community Development Director Schafer reported this road closure and the previous agreement would stand.

Councilmember Hovland questioned if 112th Lane and 112th Circle would be pushed through at a later date. Planning and Community Development Director Schafer commented on the new plat and explained this was a continuation of the street that was already in place.

Motion adopted unanimously.



City of Blaine
Anoka County, Minnesota
Text File

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

File Number: RES 18-227

Agenda Date: 12/20/2018

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 10.-3

PUBLIC HEARING - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**OPENING STREET CONNECTION BETWEEN NORTHOAKS PONDS
EAST AND SANCTUARY PRESERVE ON 114TH LANE NE.
SANCTUARY PRESERVE 3RD ADDITION. (CASE FILE NO.
16-0037/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	07/14/16
City Council (Public Hearing)	12/20/18

Background

The final plat of Sanctuary Preserve 3rd Addition contained the new street section of 114th Lane providing the connection between the existing neighborhood of North Oaks Ponds East and the new lots created by Sanctuary Preserve 3rd Addition. As part of that approval in July of 2016, the City Council discussed how and when to open the street connection between the two neighborhoods and determined, in part to guarantee that no construction traffic would use the existing street in North Oaks Ponds East as an access, that the street would be temporarily blocked by barricades.

The exact language from the Sanctuary Preserve 3rd Addition Final Plat resolution is as follows:

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

The street was constructed by the developer and accepted by the City on November 3, 2016. Given that the two years have now elapsed, the item has been noticed for a hearing and Council action.

From a staff perspective the City Council seems to have two options available:

Option 1- remove the barricades so that the street can open and operate as a thru street that no longer needs to be maintained as two dead ends.

OR

Option 2 - Recognize that there are approximately 20-25 homes left to be constructed within the Sanctuary Development which will be substantially completed by the end of summer of 2019 and direct that the barricades be removed on or around August 15th, 2019 (prior to start of school).

While staff strongly recommends opening the street as originally planned for the reasons of connecting community, efficient maintenance, public safety response, bus routing of school kids, etc., either of the above options would accomplish those objectives.

Recommendation

By motion, approve the Resolution with one of the stated options.

Attachments

Zoning and Location Map

Photo of Barricades

Body

WHEREAS, the Blaine City Council granted Final Plat approval for Sanctuary 3rd Addition on July 14, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-112; and

WHEREAS, one of the stipulations of Resolution No. 16-112 required that the roadway connection on 114th Lane be blocked by barricades for a period of two years after initial construction has been completed; and

WHEREAS, consistent with Resolution No. 16-112, it has been two years

since the street has been completed and a hearing has been noticed and held for the City Council to determine if the barricades should now be removed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the barricades have served their purpose to block construction related traffic on 114th Lane and that the temporary barricades should be:

Option 1: removed upon adoption of this resolution.

OR

Option 2: removed once the neighborhood (Sanctuary Preserve) is substantially built-out, which has been determined to be on or around August 15, 2019, and prior to the start of the 2019-2020 school year.

PASSED by the City Council of the City of Blaine this 20th day of December, 2018.



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 18-227

File Number: RES 18-227

**OPENING STREET CONNECTION BETWEEN NORTH OAKS
PONDS EAST AND SANCTUARY PRESERVE ON 114TH LANE NE.
SANCTUARY PRESERVE 3RD ADDITION. (CASE FILE NO.
16-0037/LSJ)**

WHEREAS, the Blaine City Council granted Final Plat approval for Sanctuary 3rd Addition on July 14, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-112; and

WHEREAS, one of the stipulations of Resolution No. 16-112 required that the roadway connection on 114th Lane be blocked by barricades for a period of two years after initial construction has been completed; and

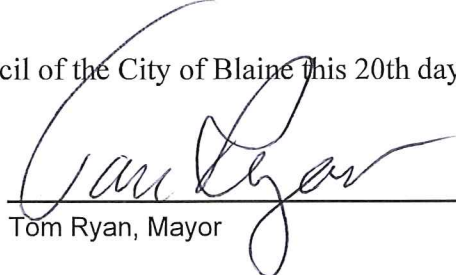
WHEREAS, consistent with Resolution No. 16-112, it has been two years since the street has been completed and a hearing has been noticed and held for the City Council to determine if the barricades should now be removed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the street barricade should remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th and Lexington.

PASSED by the City Council of the City of Blaine this 20th day of December, 2018.



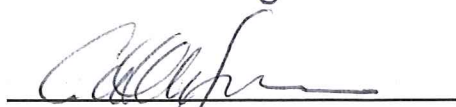
Signed by


Tom Ryan, Mayor

Date

12-20-18

Attest by


Catherine Sorensen, CMC, City Clerk

Date

12-20-18

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Resolution 18-239, "Publication of the Title and Summary of Ordinance 18-2418 Amending Appendix D – Fee Schedule of the Municipal Code of the City of Blaine," be approved.

Motion adopted unanimously.

10.4 Resolution 18-227, Opening Street Connection between Northoaks Ponds East and Sanctuary Preserve on 114th Lane NE. Sanctuary Preserve 3rd Addition. (Case File No. 16-0037/LSJ).

Moved by Councilmember Clark, seconded by Councilmember King, that Resolution 18-227, "Street barricade to remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th Avenue and Lexington Avenue," be approved.

Planning and Community Development Director Schafer stated the final plat of Sanctuary Preserve 3rd Addition contained the new street section of 114th Lane providing the connection between the existing neighborhood of North Oaks Ponds East and the new lots created by Sanctuary Preserve 3rd Addition. As part of that approval in July of 2016, the City Council discussed how and when to open the street connection between the two neighborhoods and determined, in part to guarantee that no construction traffic would use the existing street in North Oaks Ponds East as an access, that the street would be temporarily blocked by barricades. The exact language from the Sanctuary Preserve 3rd Addition Final Plat resolution is as follows:

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

Mr. Schafer reported the street was constructed by the developer and accepted by the City on November 3, 2016. Given that the two years have now elapsed, the item has been noticed for a hearing and Council action.

Mayor Ryan opened the public hearing at 7:47 p.m.

Brian Koehler, 4132 114th Lane, explained a barricade has been in place for several years. He thanked the Council for the barricade and commented on how the neighborhoods have joined to create a large walking loop. He requested the City Council allow the barricade to remain in place.

There being no additional public input, Mayor Ryan closed the public hearing at 7:50 p.m.

Councilmember Clark stated he supported leaving the barricade in place and encouraged support of this amendment.

Councilmember Garvais requested comment from staff regarding the plans Anoka County has for this intersection. City Engineer Schluender stated the County has an application to expand Lexington Avenue from a four-lane roadway to a six-lane roadway. He described how this would change 114th Lane to a right-in/right-out only. He estimated work on this project would begin in 2022.

Councilmember Garvais stated he supported the amended motion made by Councilmember Clark to leave the barricade in place for future reconsideration. He asked if the Public Safety Department supported these

neighborhoods having two points of entry. Police Chief/Safety Services Manager Podany reported he could support the barricade remaining in place but explained the barricade could create delays.

Councilmember Garvais indicated he looked forward to revisiting this matter once Anoka County receives funding for the Lexington Avenue project.

Councilmember Hovland reported the Council had discussed this matter with the County regarding full access to Lexington Avenue. He stated he did not see any reason to open the barricade at this time. He explained the neighborhood could put a petition together if they would like to have sidewalks installed.

Amended motion adopted unanimously.

10.5 Resolution 18-228, Adopt 2019 Tax Levy.

Finance Director Huss stated Council conducted a public hearing for the proposed 2019 General Fund budget and proposed property tax levy on December 13. Pursuant to statutory requirements, a public hearing is again scheduled for tonight at which the City Council will consider public input and adopt a final levy and budget. The first item of action will be to adopt the 2019 tax levy. Council will also adopt the 2019 General Fund Budget. This will be done under a separate resolution following the public hearing and adoption of the 2019 property tax levy.

Mayor Ryan opened the public hearing at 8:02 p.m.

There being no public input, Mayor Ryan closed the public hearing at 8:02 p.m.

Moved by Mayor Ryan, seconded by Councilmember Clark, that Resolution 18-228, "Adopt 2019 Tax Levy," be approved.

Councilmember King thanked staff for all of their efforts on the levy. He expressed concern with how the City was managing road assessments and the fact that these funds were not reflected in the general fund. He stated he would prefer the levy to go back to the 2017 amount. He indicated he supported the Pavement Management portion of the levy being removed from the 2019 levy.

Councilmember Swanson stated the Council has not signed off on a new Pavement Management Policy and for this reason could not support a change to the 2019 tax levy.

Councilmember Clark commented he would like to encourage the future Council to look at the total cost of pavement projects and not the expense. He stated he was pleased the City was able to keep the tax rate flat and would still be able to complete road projects. He recommended the new Council address this matter further in 2019.

Mayor Ryan agreed the Council needed to further discuss the City's overall plan for its streets.

Councilmember Clark supported the Council changing its assessment policy keeping in mind the total cost of government.

Moved by Councilmember King to amend the 2019 Tax levy removing the Pavement Management Portion of the levy. Motion failed for lack of a second.

Additional Comments Received for Item 10.3

Robinson, Patricia

From: Michael Chan <mchan0946@gmail.com>
Sent: Saturday, December 15, 2018 4:16 PM
To: Robinson, Patricia
Subject: Opening Street Connection Between North Oaks Ponds East and 114th lane Ne

My name is Michael Chan. Our home address is 3960 112th Circle NE. Our family is in favor of opening up street connection between North Oaks Ponds and Sanctuary Preserve on 114th Lane NE. Since both my kids attending school in Centennial school district, they have to aboard school bus on 114th and Cord. It is extremely dangerous for us try to across both direction on Lexington ave in order to get to 114th Lane every morning. It will a lot safer if the street is open up.

Home Address
4086 114TH Lane NE
Blaine, MN 55449

Matthew G. Owens

Contact Information
Cell Phone: (612) 708-5801
Email: owensmg410@gmail.com

December 16, 2018

Blaine City Council
10801 Town Square Drive
Blaine, MN 55449

RE: Case 16-0037

Members of the Council,

As a resident of North Oaks Ponds East please accept my strong opposition to the removing of the existing street barricade on 114 Lane NE.

114 Lane NE is a dimly lit and narrow road that was never designed to, and should not accommodate the additional traffic from the many new homes to its South. As a connecting point to high speed Lexington Avenue it is my concern that removing this street barricade will facilitate additional commuting traffic that will carry excess speed accordingly.

Sanctuary Preserve development already has north and south access to Lexington Avenue. Removing this street barricade carries unacceptable safety risks that far outweigh the minimal accessibility gains.

Thank you for your consideration.

Sincerely,



Matt Owens

Robinson, Patricia

Subject: RE: New request received

From: City Council <do_not_reply@civicplus.com>

Sent: Wednesday, December 19, 2018 5:12 PM

To: Arneson, Clark <CArneson@blainemn.gov>

Subject: New request received

Category City Council has received a new request.

Here is what we have on file:

Send a Message to City Council

#2458

[View Request](#)

Category: City Council
Priority: 3
Assigned To: Derr Lisa
Submitted: 12/19/2018 5:12 PM
Source: Website 75.73.74.33

SUBMITTER
Shevon Sukharan
3992 114th Lane NE
Blaine, MN 55449
CONTACT
ssukharan@yahoo.com

3992 114th Lane NE
Blaine, MN 55449

REQUEST DETAILS

Description

To whom it may concern,

My name is Shevon Sukharan. I live at 3992 114th Lane NE in Blaine with my husband Gamal. We moved into this neighborhood a little over 2 years ago. We fell in love with our neighborhood instantly for numerous reasons, including the larger lots and the minimal street traffic. We were truly blessed to find such a gem of a neighborhood right here in Blaine. At that time, our neighbors informed us of the resolution reached regarding keeping 114th Lane closed between our neighborhood and the new subdivision known as Sanctuary Preserve. We were happy with that decision to keep each subdivision separate and hope that this portion of 114th Lane remain closed. There are numerous reasons why we feel this way.

First, we purchased our home here mainly due to the neighborhood. Our street is quiet with very little vehicular traffic. During the spring to fall months, we love to walk, jog and bike around our neighborhood. We feel very safe even though we do not have sidewalks. This is one of our biggest concerns if the road is opened to Sanctuary Preserve. We would no longer feel safe doing some of our favorite activities and I think many of our neighbors would agree with us. Many of our neighbors have small children and pets and also like doing the same activities as we do. Also, since our neighborhood is smaller, our portion of 114th Lane suffices for the needs of our neighborhood. If the road were opened, the residents of Sanctuary Preserve would benefit whereas our neighborhood would suffer from increased traffic and decreased safety. This would destroy the charm of our neighborhood for current residents and future ones.

Secondly, Sanctuary Preserve continues to expand. There are plans to open another phase of this development and if I am not mistaken, there are also plans to open up another road which would connect the new and existing portions of

Sanctuary Preserve to 109th Avenue. This would give Sanctuary Preserve another entrance/exit point aside from the one located on Lexington Avenue. For this reason, I do not think that it would be fair that our quaint neighborhood should be disturbed solely for the benefit of the residents of Sanctuary Preserve when there are already plans to create another entrance/exit point. We certainly hope that you continue to advocate for our neighborhood and keep the connecting road to the Sanctuary Preserve closed.

Your Information

Name

Shevon Sukharan

Fax Number

Email Address

ssukharan@yahoo.com

Preferred Contact Method

email



This petition has collected
84 signatures
using the online tools at www.ipetitions.com

Printed on 2021-04-01

Closure of 114th Lane NE - Blaine, Minnesota

About this petition

From:
Sanctuary Preserve Neighborhood Residents

To:
Blaine City Council
10801 Town Square Dr. NE,
Blaine, MN 55449

RE: Closure of 114th Lane N.E.

Dear Blaine City Council Members,

The Sanctuary Preserve neighborhood residents are asking for the city council to revisit the decision to maintain the closure of 114th Lane N.E. Currently, the closure is to be maintained until 2025 in conjunction with the Lexington Ave. Corridor project. Since the closure was last discussed by the city council, additional factors have been discovered and should be heard to determine if maintaining the closure is truly sound.

- Completion of the Sanctuary Preserve Construction. The construction of the 151 households in the Sanctuary Preserve community is complete. With the completion of the development, the concern of large vehicle traffic related to the construction has been eliminated.

Of the 151 homes, more than 60 percent are households with either school age children or soon-to-be-school-age children, assigned to attend the SLP school system and that rely on safe and efficient bussing.

- Inefficient Bussing. The current bus route that includes Sanctuary Preserve must first drive down 114th Lane N.E. until it reaches the road closure, and then backtrack all the way to Lexington Ave. to reach the Sanctuary Preserve development.

With current traffic patterns, the bus route for children attending SLP schools in the neighborhood results in an extra seven minutes on the bus per school day. These seven minutes per day turn into an extra 35 minutes on the bus per week and by the end of the school year, the children have spent an extra 21 hours on the bus. See appendix material from SLP Transportation Dept.

- Infrastructure Exists and Minimal Effort to Open 114th Lane N.E. The infrastructure for this road is already in place, it is only blocked by temporary signs. The only work required to connect the neighborhoods is the removal of the signs, and then patching of the asphalt. When the asphalt was laid the city did install a stop sign at the end of 114th Lane N.E. in the Sanctuary Preserve neighborhood for traffic control and safety; therefore, no major road construction is required to make the roadway operational.
- City Growth. The City of Blaine continues to be one of the fastest-growing suburbs in the Twin

Cities metro area. There are multiple commercial and residential housing developments being completed, started, and proposed along Lexington Ave., including high-density housing on the corner of 109th Ave. and Lexington Ave. The population increase along the Lexington Corridor will likely lead to increased traffic and even longer delays for this bus route.

The minimal effort that is necessary to open 114th Lane N.E. is not dependent upon the upcoming enhancements to Lexington Ave, so there is no compelling argument to link the timing of opening 114th Lane N.E. to the work on Lexington Ave.

- Sharing of Public Roadways. In addition to the increased efficiency and safety for bus routes, emergency vehicles and deliveries opening 114th Lane N.E. creates opportunities for the two neighborhoods to use the roadway for walking, biking and running, and provides the North Oak Ponds East neighborhood with direct access to the city park in Sanctuary Preserve.

We appreciate the opportunity to raise these factors to the Blaine City Council. We believe this matter should not be bundled with any decisions relating to the Lexington Ave. Corridor project, and since there are proven inefficiencies in the bussing, now is the time for the city council to revisit the decision to maintain the closure of 114th Lane N.E. Thank you for your service and dedication to the city.

Sincerely,

The Sanctuary Preserve Neighborhood Residents

Signatures

1. Name: Julie Larson on 2021-03-08 02:05:39
Comments:

2. Name: Giessi Lopez on 2021-03-08 18:32:10
Comments:

3. Name: Angelene Ghelf on 2021-03-09 16:45:27
Comments:

4. Name: Keerthana Reddy on 2021-03-11 19:32:29
Comments:

5. Name: Lois Bushard on 2021-03-11 19:33:27
Comments:

6. Name: Nikki Letourneau on 2021-03-11 19:34:42
Comments:

7. Name: Terri Nelson on 2021-03-11 19:34:49
Comments:

8. Name: Vong Yang on 2021-03-11 19:35:57
Comments: What's the purpose of having that road blocked?

9. Name: Hannah Einck on 2021-03-11 19:37:06
Comments:

10. Name: Deb Olson on 2021-03-11 19:37:11
Comments: Absolutely support!

11. Name: Jennifer Belting on 2021-03-11 19:41:40
Comments:

12. Name: Amy Moore Johnson on 2021-03-11 19:48:24
Comments:

13. Name: Brett Olds on 2021-03-11 19:49:12
Comments: Please open road to 114th for public school transportation options.

14. Name: Alex Skulte on 2021-03-11 20:05:45

Comments:

-
15. Name: Megan Griffin on 2021-03-11 20:12:09
Comments:
-
16. Name: Jordan Einck on 2021-03-11 20:12:25
Comments:
-
17. Name: Angelica Stoltz on 2021-03-11 20:12:48
Comments:
-
18. Name: Paige pletscher on 2021-03-11 20:13:42
Comments:
-
19. Name: Anthony Paganelli on 2021-03-11 20:14:33
Comments:
-
20. Name: Jessica Pratt on 2021-03-11 20:16:19
Comments:
-
21. Name: Sherilyn Anderson on 2021-03-11 20:48:56
Comments:
-
22. Name: Alicia Reichenbach on 2021-03-11 20:49:24
Comments:
-
23. Name: Anna Braasch on 2021-03-11 21:21:51
Comments:
-
24. Name: Marissa Hattling on 2021-03-11 21:24:01
Comments:
-
25. Name: Erica Stratton on 2021-03-11 21:36:44
Comments:
-
26. Name: Loran Kinley on 2021-03-11 21:57:53
Comments:
-
27. Name: Kristina Hunt on 2021-03-11 22:52:17
Comments:
-
28. Name: Beatriz Rivera on 2021-03-11 23:00:49

Comments:

-
29. Name: Brad Beuscher on 2021-03-11 23:15:10
Comments:
-
30. Name: Tiffany Cary on 2021-03-11 23:17:32
Comments:
-
31. Name: Jessica Breneman on 2021-03-11 23:23:18
Comments:
-
32. Name: Lynne Seim on 2021-03-11 23:24:29
Comments:
-
33. Name: Kimberly Oluoch on 2021-03-11 23:37:40
Comments:
-
34. Name: Nicholas Newstrom on 2021-03-11 23:45:36
Comments:
-
35. Name: Lauren Boedeker on 2021-03-12 00:07:25
Comments:
-
36. Name: Matt DePoint on 2021-03-12 00:10:14
Comments:
-
37. Name: Jacob zaki on 2021-03-12 00:14:06
Comments:
-
38. Name: matthew on 2021-03-12 00:16:11
Comments:
-
39. Name: Jason Laughlin on 2021-03-12 00:18:24
Comments:
-
40. Name: Kristen Nelson on 2021-03-12 00:21:00
Comments:
-
41. Name: Julie Baskin on 2021-03-12 00:21:08
Comments:
-
42. Name: Kyle rhodes on 2021-03-12 00:46:28

Comments:

-
43. Name: Samuel Afolayan on 2021-03-12 01:04:48
Comments:
-
44. Name: Aaron Neely on 2021-03-12 01:11:57
Comments:
-
45. Name: Sarah Zillmann on 2021-03-12 01:18:06
Comments:
-
46. Name: Amy Hennen on 2021-03-12 01:25:32
Comments:
-
47. Name: Eric Locher on 2021-03-12 01:58:36
Comments:
-
48. Name: Joey Hunter on 2021-03-12 02:55:32
Comments:
-
49. Name: Amber Graves on 2021-03-12 04:56:25
Comments:
-
50. Name: Gregg Graves on 2021-03-12 04:57:28
Comments:
-
51. Name: Pushkar on 2021-03-12 08:29:31
Comments:
-
52. Name: Jessica Paganelli on 2021-03-12 13:29:17
Comments:
-
53. Name: Jamal Griffin on 2021-03-12 22:14:14
Comments:
-
54. Name: Gregg Strafaccia on 2021-03-13 01:00:38
Comments:
-
55. Name: Bao Moua on 2021-03-13 13:14:14
Comments:
-
56. Name: Amanda Lindberg on 2021-03-13 20:39:57

Comments:

-
57. Name: Jennifer Urberg on 2021-03-15 23:26:39
Comments: I agree with all of these points and have discussed them before. Not only that, opening 114th is the right thing to do for all of our Blaine residents. We are a generous community and opening up this roadway to our neighboring development just north of us is the Blaine way of life. We don't want to remain segregated over issues that are no longer present. Let's do this right, let's open it up to benefit all.
-
58. Name: Laura Cayton on 2021-03-16 00:44:13
Comments:
-
59. Name: Kyle Nummela on 2021-03-16 01:16:48
Comments:
-
60. Name: Brad Christensen on 2021-03-16 19:44:20
Comments:
-
61. Name: brett hunter on 2021-03-26 18:15:14
Comments:
-
62. Name: Morgan Christensen on 2021-03-26 18:22:59
Comments:
-
63. Name: Kristie McNamara on 2021-03-26 18:29:15
Comments:
-
64. Name: Nevin Withee on 2021-03-26 18:47:39
Comments:
-
65. Name: Stephanie Nummela on 2021-03-26 19:19:43
Comments:
-
66. Name: Robert Cayton on 2021-03-26 19:21:22
Comments:
-
67. Name: Jordan Boedeker on 2021-03-26 19:28:25
Comments: There is no disadvantage to anyone to have the road opened. Only advantages to the kids on the school bus, delivery drivers who won't need to back-track (actually causing more traffic in their neighborhood at the moment), and allowing the folks in that neighborhood drive through the Sanctuary Preserve in order to properly cross the medium and take a proper left to head north instead of having them illegally taking a left at the medium crossing that's for the entrance of the Sanctuary. Blaine is only growing, we should connect the communities instead of blocking them off.

-
68. Name: Jason Perius on 2021-03-26 19:58:20
Comments:
-
69. Name: Aaron Seim on 2021-03-26 20:22:29
Comments:
-
70. Name: Ashley Sykora-Whitehead on 2021-03-26 20:30:45
Comments:
-
71. Name: Sami Warns on 2021-03-26 20:33:40
Comments:
-
72. Name: Theresa V on 2021-03-26 20:35:50
Comments:
-
73. Name: Steven Rudolph on 2021-03-27 00:11:12
Comments: This is not only a convenience issue, but it is a safety issue. A single incident in either subdivision can prevent all of the residents from getting in and out, and also emergency responders getting in. This was agreed to be opened previously and I believe that one of the city council members prevented it from being opened due to a personal interest and not the interest of the citizens involved in the decision.
-
74. Name: Lynn Rudolph on 2021-03-27 00:12:10
Comments:
-
75. Name: Kay Rauch on 2021-03-27 01:57:22
Comments: School busing is a problem for our families with this road closed.
-
76. Name: Ravi Peruri on 2021-03-27 13:57:30
Comments:
-
77. Name: Jason Warns on 2021-03-27 18:02:07
Comments:
-
78. Name: John Sibo on 2021-03-28 02:20:52
Comments:
-
79. Name: Brooke Imhoff on 2021-03-28 17:21:59
Comments:
-
80. Name: Brittany Raymond on 2021-03-28 19:26:58

Comments:

81. Name: Nikki Letourneau on 2021-03-29 00:42:15
Comments:

82. Name: Michael chan on 2021-03-29 02:41:36
Comments:

83. Name: Dan Gould on 2021-03-30 19:26:19
Comments:

84. Name: Clement Vaccaro on 2021-04-01 22:47:45
Comments:

July 5th, 2023

Honorable Mayor and Council,

Accompanying this letter is a sign petition from the residents of the North Oaks Ponds East development; located on 114th and Lexington Ave. On behalf of the residents, we would like to respectfully ask the council to adhere to Resolution 18-227 with our development stating:

“Street barricade to remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th Avenue and Lexington Avenue,”

We look forward to further dialog on this matter and look forward to an equitable resolution.

Respectfully,

North Oaks Ponds East

North Oaks Ponds East Neighborhood List

Name	Address	Signature
Ryan and Jess Robertson	4175 114th Lane	Ryan Robertson
Brian and Angee Koehler	4132 114th Lane	Brian Koehler
Nick Sell and Allison Oyos	4123 114th Lane	Nick Sell
Matt and Katherine Iserman	4110 114th Lane	Matt Iserman
Matt and Amanda Owens	4086 114th Lane	Matt Owens
Sam Blanchard	4047 114th Lane	Sam Blanchard
Charles Schmidt and Kisha Delain	4044 114th Lane	Charles Schmidt
Ben and Liliya Loginov	4018 114th Lane	Ben Loginov
Dale and Cornelia Murphy	4011 114th Lane	Dale Murphy
Nathan and Danielle Clanton	3993 114th Lane	Nathan Clanton
Mike and Shevon Arfeen	3992 114th Lane	Mike Arfeen
Curtis and Sara Sell	3967 114th Lane	Curtis Sell
Dustin and Becky Helget	3900 114th Lane	Dustin Helget
	3873 114th Lane	
Jose and Sarah Santiago	3850 114th Lane	Jose Santiago
Tony and Jackie Liu	3843 114th Lane	Tony Liu
Jesse and Alicia Powers	3807 114th Lane	Jesse Powers
Jack and Sue Streeter	3785 114th Lane	Sue Streeter
Jesse Larson and Megan Brainard Jenna Larson	11522 Austin Court	Jenna Larson
Dustin and Amanda Dinh	11551 Austin Court	Dustin Dinh
Alan and Emily Kraling	11504 Austin Court	Alan Kraling
Michael and Jeanine Davis	11537 Austin Court	Jeanine Davis
Dave and Sara Nowacki	11425 Cord Court	Sara Nowacki
Gary Miller and DeAnn Hawkinson	11403 Cord Court	DeAnn Hawkinson
John and Kristen Genet	11381 Cord Court	Kristen Genet



City of Blaine Staff Report

File Number: 2023-293

Agenda Date	Status
July 17, 2023	
In Control	File Type
City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director, Daniel Schluender, Director of Engineering, Brian Podany, Safety Services Manager/Police Chief, Michelle Wolfe, City Manager

Agenda Item # 2.1

114th Lane Closure Discussion

Background

This staff report has been prepared by Community Development Director Thorvig, Director of Engineering Dan Schluender, Director of Public Safety/Police Chief Podany, and City Manager Wolfe. There are a large number of attachments, including documents and minutes relating to the development of the Sanctuary Preserve neighborhood. In addition, petitions from both neighborhoods are attached. Over time, there has been a great deal of communication regarding this topic, with many statements and concerns made regarding the history of the development, discussions and decisions regarding the street closure, safety, and school bus routing, among other topics. Staff endeavored to provide as much history, documentation, and relevant information as possible.

History

The Sanctuary Preserve neighborhood received initial approval in 2015. The following is a timeline and summary of various approvals for the project and language associated with 114th Lane. (See attached relevant agenda items and minutes.)

April 2, 2015 - CUP is granted to allow 150 single family homes in a Development Flex zoning district. A preliminary plat was also approved laying out the full 150 lot subdivision. The preliminary plat included language that states "The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by the city prior to the start of construction." The original approval anticipated connecting 114th Lane to the North Oaks Ponds East neighborhood.

May 21, 2015 - Final plat is approved for the first addition of 29 lots. The same language regarding the

114th Lane connection above is listed in the final plat approval. The first addition included only a portion of the road construction and road construction did not yet reach the 114th Lane connection.

March 3, 2016 -Final plat is approved for the second addition of 29 lots. The same language regarding the 114th Lane connection above is listed in the final plat approval. The second addition included only a portion of the road construction and road construction did not yet reach the 114th Lane connection.

July 14, 2016 - Final plat is approved for the third addition of 41 lots. Construction for this addition included the connection of 114th Lane and the same language above was included in the resolution. However, additional language was added by the City Council stating, "114th Lane Construction from Sanctuary Preserve to North Oaks Pond East, once constructed by the developer, to be closed by street barricade for a period of two (2 years) from the date of initial completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time." There was concern regarding construction traffic entering the North Oaks Ponds East development and a barricade during construction would prevent said traffic.

January 4, 2018 - Final plat is approved for the fourth addition of 51 lots. Because 114th Lane had already been constructed with the third addition, no language was in the resolution related to 114th Lane.

December 20, 2018 - Based on the July 14, 2016 resolution outlining a two-year time frame to consider the barricade removal, City Council held a public hearing to consider whether the barricades should be removed. The staff report identified two options. The first option was, "remove the barricades so that the street can open and operate as a thru-street that no longer needs to be maintained as two dead ends." The second option was, "recognize that there are approximately 20-25 homes left to be constructed within the Sanctuary Development which will be substantially completed by the end of summer of 2019 and direct the barricades be removed on or around August 15, 2019 (prior to start of school)." The second option was included to prevent construction traffic from entering the North Oaks Pond East development as the Sanctuary Preserve development was being completed. The City Council chose a different option and adopted a resolution stating, "the street barricade should remain in place and be considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th and Lexington."

2018 Resolution

This resolution is currently in place and neither of the triggers have occurred. Wellington Development, the developer of Lexington Meadows, owns an 8 acre parcel on the east side of Austin Street, north of 109th Avenue. This site is zoned commercial and shovel ready, meaning there are no wetland challenges and it can be developed. If development occurs on this parcel, it would trigger the City Council to review the street closure. The land immediately northwest of the 109th Avenue/Lexington Avenue intersection is considered wetland and is not developable now or in the future.

There are several roadway improvements scheduled in and around the 109th Avenue and Lexington Avenue area. The developer of the Lexington Meadows and North Meadows developments is in the process of installing a signal system at the intersection of 109th Avenue and Austin Street. The construction is scheduled for Summer/Fall of 2023, at which time the temporary barricades at 112th Avenue and Austin Street can be removed. This improvement will provide additional connectivity to the

street network. Other improvements include projects listed in the Anoka County 5-year Highway Improvement Plan. They have Lexington Avenue, from 112th Avenue to 122nd Avenue listed as pavement rehabilitation, and 109th Avenue from Radisson Road to Lexington Avenue listed for reconstruction.

The City and the County continue to monitor the traffic numbers at the 112th Avenue and Lexington Avenue intersection to see if it warrants a traffic signal.

Public Safety

There have been concerns voiced by residents in both The Sanctuary Preserve as well as North Oaks Ponds East. Residents have cited that they have seen a police car as well as an ambulance that have driven up to the barricade and were unable to get through due to the barricade. Blaine Police Officers all go through extensive geography training in the entire city as part of the onboarding and field training process. Although there may be anomalies in which newer officers don't realize the barricade is there, every officer that Chief Podany spoke to and inquired with was aware of the barricade. Additionally, the Computer Aided Dispatch (CAD) software utilized by the police indicates the street is not a through street. SBMFD cannot attest that all staff members are aware of the barricade, but SBMFD does utilize the same Public Safety Data System that the Police Department utilizes. In checking with Allina Emergency Medical (Ambulatory) services, they utilize their own in-house mapping program. Although it may not have been noted in the past, the system does indicate that there is a barrier in place at this location and that it is not a through street. Opening up the 114th barricade would allow emergency vehicles to pass through the area unobstructed. However, response time changes are difficult to calculate due to the multitude of addresses that could be being responded to, as well as the location the emergency responder is responding from.

In a review of three primary mapping apps, Google Maps and Waze both show that it is not a through street, but Apple Maps does not indicate it is not a through street.

There are a multitude of neighborhoods in the City that only have one way in-one way out. The Sanctuary Preserve is certainly one of the larger ones but there are others as well. Additionally, when Austin Street opens up, it will provide an additional entrance/exit into The Sanctuary Preserve.

There are other safety concerns that have been raised by residents in North Oaks Ponds East, including that of pedestrian and animal safety. As North Oaks Ponds has no sidewalks/bike paths, anyone recreating on foot, bicycle, etc. has to utilize the roadway surface. An increase in traffic on a road with no sidewalks/bike paths inevitably leads to increased risk of vehicular-pedestrian/bicyclist collision, reducing the safety to those who utilize the road to recreate.

Concern has additionally been raised about an inability to access a neighborhood when there is an incident such as a crash that occurs at the entry point. This could occur at the entry point or any point along a roadway that is a single way in/single way out. An additional example would be a structure fire or other incident in which the street becomes impassable. A crash that specifically raised concern was on March 1, 2023 at Lexington/112th. The property damage crash occurred at 7:21AM and officers cleared the scene at 8:10AM. The intersection was impassible and as a result, traffic backed up coming southbound on Lexington Avenue until the crash cleared. In that particular incident, traffic stoppage was backed up on Lexington north of 114th.

School Bus Routing

In correspondence to city representatives, concerns have been raised in relation to school bus routes. Staff contacted the superintendents for both Spring Lake Park schools and Centennial schools.

One concern communicated was that Centennial Schools picks up open enrollment students on 114th Lane but not in the Sanctuary Preserve neighborhood, due to the street closure. Superintendent Holmberg stated that it is the policy of the district that they do not pick up OE students in areas outside the district. However, there is some history related to 114th Lane, and he shared information from the contractor (Arlen Hviding) who serves as the district's transportation admin. Mr. Hviding wrote the following:

"Historically, we have transported OE students at all grade levels residing on 114th Ln NE west of Lexington Avenue as transport is requested. For the current year, we only have CHS and CMS students routed. No BHE students are routed and we are not aware that any families have requested transport for the current year. We have not extended bus routes along 112th Ave NE when it opened up as we have respected this as SLP district boundary."

Staff also met and discussed bussing for these neighborhoods with the Superintendent and Director of Business Administration for Spring Lake Park schools. They were aware of the topic, and that their contract transportation admin (Arlen Hviding) had previously provided information to a resident back in 2021. However, they indicated that they would consult with Mr. Hviding for updated information, review it, and forward to city staff. Staff has not yet received that information; once received, it will be added to the agenda packet materials. The SLP representatives also noted that early August would be ideal timing to be notified if a change will occur with the barricade, so that it can be considered when finalizing routes for the beginning of the school year. They also indicated that they can make adjustments to bus routes during the year, such as the October MEA break and the December holiday break.

Staff Recommendation

City Council discussion followed by direction whether to keep the existing Resolution in place or take action to remove the barricade.

Questions for Council

Attachment List

1. Development Map
2. CUP, Preliminary Plat, First Addition Information
3. Second Addition Information
4. Third Addition Information
5. Fourth Addition Information
6. December 2018 Action Information
7. December 2018 Public Hearing Submittals
8. Petition Received 4-5-21
9. Petition Received 7-5-23



City of Blaine Staff Report

File Number: RES 23-124

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.2

Resolution to Initiate Project and Order Preparation of Feasibility Report for Northwest Area Street Reconstruction, I/P 24-05

Executive Summary

Council is being asked to initiate a 2024 Pavement Management Program project for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05.

Background

Attached is a map of the proposed Street Reconstruction Capital Improvement Program for the years 2024-2028. The proposed street project was identified as a part of the 2024 Pavement Management Program (PMP). The 2024 Northwest Area Street Reconstruction project, Improvement Project No. 24-05 consists of reconstruction of the following streets:

Area 1:

- 113th Court from cul-de-sac to Polk Street
- 113th Court from Polk Street to approx 20 feet east (future stub)
- 114th Avenue from Tyler Street to Polk Street
- 114th Court from cul-de-sac to Polk Street
- 115th Lane from Able Street to Polk Street
- Able Street from 115th Avenue to 115th Lane
- Able Street from 117th Avenue south to dead end
- Polk Street from 113th Avenue to 117th Avenue

Area 2:

- 123rd Lane from Davenport Street to Goodhue Street

- 123rd Lane from Goodhue Street to cul-de-sac
- 124th Avenue from Davenport Street to Goodhue Street
- 124th Lane from Davenport Street to approx. 150 feet west of Hastings Street
- Davenport Street from 123rd Avenue to 124th Lane
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court from 124th Lane to cul-de-sac
- Goodhue Court from 124th Lane to cul-de-sac
- Goodhue Street from approx. 140 feet north of 123rd Avenue to 124th Avenue

The project consists of city streets with concrete curb and gutter. The method of reconstruction will vary between the streets and will be further explained in the feasibility report.

If approved, this Resolution initiates the proposed 2024 Northwest Area Street Reconstructions and orders the preparation of a feasibility report.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a Well-maintained Infrastructure.

Board/Commission Review

N/A

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, and Municipal State Aid System funds. There are sufficient funds to cover these costs.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 2024 Projects Location Map



City of Blaine

Signature Copy

Resolution: RES 23-124

Resolution to Initiate Project and Order Preparation of Feasibility Report for Northwest Area Street Reconstruction, I/P 24-05

By motion, adopt the resolution.

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

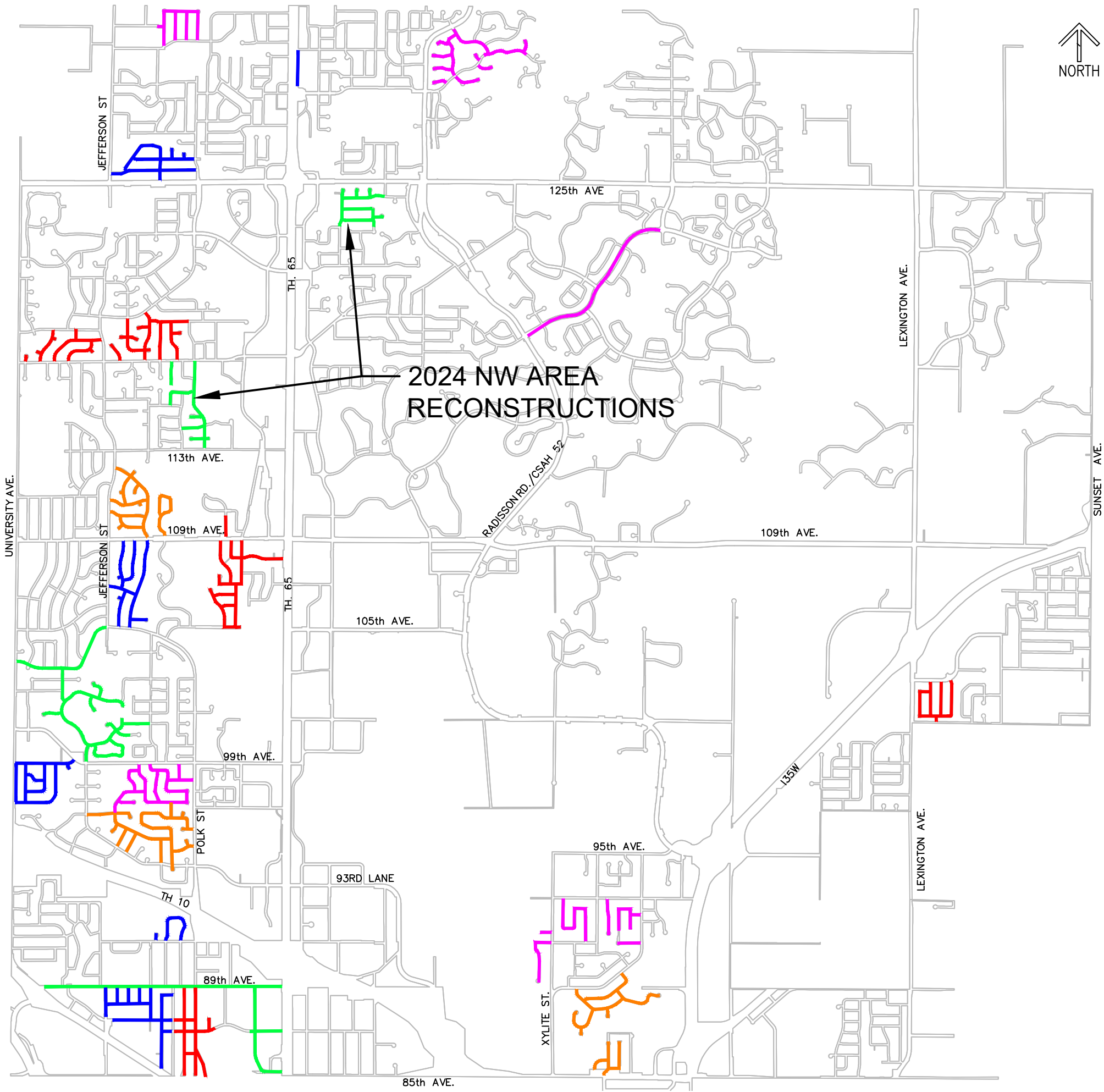
WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2024 Northwest Area Street Reconstructions; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



5 YEAR C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2024 PROJECTS
- 2025 PROJECTS
- 2026 PROJECTS
- 2027 PROJECTS
- 2028 PROJECTS

STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE
BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 07/27/23



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: 2023-331

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.3

Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05

Executive Summary

Council is requested to approve a contract for professional services for preliminary design and preparation of a feasibility report for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05.

Background

The Engineering Department has identified three separate street improvement projects for the 2024 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05, includes the following streets:

Area 1:

- 113th Court from cul-de-sac to Polk Street
- 113th Court from Polk Street to ~20 feet east (future stub)
- 114th Avenue from Tyler Street to Polk Street
- 114th Court from cul-de-sac to Polk Street
- 115th Lane from Able Street to Polk Street
- Able Street from 115th Avenue to 115th Lane

- Able Street from 117th Avenue south to dead end
- Polk Street from 113th Avenue to 117th Avenue (MSAS)

Area 2:

- 123rd Lane from Davenport Street to Goodhue Street
- 123rd Lane from Goodhue Street to cul-de-sac
- 124th Avenue from Davenport Street to Goodhue Street
- 124th Lane from Davenport Street to ~150 feet west of Hastings Street
- Davenport Street from 123rd Avenue to 124th Lane
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court from 124th Lane to cul-de-sac
- Goodhue Court from 124th Lane to cul-de-sac
- Goodhue Street from ~140 feet north of 123rd Avenue to 124th Avenue

WSB, Inc. has provided the requested letter of proposal for the 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05. The proposal, in the amount of \$89,895, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with WSB, Inc.

This project will be funded through proposed project assessments, Pavement Management Program funds, Public Utility funds, and Municipal State Aid System funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality city streets.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, and Municipal State Aid System funds. There are sufficient funds to cover these costs.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with WSB, Inc. in the amount of \$89,895 for preliminary design and preparation of a feasibility report for the 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05. In addition, authorize a 10% contingency to bring the total project budget to \$98,885 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 24-05 WSB Proposal
2. 2024 Projects Location Map



City of Blaine

Signature Copy

Resolution:

Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05

July 25, 2023

Mr. Cody Sylvester
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Re: 2024 – Northwest Area Street Reconstruction Project
City of Blaine (C.P. 24-05)
Proposal for Preliminary Engineering and Feasibility Services

Dear Mr. Sylvester:

WSB is pleased to provide you with our proposal to provide preliminary investigation and survey, pavement investigation, preliminary design, and feasibility report services for the 2024 Northwest Area Street Reconstruction Project. This project is to be constructed beginning in the Spring of 2024 and complete in the fall of 2024.

The **Northwest Area Street Reconstruction Project (See attached figures Areas 1 - 2)** includes 2 separate street areas within the City of Blaine. The street areas and associated street segments are listed below. The reconstruction of each of these streets will include pavement replacement and spot curb and gutter replacement. The amount of curb and gutter that will be replaced will be determined following the field investigation of the existing field conditions. In addition, all city watermain, sanitary sewer and storm sewer facilities will be evaluated for necessary repairs and / or replacements on all the streets within the two project areas. It is not anticipated that there will be any replacement work for the watermain and sanitary sewer systems. Work on those systems is anticipated to be limited to surface adjustments and replacements. A detailed inspection will also be performed on all storm sewer structures within each project area.

Area 1:

- 113th Court from cul-de-sac to Polk Street
- 113th Court from Polk Street to ~20 feet east (future stub)
- 114th Avenue from Tyler Street to Polk Street
- 114th Court from cul-de-sac to Polk Street
- 115th Lane from Able Street to Polk Street
- Able Street from 115th Avenue to 115th Lane
- Able Street from 117th Avenue south to dead end
- Polk Street from 113th Avenue to 117th Avenue (Municipal State Aid Street)

Area 2:

- 123rd Lane from Davenport Street to Goodhue Street
- 123rd Lane from Goodhue Street to cul-de-sac
- 124th Avenue from Davenport Street to Goodhue Street
- 124th Lane from Davenport Street to ~150 feet west of Hastings Street
- Davenport Street from 123rd Avenue to 124th Lane
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court from 124th Lane to cul-de-sac

Mr. Cody Sylvester
July 25, 2023
Page 2

- Goodhue Court from 124th Lane to cul-de-sac
- Goodhue Street from ~140 feet north of 123rd Avenue to 124th Avenue

This proposal includes services to complete the pre-feasibility report investigation and survey, pavement investigation, preliminary design, and the feasibility report. The preliminary design will include a detailed evaluation of existing grades compared to the proposed grades at all driveways, and along all yards. We are fully committed to delivering this project for the City of Blaine on schedule and on budget while fully meeting the City's expectations.

Thank you for this opportunity to provide engineering services once again for the City of Blaine. I look forward to working with city staff again to successfully deliver this project. If you have any questions or comments, please do not hesitate to contact me at 612-360-1286 or nhentges@wsbeng.com.

Sincerely,

WSB



Nicholas Hentges, PE
Project Manager

cc: Stefan Higgins, Assistant City Engineer, City of Blaine
Brent Larson, Project Engineer, City of Blaine

Exhibit A SCOPE OF SERVICES

TASK 1.0 – PROJECT MANAGEMENT

Nicholas Hentges, PE will serve as the Project Manager throughout every phase of the project, from preliminary design through the feasibility report.

Administration

Administration of the project will include monthly invoicing, contract amendment requests (if necessary), cost and schedule updates, billing preparation, other non-technical work, communication with the necessary project personnel and all other work to ensure all the project tasks are completed on time, within budget and in accordance with state and federal laws, rules and regulations, and City expectations.

General Coordination

General coordination of the project will include scheduling, preparing for, facilitating, and providing a documented record for the following meetings:

- Project Kickoff Meeting
- Monthly or bi-monthly project management team (PMT) meetings – assume 2
- One coordination meeting for permitting requirements with Coon Creek Watershed District
- Feasibility Meeting (1)
- Preliminary Design meeting. Consolidated with PMT meeting
- Utility coordination meetings (1) prior to feasibility report.

WSB will provide a documented record of each meeting within one week following each meeting. WSB will coordinate with the city to secure the location for the public open house meeting, prepare all necessary materials for the open house, and attend the open house meeting.

Quality Assurance and Quality Control Functions (QA/QC)

WSB will perform Quality Management functions throughout the project duration, from preliminary design through the feasibility report, and beyond as applicable, to ensure delivery of a quality product in a timely manner. This process will include a documented review process at each stage of the project, preliminary design, feasibility, and beyond as applicable. These reviewed documents will be made available to the city upon request.

No changes in project management will be made without written notice. Conditions where changes in key personnel are unavoidable (personnel no longer employed by the firm) are understood. Substitutions based on new projects or other additional workloads will not be favorably received. Likewise, the city will notify the selected consultant if there are changes in key personnel for the city.

Deliverables

- Budget and Schedule updates as applicable.
- Document design decisions
- Track project action items
- Facilitate 2 project management team / design meetings and other agency coordination meetings identified above.
- Coordinate activities with stakeholders via phone, e-mail, virtual meetings, in-person meetings, and written correspondence.
- Submit invoices in a timely manner.
- Agendas, meeting materials, and meeting minutes.

TASK 2.0 – PRE-FEASIBILITY REPORT SERVICES & PRELIMINARY DESIGN

Topographic Survey – Base Mapping – Site Inspection

WSB will complete the surveying and mapping in the Anoka County Coordinate System. Survey information can be provided to City of Blaine upon project completion including AutoCAD file, DTM, TIN file, point file, and description of vertical control used. WSB will complete all survey and mapping work required for the delivery of the project. Following completion of the topographic survey, WSB will process the field data and prepare the necessary base mapping to be used for the delivery of the project.

A preliminary site inspection will be conducted by WSB to determine the condition of the existing roadways, curb and gutter, sidewalks, and any other city infrastructure within the project limits.

Deliverables

- Applicable topographic survey and base mapping of project area applicable to the scope of construction.
- Complete a preliminary site inspection to determine the scope of the project reconstruction

Pavement Investigation

Based on a review of the information provided, the historical and current satellite imagery obtained, and understanding of the current reconstruction techniques being considered; the following services will be completed for the pavement investigation:

- Perform field coring of bituminous pavements, collect bituminous core samples, note existing conditions, photograph existing roadways, and cold patch cored areas.
- Perform field drilling directly below core to a depth of approximately 2 feet, sample the underlying aggregate base and obtain its approximate thickness.
- Classify subgrade soils directly below the aggregate base.
- Review samples, field notes, photographs and readily available information from various web sources.
- Provide recommendations on pavement rehabilitation technique or replacement.
- We have proposed a total of twenty-four (24) pavement cores and borings be performed. Two location maps are included in the Appendix. Based on field conditions encountered, core locations may need to be relocated slightly.
- Traffic control is not included in this proposal as it is not expected.

Storm Sewer Structure Condition Assessment

The condition assessment will consist of a camera inspection of each storm structure, an evaluation of the structure's condition, delivery of results via GIS files, and a summary report of the findings as described below.

WSB will mobilize personnel and telescoping panoramic camera equipment to each storm structure.

- WSB will coordinate the project team and manage all work to satisfy city goals. This includes regular communication and coordination with city staff, organization and attendance of project meetings, and quality assurance and quality control.
- Storm Structures – WSB will mobilize and inspect all proposed 57 structures in September 2023, for the proposed rehabilitation projects. WSB staff will capture (2-4) 360-degree photos per storm structure and inspect the following for their conditions.
 - Invert and bench conditions
 - Pipe sizes and material
 - Wall structure condition along with all joints
 - Ring condition, number of rings, and material of rings
 - Casting condition, size of casting, and type of casting

Our inspection uses a telescoping 360-degree camera that takes clear photos to effortlessly distinguish the in-place condition of the structures. The detailed survey captures the current condition of the structures, and each element is given a scaled rating so a clear determination can be made with future proposed repair plans.

- WSB will export the inspection data via GIS format for the city to utilize within their existing GIS database(s).

WSB will document the general condition of each structure and summarize the findings in a summary report, including links to the photographs and videos. The summary report will include high-level ratings for each storm structure to assist in the rehabilitation planning.

Deliverables

- Inspection data in GIS format
- Inspections findings summary report

Preliminary Design and Right of Way Needs

WSB will complete a preliminary design for all components within the project limits. This preliminary design will serve as the basis for the feasibility report. The preliminary design will incorporate all improvements identified during the preliminary site inspection, such as pavement improvements, curb replacements, applicable city utility improvements, etc. The preliminary design will also include cross section creation and evaluation of the existing and proposed grades at all driveways and along all other portions of each property to ensure proper grades when matching into existing conditions at the construction limits. Using the preliminary design WSB will identify the need for any new right of way or easements within the project limits, as applicable. WSB will prepare and submit the preliminary plans or exhibits and other necessary information to the city and Coon Creek Watershed District (CCWD) for review. WSB will incorporate comments from the city and CCWD into subsequent designs, plans, and documents.

WSB will review the results of the preliminary site inspection of the roadway pavement in conjunction with recommendations made from the pavement investigation. This will allow for the development of a pavement section that will address anticipated traffic loading and subgrade soil conditions, as well as document the design and justification for the new pavement section to be constructed with the project. This will be a technical report (pavement design report) submitted independently of the feasibility report.

WSB will submit a Gopher State One Call design locate to collect the initial underground utility data. Following the locate request WSB will contact each private utility company to inform them of the project and to gather mapping of individual private facilities within the project limits. WSB will also gather information from the utility companies regarding any existing easements the utility companies possess along the project segments. The city will provide record drawings of existing City utilities within the project limits.

Deliverables

- Applicable topographic survey and base mapping of project area
- Complete a preliminary design for street profiles, storm water systems (as applicable), storm water management (as applicable), and Right of Way and/or Easement needs (as applicable)
- Preliminary construction plan (30%) that includes preliminary BMPs, as applicable, geometrics, profiles, and cross sections
- Coordination with CCWD on required stormwater treatment
- Pavement Design Report, including pavement investigation results
- Gopher State One Call and private utility mapping and easements

TASK 3.0 – FEASIBILITY REPORT

Feasibility Report

Upon obtaining approval of the preliminary design from city staff, WSB will prepare a feasibility report that will include:

- Report Text

- Graphics depicting the proposed improvements
- Engineer's opinion of probable cost
- To include all applicable funding categories – local and state aid
- Preliminary assessment roll based on the City of Blaine's Assessment Policy.

WSB will prepare a draft feasibility report for review by the city. The City will provide WSB a file that includes property owner names and addresses, PINs, and property addresses for assessable properties. WSB will determine assessable footage used in the assessment calculations using plat maps that are available online. Upon completion of the review of the draft feasibility report by the city, WSB will incorporate all city comments from the draft feasibility report to prepare the final feasibility report.

As a part of the feasibility report process, WSB will attend one neighborhood open house meeting. This meeting will take place prior to the public hearing. The city will handle all mailings to residents for the open house and public hearing. WSB will prepare all materials necessary for the neighborhood open house meeting, attend the meeting, and create a comment summary following the meeting.

Deliverables

- Feasibility report, draft and final.
- Public open house attendance, materials, and comment summary
- All other meetings associated with the feasibility report process are listed in the Project Management section above.

Exhibit B provides a detailed breakdown of the hours associated with each task listed above for each project.

FINAL DESIGN SERVICES AND CONSTRUCTION ADMINISTRATION

Final design and construction administration services are not included as a part of this proposal. These services will be a separate contract negotiated following the feasibility report public hearing and action by the City Council to order the project forward. Final design services will include coordination with MnDOT Metro State Aid on the approval of the design and plans pertaining to Polk Street as that roadway is a Municipal State Aid Street.



Exhibit B

2024 Northwest Area Street Reconstruction Project (24-05)

PRE-FEASIBILITY INVESTIGATION AND SURVEY, PRELIMINARY DESIGN, AND FEASIBILITY SERVICES



Task	Description												Total Hours	Cost
		Nic. H Project Manager	Paul K. Inspection Manager	Nate K or Khalil M Project Engineer	GIS Specialist	Bill A WR Project Engineer	Kendra F. WR Graduate Engineer	Chuck K Engineering Technician	Storm Structure Survey Crew	Topographic Survey Crew	Trevor L Survey Tech	Chaldelia B Environmental Scientist	Amy R Admin Assistant	
1	Project Management (August 21 - December 15)													
	Project Management / QA/QC	12											4	\$ 3,084.00
	Kick-Off Meeting	2												\$ 446.00
	Feasibility Meeting	2		2										\$ 708.00
	PMT / Design Meetings (2)	3		3		2								\$ 1,476.00
	Preliminary Agency Permit Meeting (RCWD) (1)	1				2	3					2		\$ 1,303.00
	Utility Coordination Meeting (1)	2		3				2						\$ 1,185.00
	Subtotal	22		8		4	3	2				2	4	\$ 8,202.00
2.1	Pre-Feasibility Report Services (August 21 - September 29)													
	A. Topographic survey	2		4						88				\$ 21,650.00
	Storm sewer inspection and Findings Summary (September - October 2023)		8		9				25					\$ 9,449.00
	Process field data										6			\$ 960.00
	Base mapping							4			8			\$ 1,972.00
	B. Preliminary Site Inspection	10		10			4							\$ 4,180.00
	Pavement Investigation						SEE ATTACHED PAVEMENT INVESTIGATION FEE							\$ 6,641.00
	Subtotal	12	8	14	9		4	4	25	88	14			\$ 44,852.00
2.2	Preliminary Design (September 25- November 3)													
	A. Street centerline alignment, profile, and construction limits	8		48				16						\$ 10,840.00
	Storm water collection system	1		2		3	6							\$ 2,066.00
	Storm water management	1		2		3	8							\$ 2,386.00
	B. Right-of-Way/Easement acquisition identification	2		2										\$ 708.00
	Utility coordination (includes City utility adjustments)	2		6										\$ 1,232.00
	Subtotal	14		60		6	14	16						\$ 17,232.00
3	Feasibility Report (October 23 - December 15)													
	A. Draft report	4		40		3	4						4	\$ 7,801.00
	A. Report graphics	2		4			4	8						\$ 2,994.00
	A. Engineer's opinion of probable cost	4		20										\$ 3,512.00
	A. Report revisions based on staff review	2		4		2	4	4					4	\$ 3,124.00
	B. Open House	4		6										\$ 1,678.00
	Subtotal	16		74		5	12	12					8	\$ 19,109.00
Total Hours		64	8	156	9	15	33	34	25	88	14	2	12	\$ 82,754.00
Hourly Rates		223.00	183.00	131.00	165.00	207.00	160.00	173.00	260.00	235.00	160.00	93.00	102.00	
Design Total Direct Labor Costs		\$14,272.00	\$1,464.00	\$20,436.00	\$1,485.00	\$3,105.00	\$5,280.00	\$5,882.00	\$6,500.00	\$20,680.00	\$2,240.00	\$186.00	\$1,224.00	\$89,395.00
Expenses - Mileage														\$500.00
TOTAL PROPOSED FEE														\$89,895.00

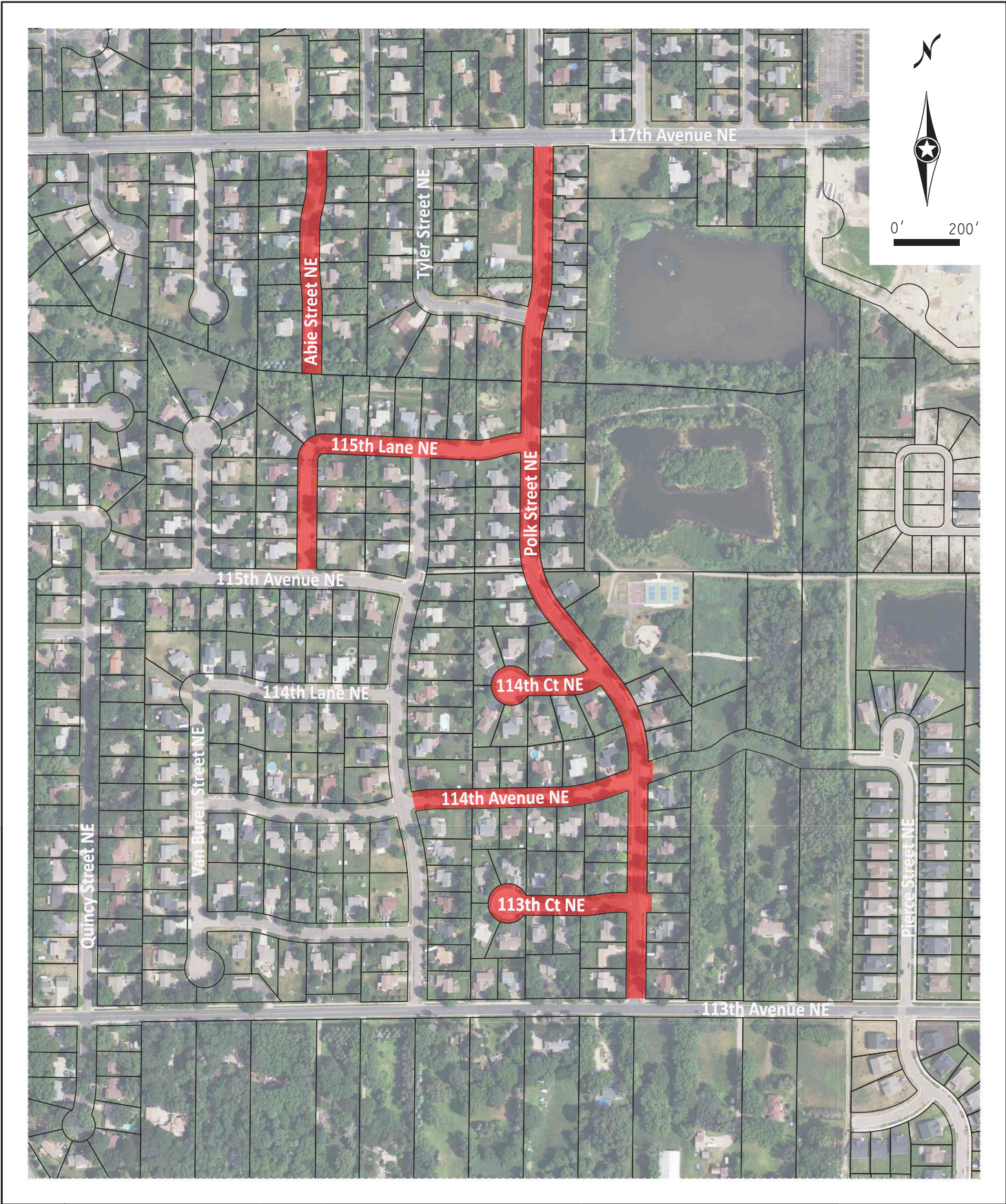
Pavement Investigation – Proposed Fee

<i>Charge Type</i>	<i>Services Description</i>	<i>Qty (Hours)</i>	<i>Unit Cost (\$)</i>	<i>Subtotal Cost (\$)</i>
<i>2 Person Coring Crew</i>	<i>Mob/De-Mobilization</i>	<i>1</i>	<i>300</i>	<i>300</i>
<i>2 Person Coring Crew</i>	<i>Travel</i>	<i>3</i>	<i>300</i>	<i>900</i>
<i>2 Person Coring Crew</i>	<i>On-Site Investigation (Core/Bore/Patch/Document)</i>	<i>12</i>	<i>300</i>	<i>3,600</i>
<i>Project Assistant</i>	<i>Coordination, Scheduling, Drafting, Editing</i>	<i>9</i>	<i>105</i>	<i>945</i>
<i>Project Manager</i>	<i>Project Coordination</i>	<i>2</i>	<i>223</i>	<i>446</i>
<i>Project Engineer</i>	<i>Review & Provide Recommendations</i>	<i>3</i>	<i>150</i>	<i>450</i>
TOTAL ESTIMATED COST				\$6,641

APPENDIX

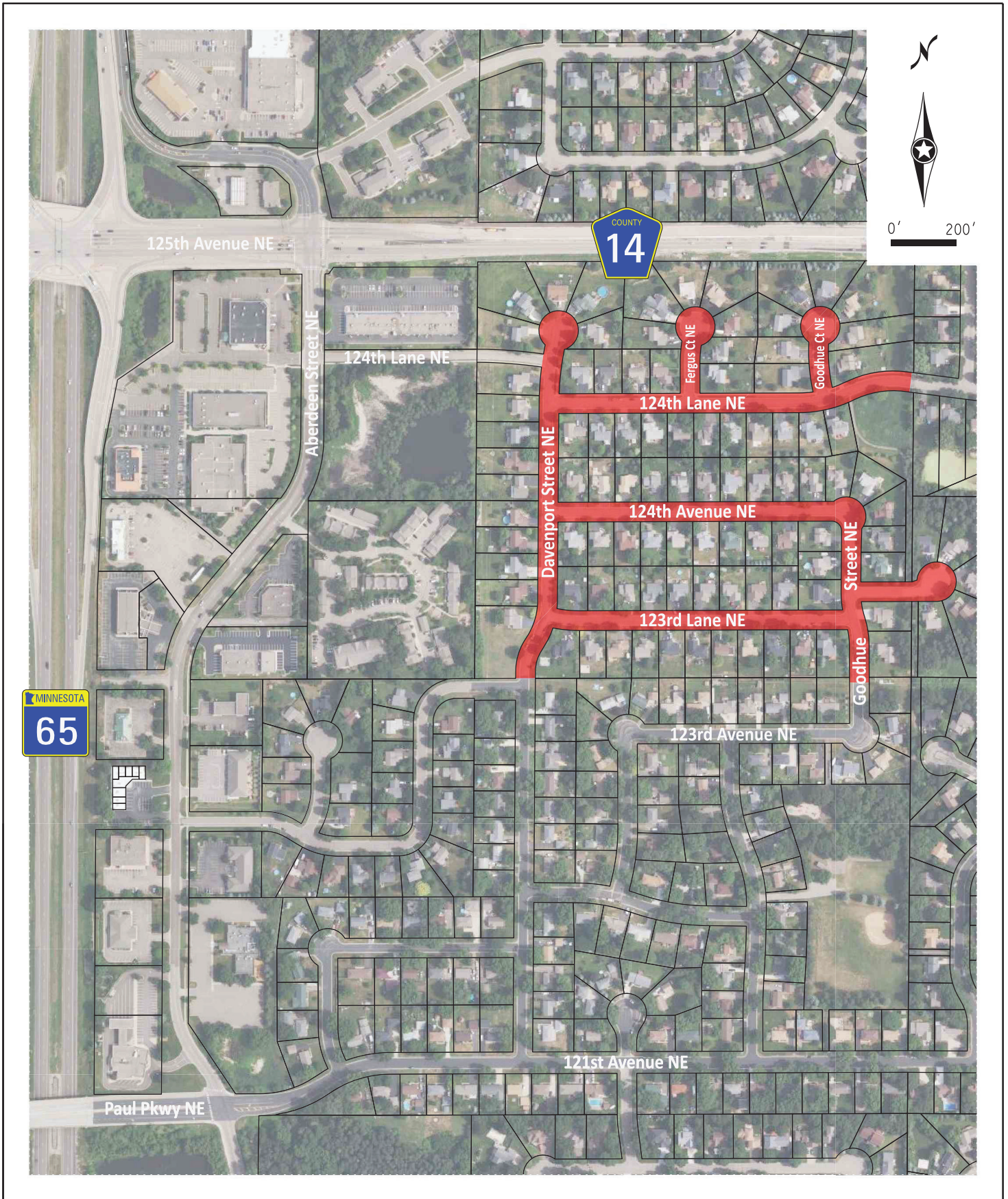
Project Location Maps – Areas 1 and 2

Pavement Core Location Maps – Areas 1 and 2



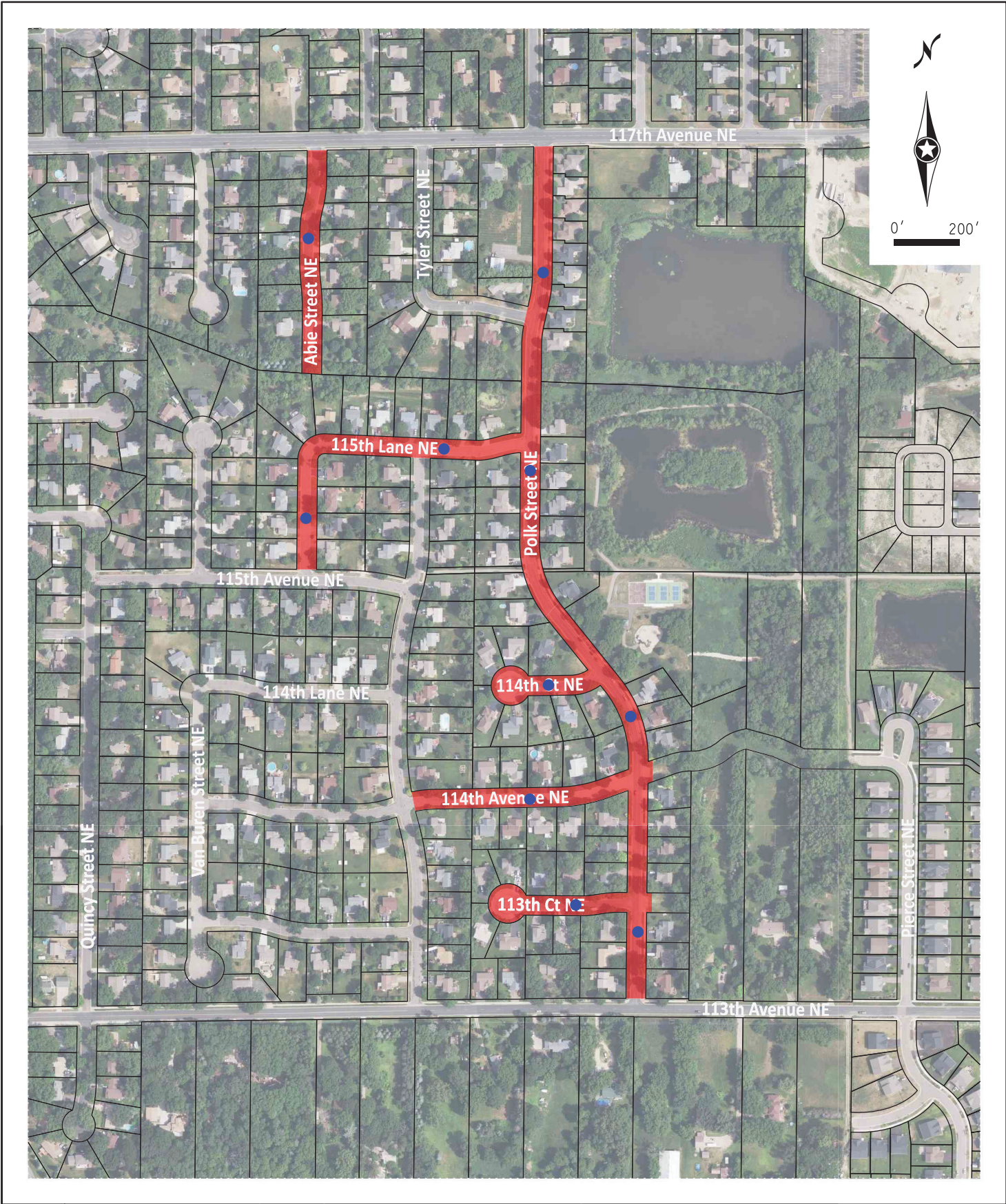
2024 Northwest Area Street Reconstruction Project

City of Blaine, Minnesota



2024 Northwest Area Street Reconstruction Project

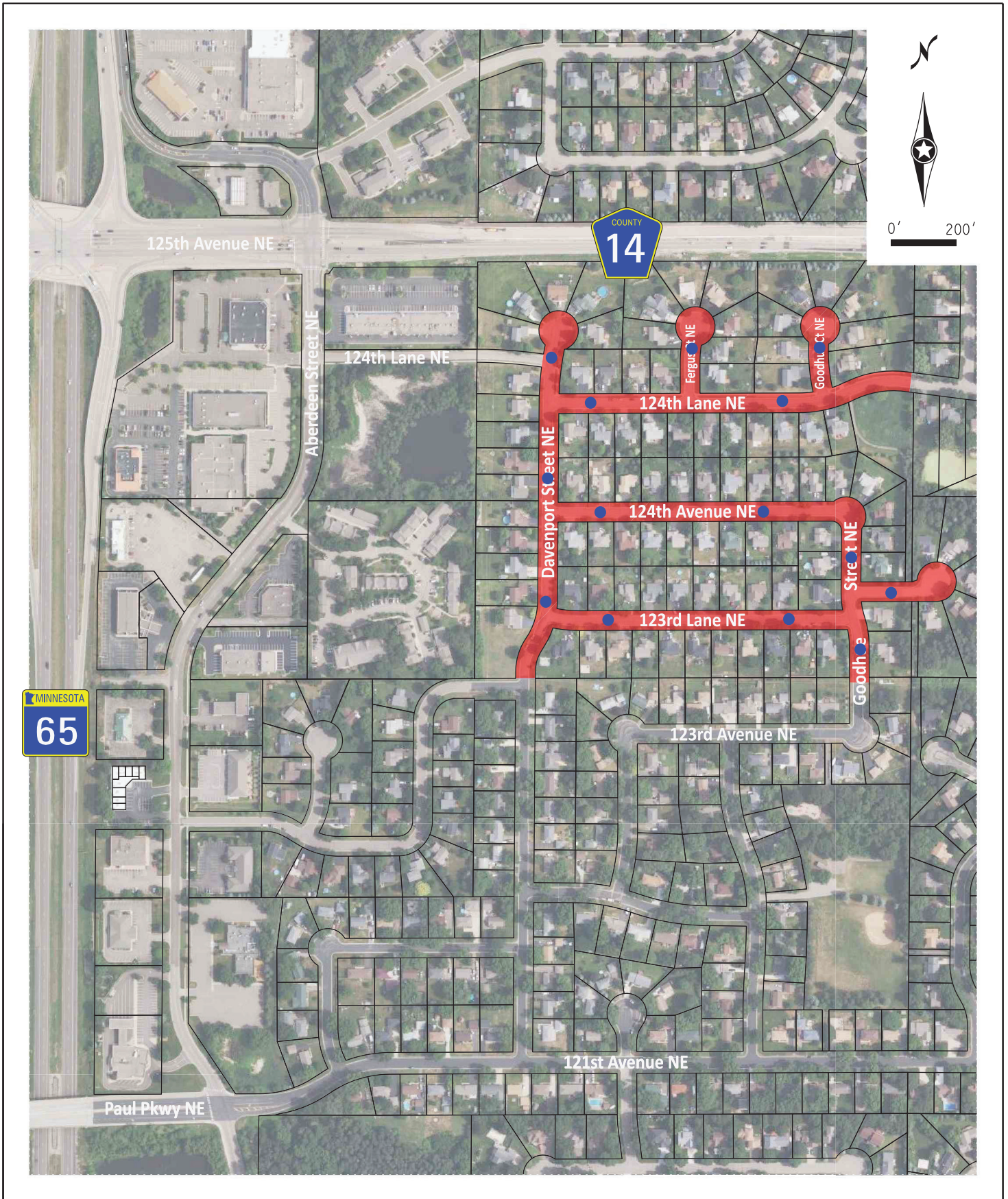
City of Blaine, Minnesota



2024 Northwest Area Street Reconstruction Project

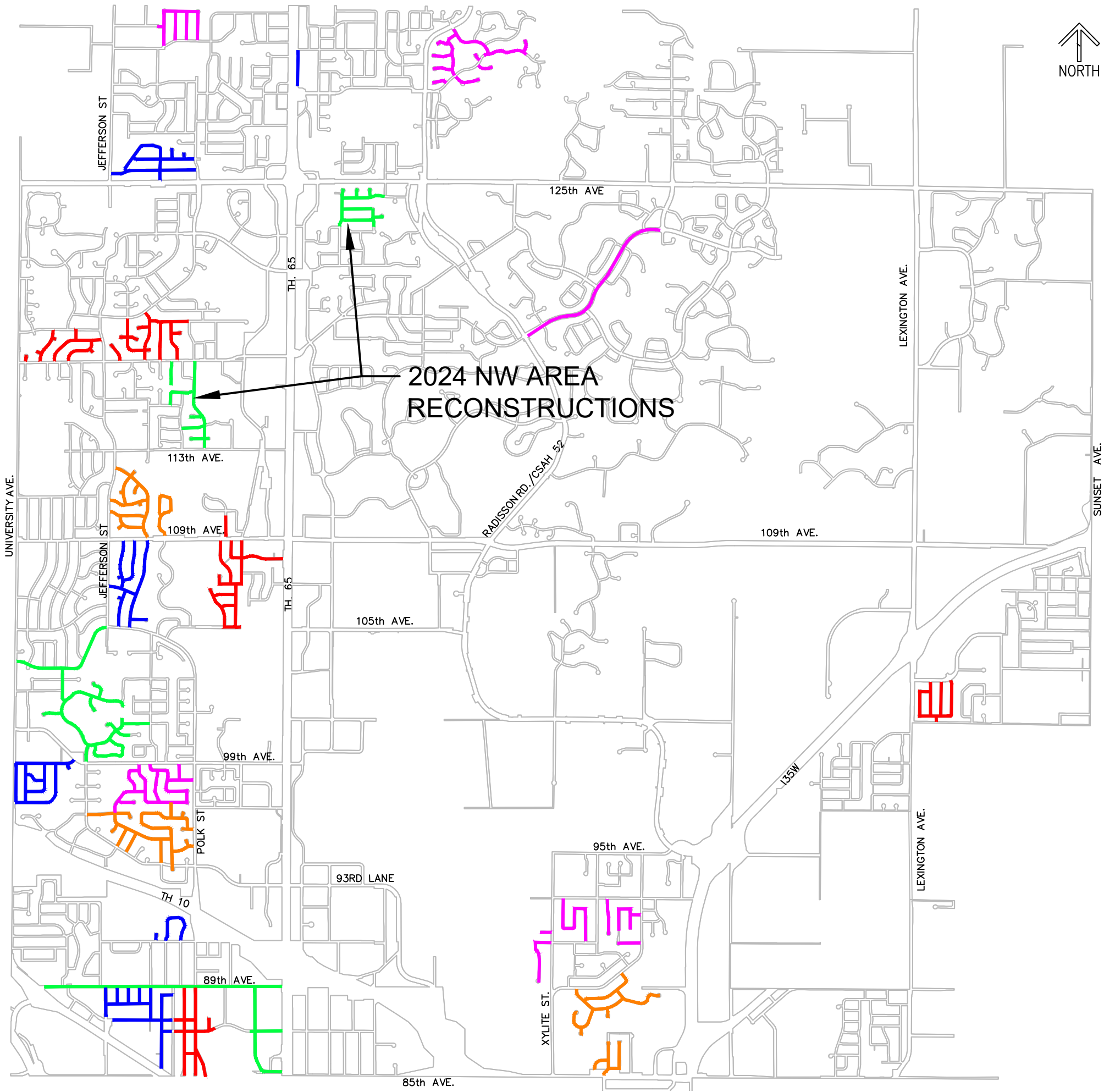
City of Blaine, Minnesota

Coring Locations - Area 1



2024 Northwest Area Street Reconstruction Project City of Blaine, Minnesota

Coring Locations - Area 2



5 YEAR C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2024 PROJECTS
- 2025 PROJECTS
- 2026 PROJECTS
- 2027 PROJECTS
- 2028 PROJECTS

STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE
BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 07/27/23



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: 2023-333

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.4

Motion to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Hendrickson, Inc. (SEH) for Professional Engineering Services for the Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06

Executive Summary

Council is requested to approve a contract for professional services for preliminary design and preparation of a feasibility report for the Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06.

Background

The Engineering Department has identified three separate street improvement projects for the 2024 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06, includes the following streets:

Area 1

- Territorial Road from University Avenue to Jefferson Street

Area 2

- 99th Lane from Washington Street to Madison Street
- 100th Court from Pleasure Creek Parkway to east cul-de-sac

- 100th Court from Pleasure Creek Parkway to west cul-de-sac
- 101st Avenue from Pleasure Creek Parkway to Jackson Street
- 101st Court from Pleasure Creek Parkway to west cul-de-sac
- Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
- Madison Street from 99th Lane to Pleasure Creek Parkway
- Pleasure Creek Parkway from 101st Avenue to north dead end
- Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
- Pleasure Creek Parkway from Madison Street east to dead end
- Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
- Pleasure Creek Parkway from President Drive to Madison Street
- President Drive from Pleasure Creek Parkway to Territorial Road
- Terrace Court from Pleasure Creek Parkway to cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

SEH has provided the requested letter of proposal for the Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06. The proposal, in the amount of \$89,620, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with SEH.

This project will be funded through proposed project assessments, Pavement Management Program funds, and Public Utility funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality city streets.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund and Public Utility Funds. There are sufficient funds to cover these costs.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Short Elliott Hendrickson Inc. (SEH) in the amount of \$89,620 for preliminary design and preparation of a feasibility report for the 2023 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-06. In addition, authorize a 10% contingency to bring the total project budget to \$98,582 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 24-06 SEH Proposal
2. 2024 Projects Location Map



City of Blaine

Signature Copy

Resolution:

Motion to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Hendrickson, Inc. (SEH) for Professional Engineering Services for the Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06



Building a Better World
for All of Us®

July 19, 2023

RE: City of Blaine, Minnesota
2024 Pleasure Creek Area Street
Reconstruction Project
SEH No. BLAIN 173760 14.00

Mr. Cody Sylvester
Project Engineer
City of Blaine
10801 Town Square Dr. NE
Blaine, MN 55449-8100

Dear Mr. Sylvester:

SEH appreciates the opportunity to continue to provide professional services to the City of Blaine (City) on the City's Street Reconstruction Program. We are pleased to provide this proposal to provide preliminary design and surveying services for the Pleasure Creek Area Street Improvements planned for 2024.

The City has requested a proposal and scope of work to perform preliminary surveying, preliminary design and feasibility report preparation for the Pleasure Creek Area Reconstruction project (from your RFP dated June 27, 2023)

PROJECT UNDERSTANDING

The City of Blaine is continuing their Pavement Management Program with a pavement replacement project of the streets identified for their 2024 street reconstruction program. The City will engage a consultant to provide preliminary survey, preliminary design and feasibility report preparation for the City. SEH is to propose on the Pleasure Creek Area Reconstruction which includes the street segments listed below and are also highlighted in Exhibit 1.

Area 1

- Full width pavement replacement with full curb replacement along with old style hydrant replacement
 - Territorial Road from University Avenue to Jefferson Street

Area 2

- Full width pavement replacement with curb replacement to be determined.
 - 99th Lane from Washington Street to Madison Street
 - 100th Court from Pleasure Creek Parkway to 360' west towards cul-de-sac
 - 100th Court from Pleasure Creek Parkway to west cul-de-sac
 - 101st Avenue from Pleasure Creek Parkway to Jackson Street
 - 101st Court from Pleasure Creek Parkway to west cul-de-sac
 - Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
 - Madison Street from 99th Lane to Pleasure Creek Parkway
 - Pleasure Creek Parkway from 101st Avenue to north dead end
 - Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
 - Pleasure Creek Parkway from Madison Street east to south dead end
 - Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
 - Pleasure Creek Parkway from President Drive to Madison Street
 - President Drive from Pleasure Creek Parkway to Territorial Road

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

- Terrace Court from Pleasure Creek Parkway to south cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

SCOPE OF WORK

Task 1: Pre-feasibility Report Survey Services

Subtask A – Condition Inspection of Existing Infrastructure

Conducting a field review during the initial phase of the project is an essential and careful step in the rehabilitation process. Our approach will align closely with the methods employed in previous street improvement projects successfully executed by SEH. Through collaborative field reviews conducted alongside City Staff on those projects, we have gained familiarity with their expectations regarding infrastructure condition and criteria for replacement.

Project Area 1 – SEH will conduct inspections of the streets in project area 1 to assess their condition, which includes reviewing the curb and gutter, pavements, as well as a condition assessment of sanitary and storm sewer structures. Additionally, we will review the condition of water mains, hydrants, and valves. Televised inspections will be performed on the storm sewer structures to determine their overall condition. Ultimately, the plan for project area 1 entails replacing the pavement and curbs in the designated street.

Project Area 2 – In project area 2, the streets are planned for pavement replacement, along with spot curb replacement. It is crucial to ensure precise identification of the replacement curb during spot curb replacement, as it often comes at a higher unit price compared to full replacement curb. Additionally, we will assess the condition of water mains, hydrants, and gate valves. Just like in project area 1, televised inspections will be conducted on the storm sewer structures to evaluate their overall condition.

Subtask B – Topographic Survey

A full topographic survey is proposed for all the project areas. The survey will include full street cross sections, driveway cross sections as well as locating existing underground utilities (coordinate a Gopher One Call) and include a review of the existing structures within the project area to identify potential conflicts with the proposed improvements.

To determine if additional easements or right-of-way (ROW) are necessary for the planned improvements, an assessment of the existing ROW and easements will be conducted. Given that the majority of the proposed enhancements will be carried out within the existing ROW, it is not expected that new easements or ROW will be required.

We will assist the City and work with a geotechnical firm to perform a subsurface geotechnical investigation. As part of the investigation, we would recommend borings be taken to help determine and verify the existing pavement section along with the depth of local groundwater. This is a critical step in the pre-design phase to help avoid potential pavement section issues that could cause project delays or increased costs.

Task 2: Feasibility Report Services

SEH will prepare the feasibility report and assessment roll, subject to review by the City. SEH will gather the County file containing the names, addresses, PINS, and property addresses of the property owners. SEH will calculate the assessments by applying the City of Blaine's assessment policy, using the preliminary project costs developed during Task 1.

The feasibility report will be prepared consistent with the requirements of Mn Statute 429 for specially assessing a public improvement. A draft feasibility report will be provided to the City in advance of the improvement hearing for City review and comment.

SEH will also attend one neighborhood open house meeting prior to the Improvement Hearing and assist city staff with resident questions concerning the project and/or assessments. SEH will also prepare the necessary materials for the Improvement Hearing, with the City of Blaine handling the mailing of notices.

SCHEDULE

It is our understanding that SEH will be awarded the project we are proposing on. Per the RFP, the City approval of a formal contract is anticipated on August 7, 2023. Based on that award, we have prepared the following proposed schedule that would be followed for the project SEH is awarded:

- City Council awards contract August 7, 2023
- Field Review of Existing Infrastructure early September 2023
- Topographic Survey mid-September 2023
- Prepare Feasibility Report early-October 2023
- Draft Feasibility Report to City October 13, 2023
- Neighborhood Open House Early November 2023
- Improvement Hearing December 4, 2023

SEH and City staff can discuss the above schedule and adjust as needed to fit council and staff schedules.

COMPENSATION

SEH proposes to complete all the services listed in this scope of work on an hourly basis. Compensation will be based on the hourly cost of personnel plus reimbursable expenses, including reproductions, mileage and equipment. A detailed work plan is attached for the project. The following is a summary of our estimated fees for the scope of services:

2024 Street Reconstruction

Work Task	Estimated Fee
Task 1 – Pre-feasibility Report Survey Services	\$36,910
Task 2 – Feasibility Report Services	\$42,210
Expenses	\$10,500
Total Fee	\$89,620

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Dustin Cesafsky
Project Manager

djc

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City of Blaine, Minnesota

Approved this ____ day of _____, 2023

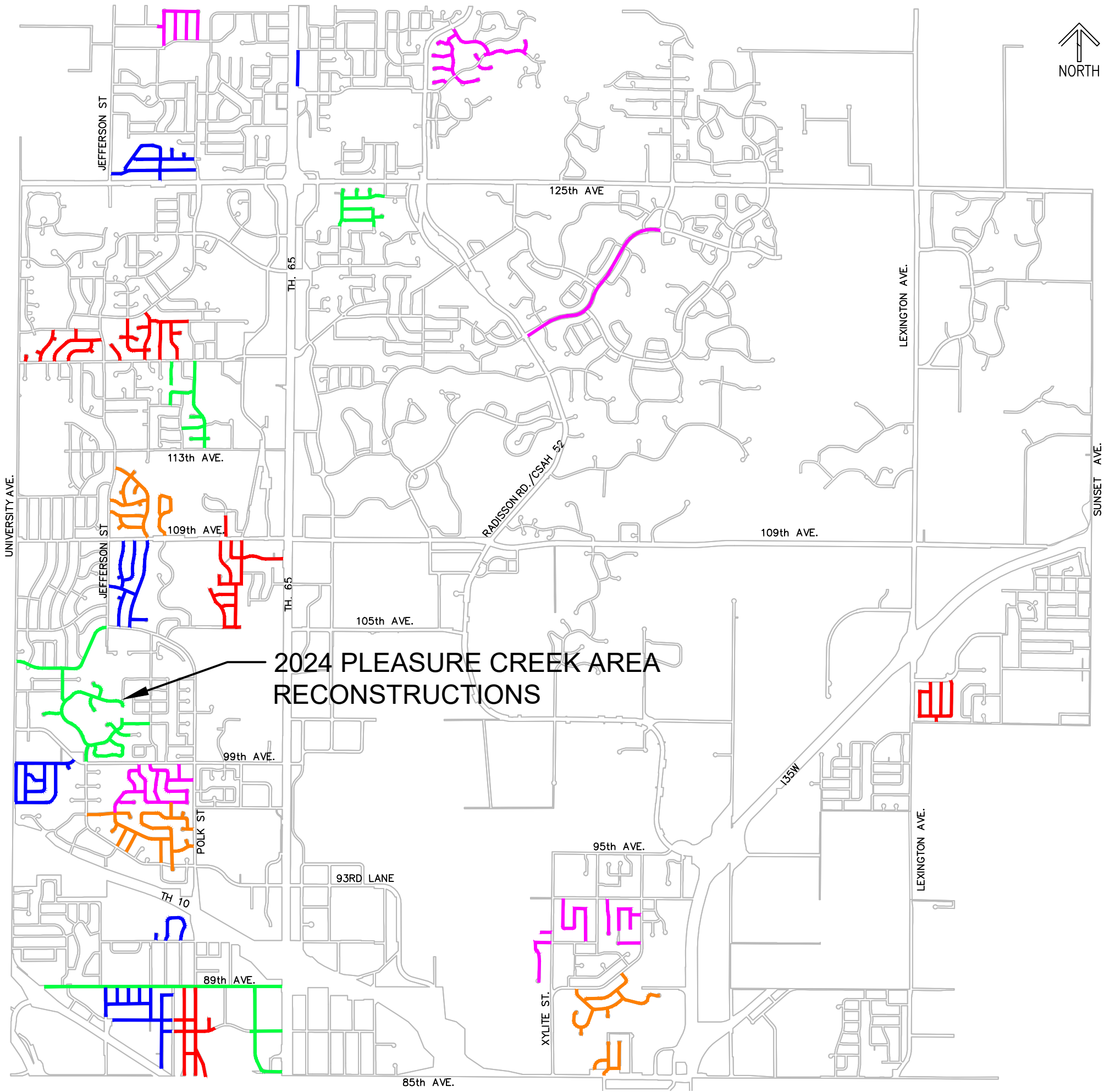
By: _____
Tim Sanders - Mayor

By: _____
Michelle Wolfe - City Manager

2024 Pleasure Creek Area Street Reconstruction
Professional Services Workplan and Costs
July 19, 2023



Work Task	Cleint Service Manager	Project Manager	Proj. Engineer	Grad Engineer	Survey Crew Chief	Technician/ Admin	Total Hours (SEH)
1.0 Pre-Feasibility Report							
1.1 Inspect Streets to determine condition Including review of curb and gutter, pavements, sidewalks and sanitary sewer structure surveys, review water main hydrant condition and valve locations	1	4	12	4			21
1.2 Televis and record all storm sewer structure information (approx. 90 structures)		8		40		16	64
1.3 Collect GSOC information			2		6		8
1.4 Perform Topographic Survey on Project Area Streets (approx. 3 miles)					172		172
1.5 Collect project area videography with 4k active HDR 360° camera			8				8
1.6 Determine soil boring program with City and geotech consultant, coordinate with geotech regarding subgrade, pavement sections etc.		4					4
Task 1.0 - Hours:	1	16	22	44	178	16	277
<i>Deliverables - Field review notes and documents regarding removal criteria and priority decisions made in the field. Inspection notes, topographic survey file (includes Hydrants, GV, Structures). City to pay for geotech consultant services</i>							
2.0 Feasibility Report Services							
2.1 Kick Off Meeting Prepare for, attend and facilitate kick off meeting to review scope, budget, schedule and deliverables. Understand staff expectations regarding communication and street rehab. Develop field review criteria and priorities. Discuss stakeholders and public involvement	2	4	4			2	12
2.2 Map Preparation Prepare 30% design plan view layout utilizing to scale, color drawings prepared in CAD on aerial photography. Gather public and private utility information from Gopher State One call and city records to build the base map for use at public open house.		4	12	12			28
2.3 Meet with Coon Creek Watershed District Prepare for, attend and facilitate a meeting with Coon Creek Watershed District to discuss hydrology/hydraulic (H/H) design , Including hydraulic analysis and design of the final stormwater conveyances in the area with the watershed's permitting requirements and schedule.		2	2				4
2.4 Prepare the draft feasibility report Based on 30% design, develop typical sections, removals, pavement section recommendations, ADA Improvements, 30% storm sewer designs. Present existing and proposed improvements, costs, funding and recommendations in feasibility report document. Create report exhibits including location map, typical sections and high level illustrated improvements.	2	32	40	16		2	92
2.5 Prepare the 30% cost estimate Prepare high level 30% cost estimate for each street in the area based on field review, preliminary pavement section, signal upgrades and storm sewer need assumptions.	1	24	40	16			81
2.6 Develop and prepare the assessment role Gather property owner information for project area, develop assessment spreadsheet utilizing the City of Blaine assessment policy to calculate assessments. Review with city staff for appropriateness and determine final assessment role.	1	16	24			2	43
2.7 30% design review meeting prepare for, attend and facilitate the 30% design review meeting. Discuss findings and assumptions, exhibits and report format. Share draft cost estimates and assessment roles. Discuss upcoming public open house format and meeting plan.	1	4					5
2.8 Host a public open house Prepare for, attend and facilitate an informational public open house. Utilize the 30% design plan layout. Create comment cards, gather information and prepare a summary of public comments.	4	4	4			2	14
2.9 Review and Finalize the feasibility report submit draft feasibility report to city staff for review. Facilitate review comments and make revisions, finalize report, publish copies.	2	4	4				
Task 2.0 - Hours:	13	94	130	44	0	8	279
<i>Deliverables - Layout, comments cards and public comment summary for open house, feasibility report with exhibits, costs and assessment roles, meeting agendas and minutes, Gopher State One call design coordination, 30% street and storm sewer design. Pavement design recommendation by geotechnical sub-consultant.</i>							
TOTAL HOURS	14	110	152	88	178	24	566
SEH AVERAGE HOURLY RATES	\$230	\$165	\$135	\$120	\$135	\$110	
SUBTOTAL LABOR COSTS	\$3,220	\$18,150	\$20,520	\$10,560	\$24,030	\$2,640	\$79,120
REIMBURSABLE EXPENSES							\$9,500
Mileage							\$700
Exhibits/Reproductions (Assumes postage by others for mailings)							\$300
TOTAL COST							\$89,620



5 YEAR C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2024 PROJECTS
- 2025 PROJECTS
- 2026 PROJECTS
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- 2028 PROJECTS

STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE
BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 07/27/23



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: RES 23-126

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.5

Resolution to Initiate Project and Order Preparation of Feasibility Report for Pleasure Creek Area Street Reconstruction, I/P 24-06

Executive Summary

Council is being asked to initiate a 2024 Pavement Management Program project for the Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06.

Background

Attached is a map of the proposed Street Reconstruction Capital Improvement Program for the years 2024-2028. This proposed street project was identified as a part of the 2024 Pavement Management Program (PMP). The Pleasure Creek Area Street Reconstruction project, Improvement Project No. 24-06 consists of reconstruction of the following streets:

Area 1

- Territorial Road from University Avenue to Jefferson Street

Area 2

- 99th Lane from Washington Street to Madison Street
- 100th Court from Pleasure Creek Parkway to east cul-de-sac
- 100th Court from Pleasure Creek Parkway to west cul-de-sac
- 101st Avenue from Pleasure Creek Parkway to Jackson Street
- 101st Court from Pleasure Creek Parkway to west cul-de-sac
- Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway

- Madison Street from 99th Lane to Pleasure Creek Parkway
- Pleasure Creek Parkway from 101st Avenue to north dead end
- Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
- Pleasure Creek Parkway from Madison Street east to dead end
- Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
- Pleasure Creek Parkway from President Drive to Madison Street
- President Drive from Pleasure Creek Parkway to Territorial Road
- Terrace Court from Pleasure Creek Parkway to cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

The project consists of city streets with concrete curb and gutter, except for Territorial Road which has a rural section and no curb and gutter. The method of reconstruction will vary between the streets and will be further explained in the feasibility report.

If approved, this Resolution initiates the proposed Pleasure Creek Area Street Reconstructions and orders the preparation of a feasibility report.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well-maintained Infrastructure.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, and Public Utility Funds.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 2024 Projects Location Map



City of Blaine

Signature Copy

Resolution: RES 23-126

Resolution to Initiate Project and Order Preparation of Feasibility Report for Pleasure Creek Area Street Reconstruction, I/P 24-06

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2024 Pleasure Creek Area Street Reconstructions; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



City of Blaine

Signature Copy

Ordinance:

Resolution to Initiate Project and Order Preparation of Feasibility Report for Pleasure Creek Area Street Reconstruction, I/P 24-06

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

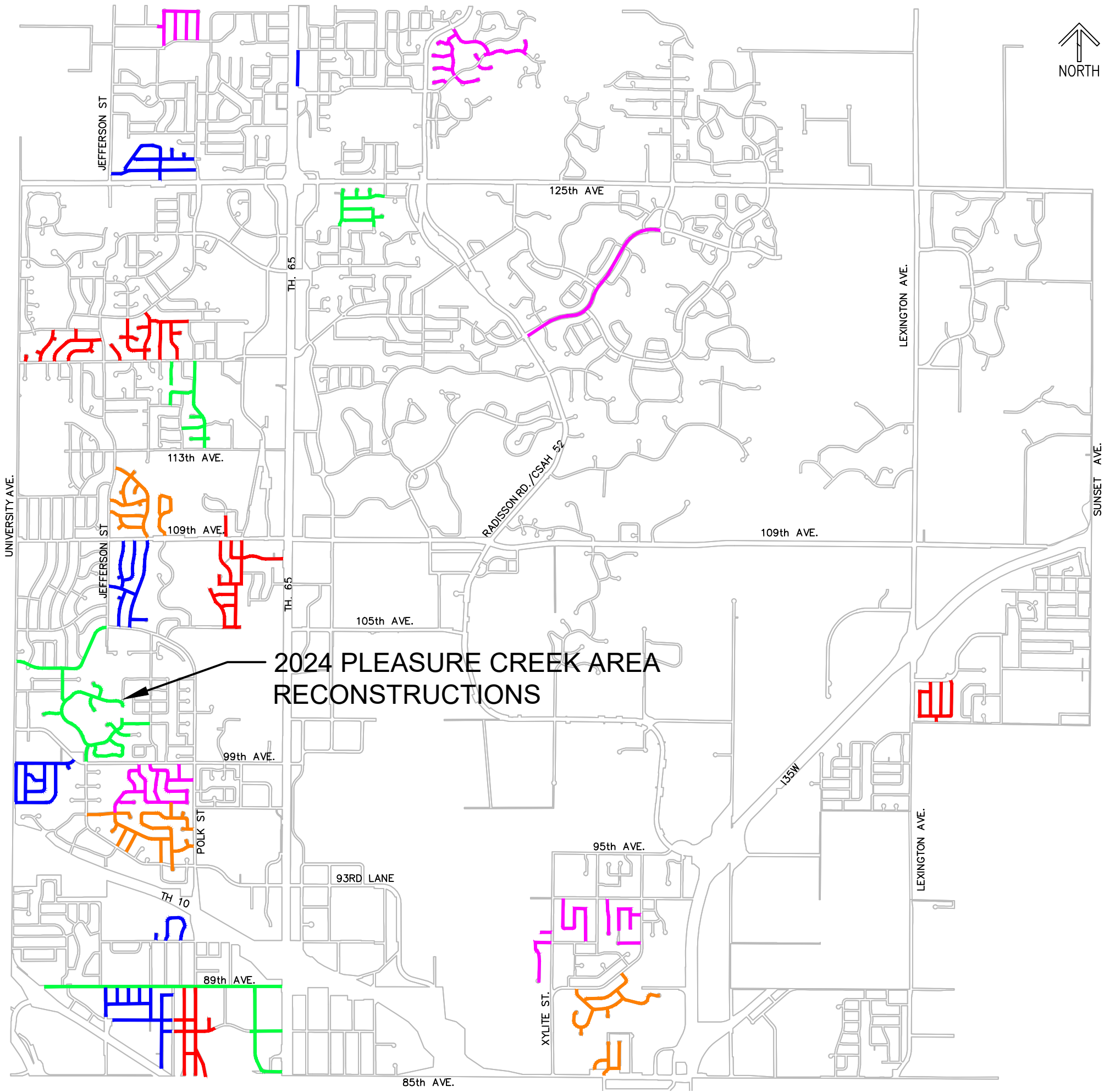
WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2024 Pleasure Creek Area Street Reconstructions; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



5 YEAR C.I.P.
CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2024 PROJECTS
- 2025 PROJECTS
- 2026 PROJECTS
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STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE
BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 07/27/23



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: RES 23-127

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.6

Resolution to Initiate Project and Order Preparation of Feasibility Report for 2024 Southwest Area Street Reconstructions, I/P 24-07

Executive Summary

Council is being asked to initiate a 2024 Pavement Management Program project for the 2024 Southwest Area Street Reconstructions, Improvement Project No. 24-07.

Background

Attached is a map of the proposed Street Reconstruction Capital Improvement Program for the years 2024-2028. This proposed street project was identified as a part of the 2024 Pavement Management Program (PMP).

The 2024 Southwest Area Street Reconstruction project, Improvement Project No. 23-07 consists of reconstruction of the following streets:

Area 1

- 89th Avenue from University Avenue to MN Trunk Highway 65

Area 2

- 85th Avenue from Lincoln Street to MN Trunk Highway 65
- 87th Avenue from Lincoln Street to Central Avenue Service Road
- 87th Avenue from Lincoln Street west to dead end
- Lincoln Street from 85th Avenue to 89th Avenue

Area 1 consists of city streets with concrete curb and gutter. Area 2 consists of city streets with rural sections and no curb and gutter, except for 85th Avenue which has concrete curb and gutter. The method of reconstruction will vary between the streets and will be further explained in the feasibility report.

If approved, this Resolution initiates the proposed 2024 Southwest Area Street Reconstructions and orders the preparation of a feasibility report.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, and Municipal State Aid System funds. There are sufficient funds to cover these costs.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 2024 Projects Location Map



City of Blaine

Signature Copy

Resolution: RES 23-127

Resolution to Initiate Project and Order Preparation of Feasibility Report for 2024 Southwest Area Street Reconstructions, I/P 24-07

By motion, adopt the resolution.

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

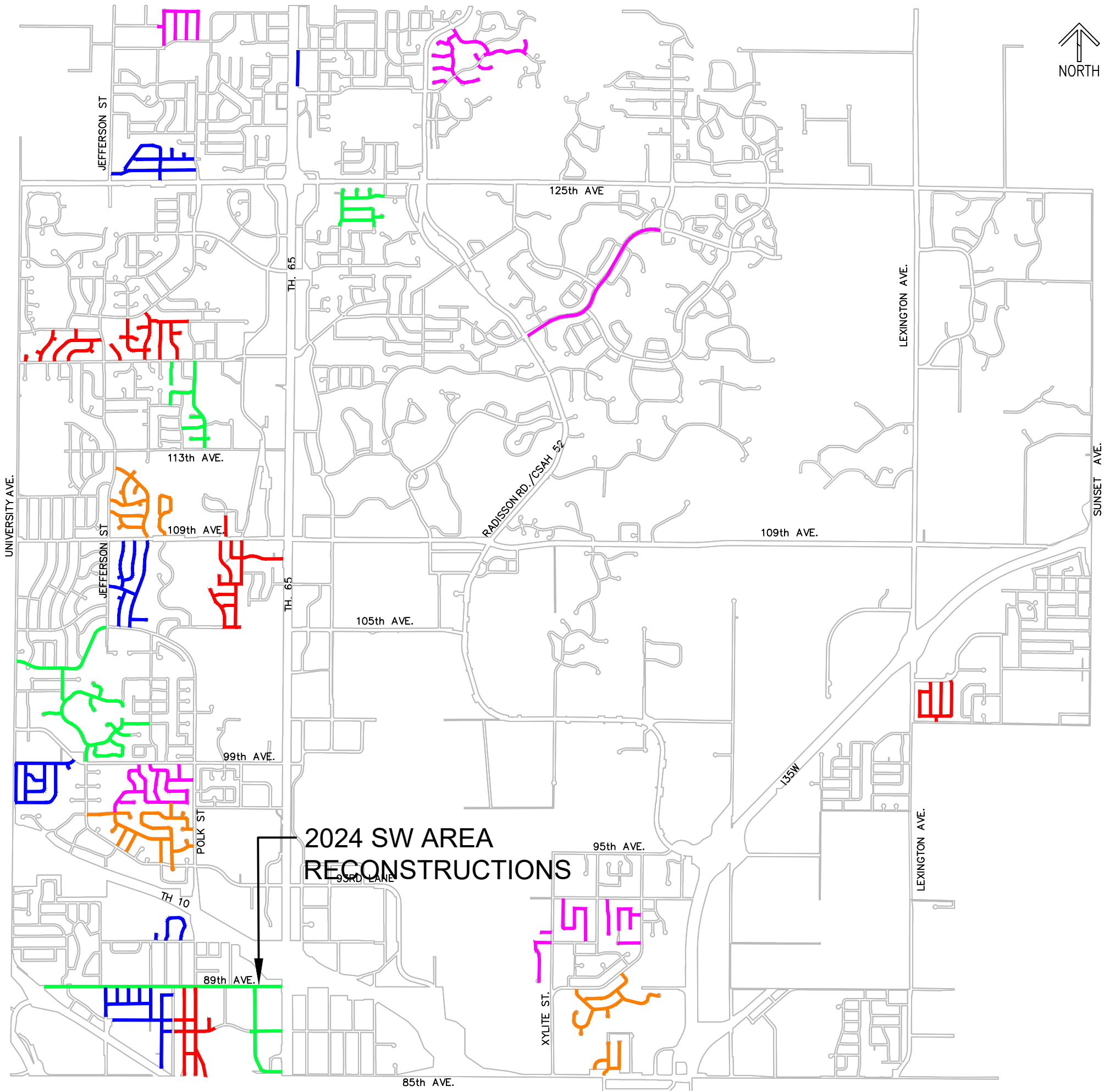
WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2024 Southwest Area Street Reconstructions; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 7th day of August, 2023.



5 YEAR C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2024 PROJECTS
- 2025 PROJECTS
- 2026 PROJECTS
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- 2028 PROJECTS

STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE
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PRINT DATE: 07/27/23



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine

Staff Report

File Number:

Agenda Date	Status
August 7, 2023	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.7

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07

Executive Summary

Council is requested to approve a contract for professional services for preliminary design and preparation of a feasibility report for the 2024 Southwest Area Street Reconstructions, Improvement Project No. 24-07.

Background

The Engineering Department has identified three separate street improvement projects for the 2024 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07, includes the following streets:

Area 1:

- 89th Avenue from University Avenue to MN-65

Area 2:

- 85th Avenue from Lincoln Street to MN-65
- 87th Avenue from Lincoln Street to Central Avenue Service Road
- 87th Avenue from Lincoln Street west to dead end

- Lincoln Street from 85th Avenue to 89th Avenue

Bolton & Menk has provided the requested letter of proposal for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07. The proposal, in the amount of \$137,524, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with Bolton & Menk.

This project will be funded through proposed project assessments, Pavement Management Program funds, Public Utility funds, and Municipal State Aid System funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality city streets.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, and Municipal State Aid System funds. There are sufficient funds to cover these costs.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Bolton & Menk in the amount of \$137,524 for preliminary design and preparation of a feasibility report for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07. In addition, authorize a 10% contingency to bring the total project budget to \$151,276 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 24-07 BMI Proposal
2. 2024 Projects Location Map



City of Blaine

Signature Copy

Resolution:

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07



City of Blaine

Signature Copy

Ordinance:

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk, Inc. for Professional Engineering Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07



Real People. Real Solutions.

3507 High Point Drive North
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July 19, 2023

Cody Sylvester, P.E.
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: Proposal for **2024 Southwest Area Street Reconstruction Project**
City of Blaine, MN

Mr. Sylvester:

The project scope and proposed fees have been prepared as requested to complete the reconstruction of the following streets in the City of Blaine:

- Area 1
 1. 89th Avenue (from University Avenue to MN-65)
- Area 2
 1. 85th Avenue (from Lincoln Street to MN-65)
 2. 87th Avenue (from dead end west of Lincoln Street to Central Avenue Service Road)
 3. Lincoln Street (85th Avenue to 89th Avenue)

The streets will be inspected to determine the condition of the existing curb, pavement, structures, etc. The information gathered will be used to determine the appropriate method of improvements to complete the project. At this time, it is anticipated that 89th Avenue will consist of full depth reclamation with spot curb and utility repairs, and the streets in Area 2 will be full reconstruction to the city's standard residential street typical section, including concrete curb and gutter. The existing storm sewer system will be supplemented with new storm sewer as needed. Additional details of the project scope, fee, and schedule are provided below.

Project Scope

Task 1 – Preliminary Survey

As part of Task 1, we will:

1. hold a kick-off meeting with city staff,
2. perform a pre-inspection of the streets within each project area, including a thorough inspection of the existing storm sewer structures, including 360-degree photos,
3. perform a topographic survey of all streets, including private utilities,
4. determine ROW and/or easements needed, and
5. perform a geotechnical investigation of the project areas.

Task 2 – Preliminary Design/Feasibility Report

As part of Task 2, we will perform preliminary design services and prepare a feasibility report that includes preliminary cost estimates and assessments based on the City of Blaine Assessment Policy. The report will also include recommended signal modifications and the associated costs for the two existing signals at 87th Lane and at Polk Street. We assume the city will provide the property owner information (i.e. names, addresses, PIDs, etc.) to include in the feasibility report. Finally, we will prepare for and attend one neighborhood open house to review the findings in the feasibility report.

Proposed Fee

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

Estimated Fees		
Task	Description	Amount
1	Preliminary Survey	\$67,584
2	Preliminary Design/Feasibility Report	\$69,940
	Total Estimated Fee	\$137,524

Tasks 1 and 2 shall be Hourly Not to Exceed, subject only to adjustments for a change in scope of services performed agreed upon in writing by the City and the Consultant.

A separate proposal will be submitted for final design and construction services costs following completion of the feasibility report.

Proposed Project Schedule

Design of the project would occur in 2023/2024 and construction during the summer of 2024. Therefore, the following schedule allows for construction to be completed during the 2024 construction season:

Proposed Project Schedule	
Council approves consultant contract, orders feasibility report	August 7, 2023
Perform prelim survey	Aug-Sept 2023
Prepare feasibility report	Sept-Nov 2023
Council receives feasibility report, orders public improvement hearing	November 6, 2023
Open house meeting	Week of Nov 13, 2023
Public improvement hearing, council orders project, authorizes plans/specs	December 4, 2023
Prepare plans/specs	Dec 2023 - Jan 2024
Council approves plans/specs, sets bid date	January 15, 2024
Open Bids	February 2024
Council awards contract	March 2024
Begin construction	May 2024
Complete construction	October 2024
Assessment hearing	October 2024

Acceptance

Please indicate your acceptance of this proposal by signing on the signature block below and returning a copy to us.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions regarding this proposal, please contact me at 651-968-7742.

Bolton & Menk, Inc.



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

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

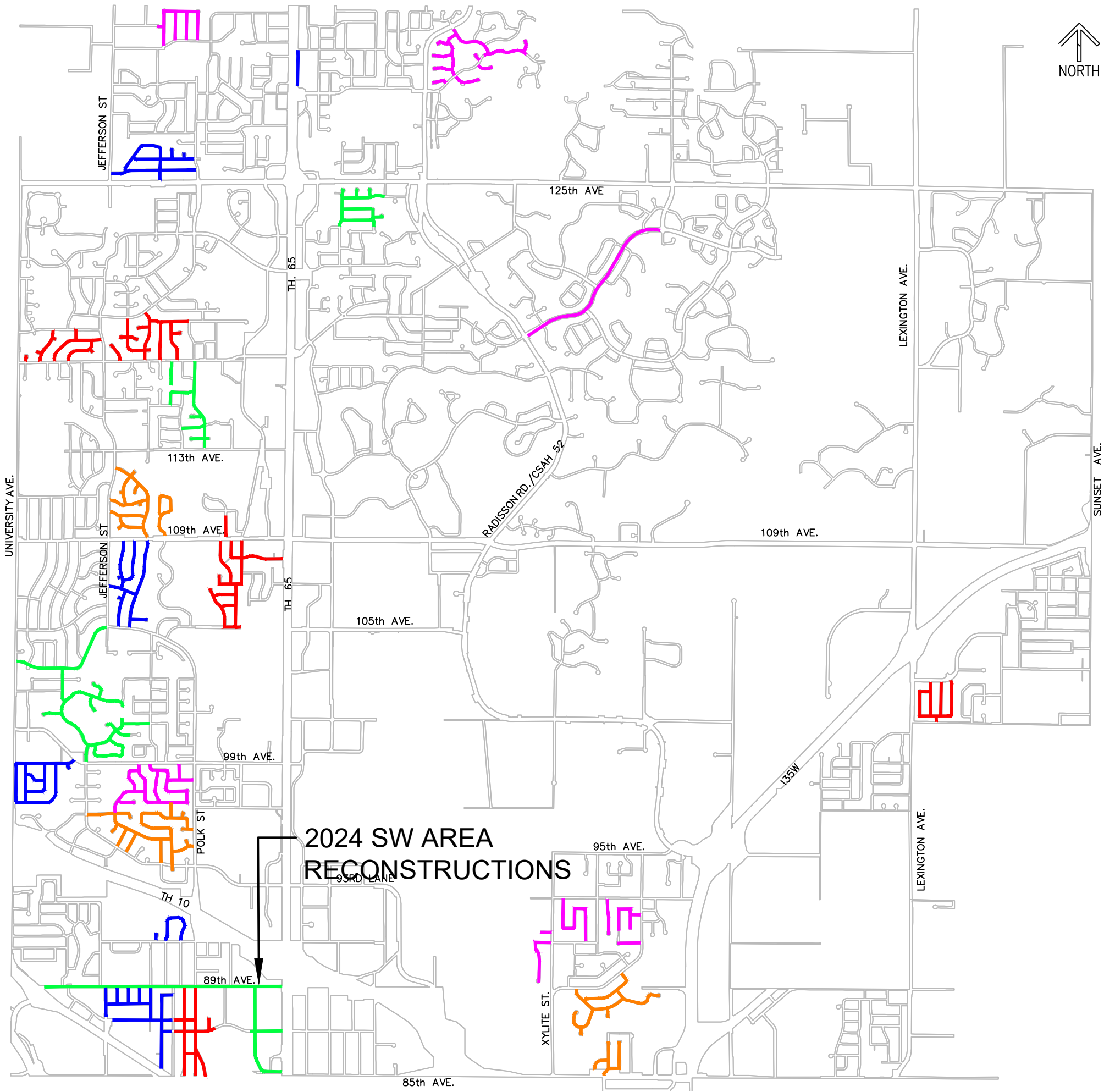
By: _____

Printed Name: Michelle Wolfe

Title: City Manager

Date: _____

Fee Schedule - 2024 Southwest Area Street Reconstruction Project													
Task No.	Work Task Description	Principal Engineer/ Project Manager	Design Engineer	Engineering Technician	Water Resources Project Engineer	Construction Manager	Survey Project Manager	Survey Technician		Surveyor	Geotechnical	Total Hours	Total Cost
Task 1 - Pre-feasibility Report Survey Services													
1.1	Kick-off Meeting	2	2									4	\$702
1.2	Street and Structure Inspections	2	36			36						74	\$10,872
1.3	Topographic Survey		6				16	32	176			230	\$39,846
1.4	Review ROW/Easement Needs	2					4					6	\$1,164
1.5	Geotechnical Review											NA	\$15,000
	Sub-Total Task 1											\$67,584	
Task 2 - Feasibility Report Services													
2.1	Preliminary Watershed Meeting	2			2							4	\$706
2.2	Preliminary Design and Cost Estimates	54	112	56	28	6						256	\$40,108
2.3	Existing Signals Review and Cost Estimates	6	40										\$7,308
2.4	Prepare Report, Including Assessments	40	80									120	\$20,160
2.5	Prepare for and Attend One Open House	4	4	2								10	\$1,658
	Sub-Total Task 2											\$69,940	
	Total Hours	112	280	58	30	42	20	32	176			704	
	Hourly Rate	\$198.00	\$153.00	\$127.00	\$155.00	\$138.00	\$192.00	\$125.00	\$181.00				
	TOTAL COST	\$22,176	\$42,840	\$7,366	\$4,650	\$5,796	\$3,840	\$4,000	\$31,856	\$0			\$137,524



5 YEAR C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2024 PROJECTS
- 2025 PROJECTS
- 2026 PROJECTS
- 2027 PROJECTS
- 2028 PROJECTS

STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE
BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 07/27/23



ENGINEERING DEPARTMENT
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