



City of Blaine

City Council

September 18, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

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

7. Adoption of Agenda

8. Approval of Consent Agenda:

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

8.1. 2023-437 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2023-438 Approve Temporary Road Closure for Blaine Oktober Fest
Sponsors: Jerome Krieger, Sr. Recreation Manager

8.3. RES 23-142 Resolution to change a section of 121st Ave (as it stubs from Vermillion St NE) to be named Urbank Circle NE.

Sponsors: Daniel Schluender, Director of Engineering

- 8.4.** RES 23-132 Resolution Granting Final Plat Approval to Subdivide 42.31 Acres into Two (2) Lots and one Outlot to be Known as Blaine Back 40 at 104th Lane and Flanders Street NE. KE Properties LLC. (Case File No. 23-0070/SLK)

Sponsors: Sheila Sellman, City Planner

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

- 9.1.** 2023-433 Sober Living Home Application and Reasonable Accommodation Request, 691 87th Lane NE

Sponsors: Bob Fiske, Community Standards Director/ Fire Marshal

10. Development Business

- 10.1.** RES 23-141 Resolution Granting a 12-Month Extension to a Conditional Use Permit to Construct a 2,613 Square Foot Detached Garage for a Total Garage Space of 2,963 Square Feet in an FR (Farm Residential) Zoning District at 12640 Radisson Road NE. Aaron Jordan (Case File No. 22-0034/EES)

Sponsors: Sheila Sellman, City Planner

- 10.2.** RES 23-147 Resolution Granting a 12-Month Extension to a Variance to Locate a Detached Accessory Structure Within the 100-Foot Required Setback at 12640 Radisson Road NE. Aaron Jordan (Case File No. 22-0051/EES)

Sponsors: Sheila Sellman, City Planner

- 10.3.** ORD 23-2528 Second Reading
Ordinance Approving an Amendment to Section 26.06 (Nonconforming Structures, Uses) of the Zoning Ordinance to Allow the Creation of Nonconformities by Public Action to be Deemed in Compliance with the Zoning Ordinance. City of Blaine (Case File No. 23-0063/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.4.** RES 23-133 Resolution Granting an Extension to September 5, 2024 for the Conditional Use Permit to Construct a 111-Unit Apartment Building at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/SAS)

Sponsors: Sheila Sellman, City Planner

- 10.5.** RES 23-151 Resolution Granting an Extension for Recording the Final Plat of Green Acres 2nd Addition Creating One Lot and Two Outlots at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0064/SAS)

Sponsors: Sheila Sellman, City Planner

11. Administration

- 11.1.** RES 23-146 Resolution Accepting Bids and awarding the contract to Kunkle Electric, Inc. in the Amount of \$173,500.00 for the Jim Peterson Little League Baseball and Hockey Rink Lighting Project.
Sponsors: Jerome Krieger, Sr. Recreation Manager
- 11.2.** RES 23-122 Authorize Parking Restrictions on Quincy Boulevard Cul-De-Sac
Sponsors: Daniel Schluender, Director of Engineering
- 11.3.** RES 23-155 Adopt the Proposed 2024 City Property Tax Levy and Establish the Date for the Truth-in-Taxation Meeting
Sponsors: Jason Zimmerman, Finance Director

12. Other Business

13. Adjournment



City of Blaine Staff Report

File Number: 2023-437

Agenda Date	Status
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September 18, 2023

In Control	File Type
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City Council

Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.1

Schedule of Bills Paid

Executive Summary

Council is asked to approve the Schedule of Bills Paid.

Background

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

Strategic Plan Relationship

N/A

Board/Commission Review

Not required

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Approve the list as presented.

Attachment List

1. September 1, 2023 Bills Paid
2. September 1, 2023 Subset of Bills Paid
3. September 8, 2023 Bills Paid
4. September 8, 2023 Subset of Bills Paid
5. August 2023 P/R Checks and Wire Transfers

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 9/18/2023 FOR PAYMENTS THE WEEK OF 9/1/2023**

Vendor Name	Description	Amount
AM CONSTRUCTION SUPPLY INC	Asphalt Concrete blades	\$ 599.98
AMAZON CAPITAL SERVICES	PW Headlamp screws - 1200	\$ 28.80
AMAZON CAPITAL SERVICES	Screen Protector	\$ 8.99
AMAZON CAPITAL SERVICES	Tape Measure	\$ 13.70
AMAZON CAPITAL SERVICES	Staples for copier	\$ 34.99
AMAZON CAPITAL SERVICES	Small tools	\$ 106.48
AMAZON CAPITAL SERVICES	PW Phone case	\$ 39.95
AMAZON CAPITAL SERVICES	35' Ethernet Cables	\$ 35.55
AMAZON CAPITAL SERVICES	PW Air filler housing clip	\$ 59.85
AMAZON CAPITAL SERVICES	USB C Chargers	\$ 87.52
AMAZON CAPITAL SERVICES	USB C Chargers	\$ 43.76
AMERICAN TEST CENTER	Annual Inspections-Loader	\$ 400.00
ANOKA COUNTY LICENSE BUREAU	Vehicle Title Conversion	\$ 1,252.34
ANOKA COUNTY LICENSE BUREAU	New Registration - PD	\$ 686.50
ANOKA HENNEPIN SCHOOL DIST 11	Escrow Refunds	\$ 2,044,000.00
ASPEN MILLS INC	uniforms and clothing	\$ 2,787.30
ASPEN MILLS INC	uniforms and clothing	\$ 324.35
ASPEN MILLS INC	uniforms and clothing	\$ 30.35
ASPEN MILLS INC	uniforms and clothing	\$ 49.50
ASPEN MILLS INC	uniforms and clothing	\$ 213.94
ASPEN MILLS INC	uniforms and clothing	\$ 66.96
ASPEN MILLS INC	uniforms and clothing	\$ 138.90
ASPEN MILLS INC	uniforms and clothing	\$ 149.99
ASPEN MILLS INC	uniforms and clothing	\$ 59.96
ASPEN MILLS INC	uniforms and clothing	\$ 68.60
ASPEN MILLS INC	uniforms and clothing	\$ 2,603.41
ASPEN MILLS INC	uniforms and clothing	\$ 1,637.96
ASPEN MILLS INC	uniforms and clothing	\$ 287.88
ASPEN MILLS INC	uniforms and clothing	\$ 78.45
ASPEN MILLS INC	uniforms and clothing	\$ 470.15
ASPEN MILLS INC	uniforms and clothing	\$ 2,742.38
ASPEN MILLS INC	uniforms and clothing	\$ 6.95
ASPEN MILLS INC	uniforms and clothing	\$ 1,990.39
ASPEN MILLS INC	uniforms and clothing	\$ 75.95
ASPEN MILLS INC	uniforms and clothing	\$ 59.45
ASPEN MILLS INC	uniforms and clothing	\$ 275.54
ASPEN MILLS INC	uniforms and clothing	\$ 189.00
ASPEN MILLS INC	uniforms and clothing	\$ 68.45
ASPEN MILLS INC	uniforms and clothing	\$ 75.00
ASPEN MILLS INC	uniforms and clothing	\$ 59.45

AUTOWASH SYSTEMS INC	Car Wash Chemicals	\$	556.76
BARNUM COMPANIES INC	Qtly maintenance on gates	\$	925.12
BARR ENGINEERING COMPANY	Wellfield Management Plan	\$	5,381.00
BARR ENGINEERING COMPANY	WTP1 Underdrain Redesign	\$	16,000.25
BARR ENGINEERING COMPANY	WTP 2 - Maintenance & Repair	\$	32,142.63
BCA-CHAU RECORDS	Liquor License Background	\$	66.50
BOULDER CONTRACTING LLC	Escrow Refund - 4931 130th Ct	\$	5,000.00
BRAUN INTERTEC CORPORATION	2022 Pavement Condition Surveys	\$	451.25
CAMPION BARROW & ASSOCIATES	Pre-employment testing	\$	910.00
CAPITAL ONE TRADE CREDIT	Air Hose Reel	\$	99.99
CAPITAL ONE TRADE CREDIT	Battery Chargers	\$	99.90
CENTER FOR ENERGY AND ENVIRONMENT	EDA HIL Loans	\$	23,450.00
CENTERPOINT ENERGY	Gas Service	\$	1,050.94
CENTRAL WOOD PRODUCTS	Mulch for BBC	\$	228.85
CENTURYLINK	Telephone Service	\$	124.19
CINTAS CORPORATION	CH mats	\$	197.70
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	186.46
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	408.63
CITY OF BLAINE	Petty Cash for Public Works	\$	151.08
CITY OF LEXINGTON	September 2023 Sewer	\$	2,916.94
CORE & MAIN LP	Residential Meters for Resale	\$	13,255.84
COTTENS' INC	Belts for WTP 1	\$	203.96
CRAIG RAPP LLC	8/7 Governance Session w/Council	\$	2,500.00
D R HORTON INC	Escrow Refund - 12542 Edison Cir NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 12530 Edison Cir NE	\$	7,400.00
D R HORTON INC	Escrow Refund - 2975 126th Ave NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 12538 Edison Cir NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 12566 Edison Cir NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 2961 126th Ave NE	\$	4,900.00
DEAN'S PROFESSIONAL PLUMBING	Permit Refund B22-04896	\$	120.00
ECM PUBLISHERS INC	Public Hearing Notice	\$	80.62
ECOWATER	Permit Refund B23-02640	\$	60.00
EMBROIDERY & MORE TOO LLC	Uniforms - PW	\$	86.45
EMERGENCY AUTOMOTIVE TECH	Upfit Equip for Squad Car	\$	16,459.60
EMERGENCY AUTOMOTIVE TECH	Upfit Equip for Squad Car	\$	16,459.60
EMERGENCY AUTOMOTIVE TECH	Upfit Equip for Squad Car	\$	16,634.80
EMERGENCY AUTOMOTIVE TECH	Upfit Equip for Squad Car	\$	17,046.55
EMERGENCY AUTOMOTIVE TECH	Upfit Equip for Squad Car	\$	13,180.31
EMERGENCY AUTOMOTIVE TECH	Upfit Equip for Squad Car	\$	17,557.41
EMERGENCY MEDICAL PRODUCTS INC	Medical Supplies	\$	288.74
EMERGENCY MEDICAL PRODUCTS INC	Medical Supplies	\$	75.80
ENVIRONMENTAL EQUIPMENT & SERVICES	Gutter Brooms for Sweeper	\$	3,300.00
FARR PLUMBING AND HEATING LLC	Permit Refund B23-02743	\$	60.00
FERGUSON ENTERPRISES LLC #3325	Curbstop cleaning tools	\$	225.83
FERGUSON ENTERPRISES LLC #3325	Curbstop cleaning tools	\$	225.83
FERGUSON WATERWORKS #2518	Curbstop Parts	\$	51.62
FIRE MARSHALS ASSOCIATION OF MN	2023 FMAM Conference	\$	165.00

FISHING LIBRARY LLC	Summer Fish Class	\$	120.00
FORCE AMERICA DISTRIBUTING LLC	Road Temp Sensor - 1295	\$	618.51
GAUGHAN SERVICES	Fire station project	\$	9,291.59
GAUGHAN SERVICES	payment for Electric Sign & Light	\$	690.00
GAUGHAN SERVICES	Norling Construction - PD wall	\$	19,008.00
GENERAL CONTRACTORS OF MN	Escrow Refund B22-02915	\$	14,865.50
GOVERNMENT SOCIAL MEDIA	GSMCON Conference	\$	1,398.00
GS DIRECT INC	Plotter Supplies	\$	1,050.18
I-STATE TRUCK CENTER	Fuel Filter Kit - 1288	\$	255.33
IEH AUTO PARTS LLC	Battery for 2224	\$	82.68
IEH AUTO PARTS LLC	Brake/wheel bearing for 4464	\$	254.13
IEH AUTO PARTS LLC	Brake/wheel bearing for 4464	\$	64.83
IEH AUTO PARTS LLC	Brake/wheel bearing for 4464	\$	403.36
IEH AUTO PARTS LLC	Belts for Box Scraper/shop	\$	49.00
IEH AUTO PARTS LLC	Vehicle Parts - PW	\$	182.09
INTUITIVE MUNICIPAL SOLUTIONS	Software Enhancements	\$	14,500.00
KIMBLER SCOTT A	Home Improvement Grant	\$	3,033.00
LAWSON PRODUCTS INC	Hazmat pads for WTP 4	\$	213.31
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	1,308.23
LENNAR	Escrow Refund - 11275 Able St NE	\$	7,400.00
LENNAR	Escrow Refund - 11185 Able St NE	\$	4,900.00
LENNAR	Escrow Refund - 11197 Able St NE	\$	7,400.00
LENNAR	Escrow Refund - 888 111th Ln NE	\$	4,900.00
LENNAR	Escrow Refund - 11295 Able St NE	\$	4,800.00
LENNAR	Escrow Refund - 858 111th Ln NE	\$	4,900.00
LENNAR	Escrow Refund - 878 111th Ln NE	\$	4,900.00
LENNAR	Escrow Refund - 11285 Able St NE	\$	7,300.00
MANAGED SERVICES INC	CH janitorial monthly	\$	4,418.00
MANAGED SERVICES INC	PD janitorial monthly	\$	759.00
MANAGED SERVICES INC	CH towels, TP	\$	289.32
MANSFIELD OIL COMPANY	Motor Fuel	\$	13,476.71
MANSFIELD OIL COMPANY	Motor Fuel	\$	10,871.80
MARSDEN BUILDING MAINTENANCE	PW janitorial services	\$	2,251.25
MARTIN MARIETTA MATERIALS	Patching Materials - Water	\$	197.02
MARTIN MARIETTA MATERIALS	Street Patching Material	\$	151.22
MARTIN MARIETTA MATERIALS	Patching Materials - Water	\$	295.16
MARTIN MARIETTA MATERIALS	Street Patching Material	\$	1,273.71
MARTIN MARIETTA MATERIALS	Street Patching Material	\$	894.21
MARTIN MARIETTA MATERIALS	Street Patching Material	\$	587.41
MENARD INC	Escrow Refund SP19-0002	\$	5,000.00
MENARDS - BLAINE	CH HVAC repair	\$	44.02
MENARDS - BLAINE	Lumber-Pioneer Park Bridge	\$	205.55
MENARDS - BLAINE	Misc Supplies - Irrigation van	\$	132.04
MENARDS - BLAINE	supplies for events	\$	58.07
MENARDS - BLAINE	MAYC HVAC filters	\$	182.53
MENARDS - BLAINE	CH bathroom repair	\$	33.98
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	559.00

METRO SALES INCORPORATED	Copier Maintenance and Support	\$ 195.00
MICKMAN BROTHERS INC	Flanders Ct Island renovation	\$ 2,660.30
MIDWAY FORD COMPANY	F350 Truck for PW	\$ 52,641.41
MIDWAY FORD COMPANY	Wiper Blades	\$ 70.00
MINNESOTA EQUIPMENT	Fender Kits for new Tractors	\$ 1,575.20
MINNESOTA EQUIPMENT	Mowing Head/Chain	\$ 94.97
MINNESOTA EQUIPMENT	Chain Saw chain	\$ 67.90
MN GIS/LIS CONSORTIUM	Conference Registration	\$ 625.00
MN GIS/LIS CONSORTIUM	Conference Registration	\$ 625.00
MTI DISTRIBUTING INC	Blades for Mowers	\$ 676.84
NEWMARK HOMES	Escrow Refund - 12890 Xylite St NE	\$ 4,700.00
NEWMARK HOMES	Escrow Refund - 12882 Xylite St NE	\$ 4,800.00
NORTH COUNTRY CHEVROLET	2023 Chevy Tahoes (5)	\$ 199,127.40
NORTHERN SANITARY SUPPLY CO	MAYC cleaners, towels, liners	\$ 702.85
O'REILLY AUTOMOTIVE STORES INC	PD v-belt	\$ 23.58
O'REILLY AUTOMOTIVE STORES INC	Credit	\$ (119.99)
O'REILLY AUTOMOTIVE STORES INC	Brake Booster - 4464	\$ 134.65
OLSEN CHAIN & CABLE INC	PW Hoist repair in Mechanics Bay	\$ 1,934.73
PATRICK MILLER ROLL-OFF SERVICES	Removal of Debris - PW	\$ 1,457.70
PHASOR ELECTRIC COMPANY	CH Fountain repair	\$ 489.00
PLUMBING MASTERS LLC	Permit Refund B23-03046	\$ 75.26
PRO-TEC DESIGN INC	Card reader project	\$ 41.84
PRO-TEC DESIGN INC	Video Modification Assistance	\$ 1,326.00
ROTO ROOTER SERVICES COMPANY	Permit Refund B23-03214	\$ 60.00
S A LEWIS LLC	Escrow Refund - BeeHive	\$ 27,776.00
SHORT ELLIOTT HENDRICKSON INC	2022 Street Reconstruction	\$ 762.52
SHORT ELLIOTT HENDRICKSON INC	Sod Replacement Project Services	\$ 330.00
SHORT ELLIOTT HENDRICKSON INC	2023 NW Area Street Reconstruct	\$ 60,868.34
STANDARD INSURANCE COMPANY	Life Insurance - Sept 2023	\$ 8,232.90
STONE CREEK HOMES INC	Escrow Refund - 2647 132nd Ave	\$ 4,900.00
SUBURBAN TIRE WHOLESALE INC	Vehicle Tires	\$ 1,464.00
SUN LIFE FINANCIAL	September 2023 LTD	\$ 5,070.76
SUNRAM CONSTRUCTION INC	Blaine Courts Projects	\$ 17,468.31
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	\$ 7,752.00
TOLL GAS & WELDING SUPPLY	Small Tools - Water Dept	\$ 52.34
TOLL GAS & WELDING SUPPLY	Small Tools - Water Dept	\$ 89.25
TOLL GAS & WELDING SUPPLY	Small Tools - Water Dept	\$ 36.22
TOTAL COMPLIANCE SOLUTIONS INC	drug testing	\$ 712.00
TRI-STATE BOBCAT INC	Tooth Set for 4601-1	\$ 2,557.76
ULINE	4 chair mats	\$ 376.18
VERIZON WIRELESS	August 2023 telephone	\$ 715.19
XCEL ENERGY	Electric Service	\$ 39,010.80
ZACK'S INC	Long handled shovels - Parks	\$ 438.64
ZAYO GROUP LLC	Telephone Service	\$ 1,968.69
ZOLL MEDICAL CORPORATION	Medical Supplies - ResQpods	\$ 1,035.00
		\$ 2,913,364.10

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 9/18/2023 FOR PAYMENTS THE WEEK OF 9/1/2023**

Vendor Name	Description	Amount
CENTER FOR ENERGY AND ENVIRONMENT	EDA HIL Loans	\$ 23,450.00
S A LEWIS LLC	Escrow Refund - BeeHive	\$ 27,776.00
BARR ENGINEERING COMPANY	WTP 2 - Maintenance & Repair	\$ 32,142.63
XCEL ENERGY	Electric Service	\$ 39,010.80

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 9/18/2023 FOR PAYMENTS THE WEEK OF 9/8/2023**

Vendor Name	Description	Amount
A L WOOLHOUSE INC	Demo Refund - 315 113th Ave NE	\$ 2,000.00
ABLE HOSE AND RUBBER LLC	Clamps for 1266	\$ 41.47
ADVANCED GRAPHIX INC	Repairs to squads 5309 & 5319	\$ 40.00
ADVANCED GRAPHIX INC	Graphics for New Patrol Vehicles	\$ 4,452.00
AIR-IT INDOOR COMFORT LLC	Permit Refund B23-02499	\$ 200.00
AMAZON CAPITAL SERVICES	Credit	\$ (59.87)
AMAZON CAPITAL SERVICES	computer stands, zip ties, stapler, tape	\$ 179.34
AMAZON CAPITAL SERVICES	Cell phone cases for new officers	\$ 89.80
AMAZON CAPITAL SERVICES	Instructional books	\$ 55.80
AMAZON CAPITAL SERVICES	Wireless Mice and Keyboard	\$ 49.00
AMAZON CAPITAL SERVICES	Pamphlet holders	\$ 188.86
ANOKA COUNTY TREASURY DEPT	Connect Anoka County Fiber	\$ 812.50
ANOKA HENNEPIN COMMUNITY ED	Room rental for Little School	\$ 650.00
AT&T MOBILITY	data coverage for bait trailer	\$ 53.97
AUTO AIR AND ACCESSORIES INC	Evap Core Replacement 4488	\$ 1,693.60
AXON ENTERPRISES INC	In squad cameras	\$ 9,776.16
AXON ENTERPRISES INC	Officer Safety Plan	\$ 8,195.16
BAKER TILLY MUNICIPAL ADVISORS	Arbitrage Compliance-Rev Bonds 2017B	\$ 3,100.00
BAUER BUILT INC	Front tires/install for 1252	\$ 992.00
BOULDER CONTRACTING LLC	Escrow Refund - 4819 130th Ln NE	\$ 4,600.00
CAPITAL ONE TRADE CREDIT	Retract cord reel for shop	\$ 269.98
CENTER FOR ENERGY AND ENVIRONMENT	City of Blaine EDA HIL Loans	\$ 6,175.00
CENTERPOINT ENERGY	Gas Service	\$ 1,631.60
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation Parts	\$ 683.65
CHLEBECK ANN M	Home Improvement Grant	\$ 3,077.00
CHRETIEN LUANN	Home Improvement Grant	\$ 1,309.00
CONNEXUS ENERGY	Electric Service Request	\$ 3,070.71
CORE & MAIN LP	Meters for resale	\$ 4,612.35
CRAMPTON ANGELA	Reim - Invisible Fence Repair	\$ 309.59
CUSHMAN MOTOR COMPANY INC	Muffler/Filter for 1266	\$ 876.09
D R HORTON INC	Escrow Refund - 12703 Erskin St NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 12713 Erskin St NE	\$ 7,400.00
DIAZ CARMEN	Park/Rec Refund	\$ 100.00
EKLUND SHIRLEY	Park/Rec Refund	\$ 99.00
ETERNITY HOMES LLC	Escrow Refund - 4705 130th Ln NE	\$ 4,800.00
EVANS KRISTA	tuition reimbursement	\$ 1,036.25
GAASLAND KRISTIAN	AWWA Webinar	\$ 790.00
GAUGHAN SERVICES	August Maintenance - City Hall	\$ 3,560.00
GRAINGER	WTP 1 V-Belts for Water	\$ 182.08
GRAINGER	Nylon Flags	\$ 137.06

HALE TRAVIS	FAA Part 107 certification test	\$ 175.00
HAWKINS INC	Water Treatment Chemicals	\$ 6,747.00
HAWKINS INC	Water Treatment Chemicals	\$ 7,292.05
HOTSY MINNESOTA	Pressure Washer Soap	\$ 589.42
INDELCO PLASTICS CORPORATION	Chemical Parts for WTP	\$ 792.10
INFORMER SYSTEMS LLC	Schedule Express user fee	\$ 780.00
INSIGHT PUBLIC SECTOR INC	Docking stations	\$ 317.52
ISOM HARLAN G	Softball Umpire Fees	\$ 649.00
JEFF BELZER'S ROSEVILLE AUTO INC	Belly Pan for 5321	\$ 49.01
JOHNSON LITHO GRAPHICS	Fall Rec Connect brochure printing	\$ 18,146.09
KENNEDY & GRAVEN CHARTERED	TIF District 1-21 (Townhome Project)	\$ 315.00
KENNEDY & GRAVEN CHARTERED	TIF 1-22, Business Park ED	\$ 345.00
KENNEDY & GRAVEN CHARTERED	TIF 1-23, Business Park ED	\$ 330.00
KENNEDY & GRAVEN CHARTERED	Elevage Redevelopment TIF District	\$ 870.00
KNOBLAUCH KYLENE	Softball Umpire Fees	\$ 648.00
LAWSON PRODUCTS INC	Drill bits for Shop	\$ 110.96
LENNAR	Escrow Refund - 12910 Jewell Cir NE	\$ 3,250.00
MANSFIELD OIL COMPANY	Motor Fuel	\$ 13,476.71
MANSFIELD OIL COMPANY	Motor Fuel	\$ 7,251.68
MANSFIELD OIL COMPANY	Motor Fuel	\$ 3,031.45
MARTIN MARIETTA MATERIALS	Street Patching Material	\$ 596.87
MARTIN MARIETTA MATERIALS	Street Patching Material	\$ 1,495.45
MARTIN MARIETTA MATERIALS	Street Patching Material	\$ 1,299.15
MARTIN MARIETTA MATERIALS	Street Patching Material	\$ 296.62
MASTER MOBILE HOME SERVICE	Refund Permit B23-03165	\$ 120.00
MENARDS - BLAINE	Hanging police car door on wall	\$ 79.16
MENARDS - BLAINE	EZ Straw for Stormwater	\$ 64.95
MENARDS - BLAINE	Paint for training building	\$ 41.86
MENARDS - BLAINE	Ratchet bypass loppers - Water	\$ 89.97
MENARDS - BLAINE	Concrete Sprayer - Streets	\$ 49.99
MENARDS - BLAINE	Park Supplies; screws/bee killer	\$ 171.05
MENARDS - BLAINE	CH frame, bit, cleaning, wire	\$ 160.39
MENARDS - BLAINE	Shovels/tape measures - storm	\$ 216.13
MENARDS - BLAINE	Irrigation parts - Stock	\$ 22.83
MENARDS - BLAINE	General Supplies for Streets	\$ 69.52
MENARDS - BLAINE	WTP 1 parts	\$ 230.88
MENARDS - BLAINE	PW insulation	\$ 44.94
MICKMAN BROTHERS INC	Median Maintenance	\$ 7,550.00
MICKMAN BROTHERS INC	East Lake Park Mid Season Check	\$ 485.50
MICKMAN BROTHERS INC	West Lake Park Mid Season Check	\$ 1,189.25
MICKMAN BROTHERS INC	Irrigation Repairs - West Lake Park	\$ 447.80
MINNESOTA EQUIPMENT - HAM LAKE	Chains for Pole Saws	\$ 59.70
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 492.00
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$ 159.00
MN LANDCO/AREP LEXINGTON WATERS	Intersection Improve 131st Ave & Lex	\$ 265,609.00
MN TRANSPORTATION ALLIANCE INC	Annual Membership Dues	\$ 1,550.00
MORK WELL CO. INC	Well repair for resident	\$ 1,245.50

M-R SIGN COMPANY INC	Road Closed Ahead Signs	\$ 307.85
MTI DISTRIBUTING INC	Oil Pan/Gasket/Pipe for Mower 2392	\$ 855.67
NITTI ROLLOFF SERVICES INC	Demo Refund - 8639 Dunkirk Ct NE	\$ 2,000.00
NORTHERN SANITARY SUPPLY CO INC	PW - Tissue/Towels/Liners	\$ 946.77
NR PROPERTIES INC	Escrow Refund - 2930 127th Ave NE	\$ 4,900.00
NR PROPERTIES INC	Escrow Refund - 12712 Dunkirk St NE	\$ 4,600.00
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$ 586.68
OLEK LORI AND MARK	Home Improvement Grant	\$ 3,361.00
OLSON LISA	Mileage and reimbursement report	\$ 10.12
PAFFY'S PEST CONTROL INC	PW Pest Control	\$ 134.00
PAFFY'S PEST CONTROL INC	City Hall Pest Control	\$ 80.35
PAFFY'S PEST CONTROL INC	MAYC Pest Control	\$ 59.75
PARK CONSTRUCTION COMPANY	2023 SW Area Street Reconstruction	\$ 344,680.82
PITNEY BOWES INC	SendPro C Postage Machine	\$ 3,576.87
PRINT CENTRAL	Business Cards - Grode	\$ 39.00
R & W WELDING & MACHINE INC	Trailer 1254 Repair	\$ 1,750.00
RCM SPECIALTIES INC	Street Patching Material	\$ 711.76
RECYCLING ASSOCIATION OF MN	Membership Dues	\$ 300.00
REPUBLIC SERVICES #894	Shredding for Recycling Saturday	\$ 782.00
RUFFRIDGE JOHNSON EQUIPMENT CO INC	Drum wheel/spacer-nozzles for 1221	\$ 86.80
RUFFRIDGE JOHNSON EQUIPMENT CO INC	Drum wheel/spacer-nozzles for 1221	\$ 364.29
SAXON FLEET SERVICES	Distracted Driving Vehicle	\$ 48,997.00
SCHLUENDER DANIEL	2023 APWA (PWX Conference)	\$ 1,627.61
SOBOLEWSKI TERRANCE	Well Interference Reimbursement	\$ 7,107.59
STATE OF MINNESOTA	DEED Loan - Sept 2023	\$ 1,568.24
STONE CREEK HOMES INC	Escrow Refund - 2637 Quail Creek Ct	\$ 4,900.00
STONE CREEK HOMES INC	Escrow Refund - 2599 Quail Creek Ct	\$ 4,900.00
STONE CREEK HOMES INC	Escrow Refund - 2623 Quail Creek Ct	\$ 4,900.00
STONE CREEK HOMES INC	Escrow Refund - 2605 132nd Ave NE	\$ 4,900.00
SUBURBAN TIRE WHOLESALE INC	Tires for 1239	\$ 568.00
TACTILOGIX LLC	Shatterball and holders	\$ 925.00
TOTAL COMPLIANCE SOLUTIONS INC	pre employment testing	\$ 144.00
ULINE	CH garbage caddy	\$ 71.51
ULINE	CH 1st floor end table	\$ 169.73
ULINE	Gatorade for Inspections Dept	\$ 182.57
VOLUNTEERS OF AMERICA	Bus driver meals - Aug	\$ 115.00
WAGNER JACKIE	meal reimbursement for training	\$ 35.25
ZACK'S INC	Long handled shovels - Streets	\$ 194.95
		\$ 885,072.83

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 9/18/2023 FOR PAYMENTS THE WEEK OF 9/8/2023**

Vendor Name	Description	Amount
SAXON FLEET SERVICES	Distracted Driving Vehicle	\$ 48,997.00

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: AUGUST 2023

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
08/03/23	VENDOR CHECKS	CHECK # 79690-79694	\$5,003.31
08/03/23	EMPLOYEES	DIRECT DEPOSITS	\$765,944.30
08/17/23	VENDOR CHECKS	CHECK # 79695-79703	\$11,920.49
08/17/23	EMPLOYEES	DIRECT DEPOSITS	\$626,497.43
08/31/23	VENDOR CHECKS	CHECK # 79704	\$3,833.08
08/31/23	EMPLOYEES	DIRECT DEPOSITS	\$612,947.67

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
08/03/23	STATE OF MINNESOTA	PAYROLL TAXES	\$56,253.09
08/03/23	I.R.S.	PAYROLL TAXES	\$242,278.74
08/03/23	P.E.R.A.		\$235,696.56
08/03/23	USCM & US BANK	DEFERRED COMP & H.S.A	\$65,495.02
08/18/23	STATE OF MINNESOTA	JULY SALES TAX	\$51,970.00
08/18/23	21st CENTURY	CREDIT CARDS	\$17,689.61
08/17/23	STATE OF MINNESOTA	PAYROLL TAXES	\$42,044.48
08/17/23	I.R.S.	PAYROLL TAXES	\$192,003.52
08/17/23	P.E.R.A.		\$175,635.02
08/17/23	USCM & US BANK	DEFERRED COMP & H.S.A	\$61,262.53
08/31/23	STATE OF MINNESOTA	PAYROLL TAXES	\$40,660.77
08/31/23	I.R.S.	PAYROLL TAXES	\$185,182.92
08/31/23	P.E.R.A.		\$177,137.19
08/31/23	USCM & US BANK	DEFERRED COMP & H.S.A	\$37,432.97

TOTAL \$3,606,888.70



City of Blaine Staff Report

File Number: 2023-438

Agenda Date	Status
-------------	--------

September 18, 2023

In Control	File Type
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City Council

Action Item

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

Agenda Item # 8.2

Approve Temporary Road Closure for Blaine Oktober Fest

Executive Summary

The City Council is asked to approve a temporary road closure on Town Square Drive in front of city hall for the Blaine Oktober Fest.

Background

Strategic Plan Relationship

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

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

By motion, approve the temporary road closure of Town Square Drive from 108th Lane NE to Town Square Drive NE on Saturday, October 7, 2023 from 7 am to 10 pm.

Attachment List

None



City of Blaine Staff Report

File Number: RES 23-142

Agenda Date

September 18, 2023

Status

In Control

City Council

File Type

Motion

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

Agenda Item # 8.3

Resolution to change a section of 121st Ave (as it stubs from Vermillion St NE) to be named Urbank Circle NE.

Executive Summary

Resolution to change a section of 121st Ave (as it stubs from Vermillion St NE) to be named Urbank Circle NE.

Background

Due to the construction of the Foxtail Hollow subdivision and the future connection of the public street to the existing stubbed portion of Urbank Circle to the south, the City will be renaming the existing stub of 121st Ave to Urbank Circle.

As the development of the property at 11945 Radisson Road is completed, the two stubs of Urbank Circle will be connected.

This action is necessary to officially recognize this street name change with the County recording system.

Strategic Plan Relationship

This is administrative cleanup of records to support ongoing data maintenance.

Board/Commission Review

N/A

Financial Impact

As there are no residential driveways off the existing stub street, there are no address changes required.

Public Outreach/Input

As there are no residential driveways off the existing stub street, no adjacent property owners were contacted.

Staff Recommendation

To officially designate the street now described as Urbank Circle NE.

Attachment List

1. 23-07 - Foxtail Hollow



City of Blaine

Signature Copy

Resolution: RES 23-142

Resolution to change a section of 121st Ave (as it stubs from Vermillion St NE) to be named Urbank Circle NE.

WHEREAS, the stubbed street section was originally platted at 121st Ave NE;

WHEREAS, the stubbed street section has no residential driveways accessing from the section;

WHEREAS, upon development of 11945 Radisson Road NE, the sections of public roadway known at Urbank Circle NE will be connected;

WHEREAS, it is desirable to officially rename the existing stub of 121st Ave NE, south of Vermillion St NE to Urbank Circle NE.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council does hereby order the street opened as 121st Ave NE, beginning at the western right-of-way line for Vermillion St NE to the stubbed end is hereby named and designated URBANK CIRCLE NE.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.

NEW ADDRESS - Foxtail Hollow

July 28, 2023

09-31-23-42-0003 and 09-31-23-42-0004

Developer: Foxtail Hollow LLC

Zip Code: 55449

School District: 16

NEW ADDRESS - Foxtail Hollow

July 28, 2023

09-31-23-42-0003 and 09-31-23-42-0004

Developer: Foxtail Hollow LLC

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School District: 16

NEW ADDRESS - Foxtail Hollow

July 28, 2023

09-31-23-42-0003 and 09-31-23-42-0004

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NEW ADDRESS - Foxtail Hollow

July 28, 2023

09-31-23-42-0003 and 09-31-23-42-0004

Developer: Foxtail Hollow LLC

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School District: 16

NEW ADDRESS - Foxtail Hollow

July 28, 2023

09-31-23-42-0003 and 09-31-23-42-0004

Developer: Foxtail Hollow LLC

Zip Code: 55449

School District: 16

NEW ADDRESS - Foxtail Hollow

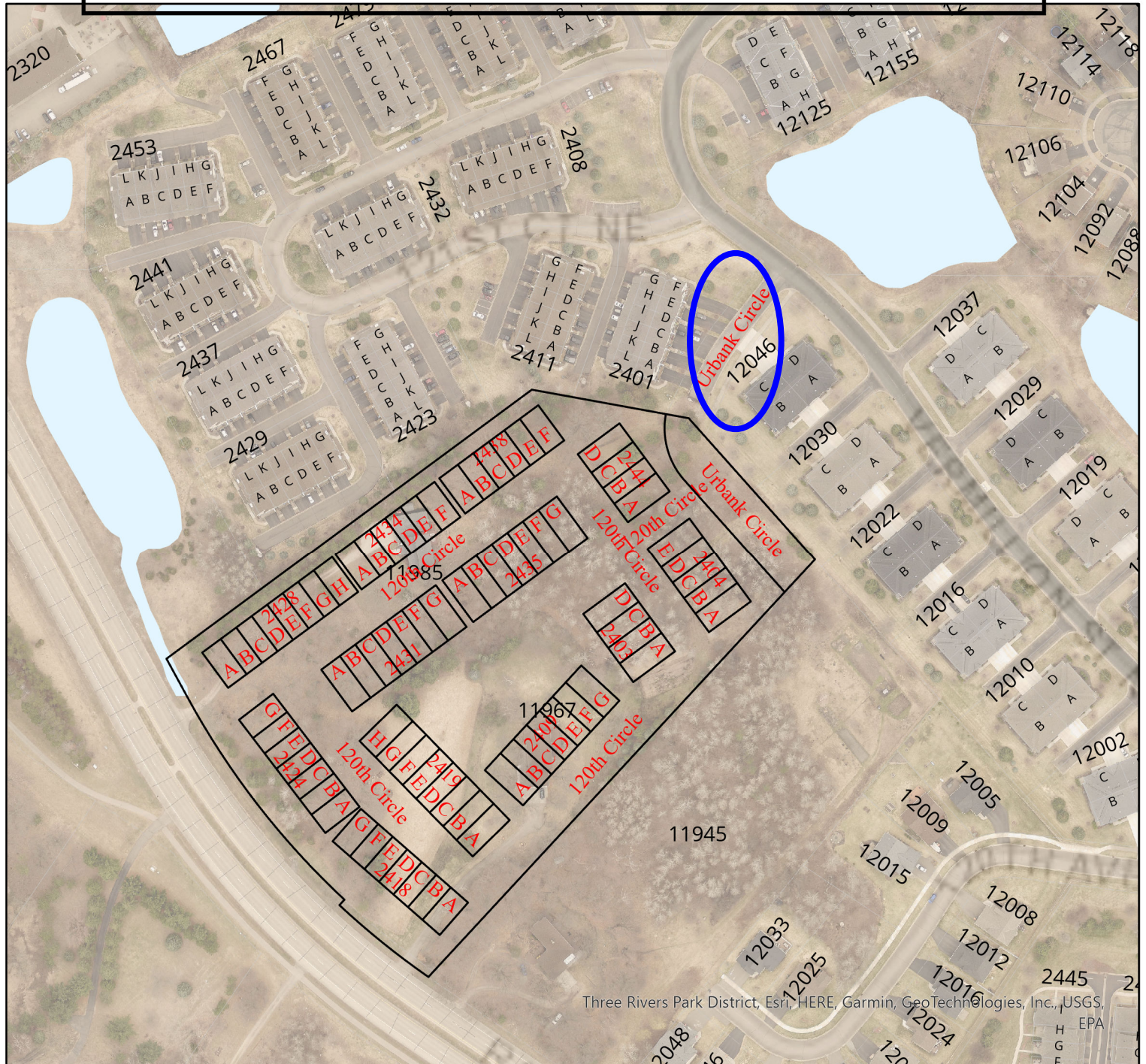
July 28, 2023

09-31-23-42-0003 and 09-31-23-42-0004

Developer: Foxtail Hollow LLC

Zip Code: 55449

School District: 16



Path: W:\Data\Addressing\Drawings and Sketches\Official Address Maps\2023 Address Maps\23-07 - Foxtail Hollow.aprx



Address Map No. 23-07

City of Blaine Engineering Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6172





City of Blaine Staff Report

File Number: RES 23-132

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.4

Resolution Granting Final Plat Approval to Subdivide 42.31 Acres into Two (2) Lots and one Outlot to be Known as Blaine Back 40 at 104th Lane and Flanders Street NE. KE Properties LLC. (Case File No. 23-0070/SLK)

Executive Summary

This applicant is requesting a final plat of approximately 42 acres into two (2) lots and one outlot for industrial development.

Background

Planning Commission Public Hearing	12/13/22
City Council (Preliminary Plat)	01/04/23
City Council (Final Plat)	09/18/23
Action Deadline	10/29/23

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

The final plat is consistent with the approved preliminary plat, Resolution No. 23-05.

Zoning

The property has an I-1 (Light Industrial) zoning for proposed Lots 1 and 2. Outlot A has a zoning of PBD (Planned Business District).

Land Use Designation

Proposed Lot 1, the northern portion of Lot 2 and Outlot A have a land use of PI (Planned Industrial), and the southern portion of Lot 2 (existing building) has a land use of LI (Light Industrial).

Surrounding Zoning and Land Uses

The property to the north has a land use of PI and a zoning of PBD. The property to the east has a land use of PI and a zoning of I-1. The properties to the south have a land use of LI and a zoning of I-1A (Light Industrial). The property located to the west has a land use of Public/Semi-Public and a zoning of FR (Farm Residential).

Existing Conditions

The proposed plat has an existing building on the southern portion of Lot 2. Some wetlands are located within the plat with areas of upland.

History

The proposed plat received preliminary plat approval in January 2023.

Evaluation of Request

Plat

The proposed plat creates two lots for one future building addition (Lot 2) and the construction of one new building (Lot 1). The plat also has one outlot for future development (two lots) and existing wetlands.

- Lot 1 Block 1 is 4.57 acres - I-1 zoning
- Lot 2 Block 1 is 4.65 acres - I-1 zoning
- Outlot A is 31.63 acres - PBD zoning

Tree Preservation

Site grading will remove trees in the 5.46 acres (developed) of proposed Outlot A (Lot 1 Block 2 and Lot 3 Block 1 of the preliminary plat). The Zoning Ordinance states that the total number of replacement trees shall not exceed eight (8) trees per acre for industrial property. The developer is required to plant 44 replacement trees throughout the proposed 3 lots. With the development of the parcels, the landscaping requirement in the Zoning Ordinance will meet the requirement of planting 44 replacement trees.

Park Dedication

Park dedication will be due with the platting of Lot 2, Block 1, for that portion of the lot that has not paid park dedication in the past with the development of the existing building. The one new lot (Lot 1 Block 1), will be required to pay park dedication for the developable area on the parcel. The 2023 park dedication rate for industrial development is \$6,702/acre for a total due of \$17,961 (2.68 developed acres for Lot 1 and 2 Block 1) if paid in 2023. Outlot A will be required to pay park dedication when it is platted in the future. The fee will need to be paid at the rate in effect at the time of the final plat prior to release of mylars for recording at Anoka County.

Grading/Storm Drainage

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

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

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 6 is \$6,853 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 1.15 acres of upland for a total sewer area charge of \$7,881.

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

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

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

Wetlands/Watershed

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

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

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

Access/Street Design/Sidewalks

The development is proposing to gain/provide access from the extension of Flanders Avenue NE which will be constructed with this development. All local roads shall be constructed to 29-feet back-to-back of width.

Easements/Right-of-Way/Permits

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

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

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

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

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

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 23-132

Resolution Granting Final Plat Approval to Subdivide 42.31 Acres into Two (2) Lots and one Outlot to be Known as Blaine Back 40 at 104th Lane and Flanders Street NE. KE Properties LLC. (Case File No. 23-0070/SLK)

WHEREAS, an application has been filed by KE Properties LLC as Case File No. 23-0070 for a final plat known as Blaine Back 40; and

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

The Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota

AND

Lot 1, Block 1, FLANDERS POND 2ND ADDITION, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on January 4, 2023, subject to the conditions as contained in Blaine City Council Resolution No. 23-05; and

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

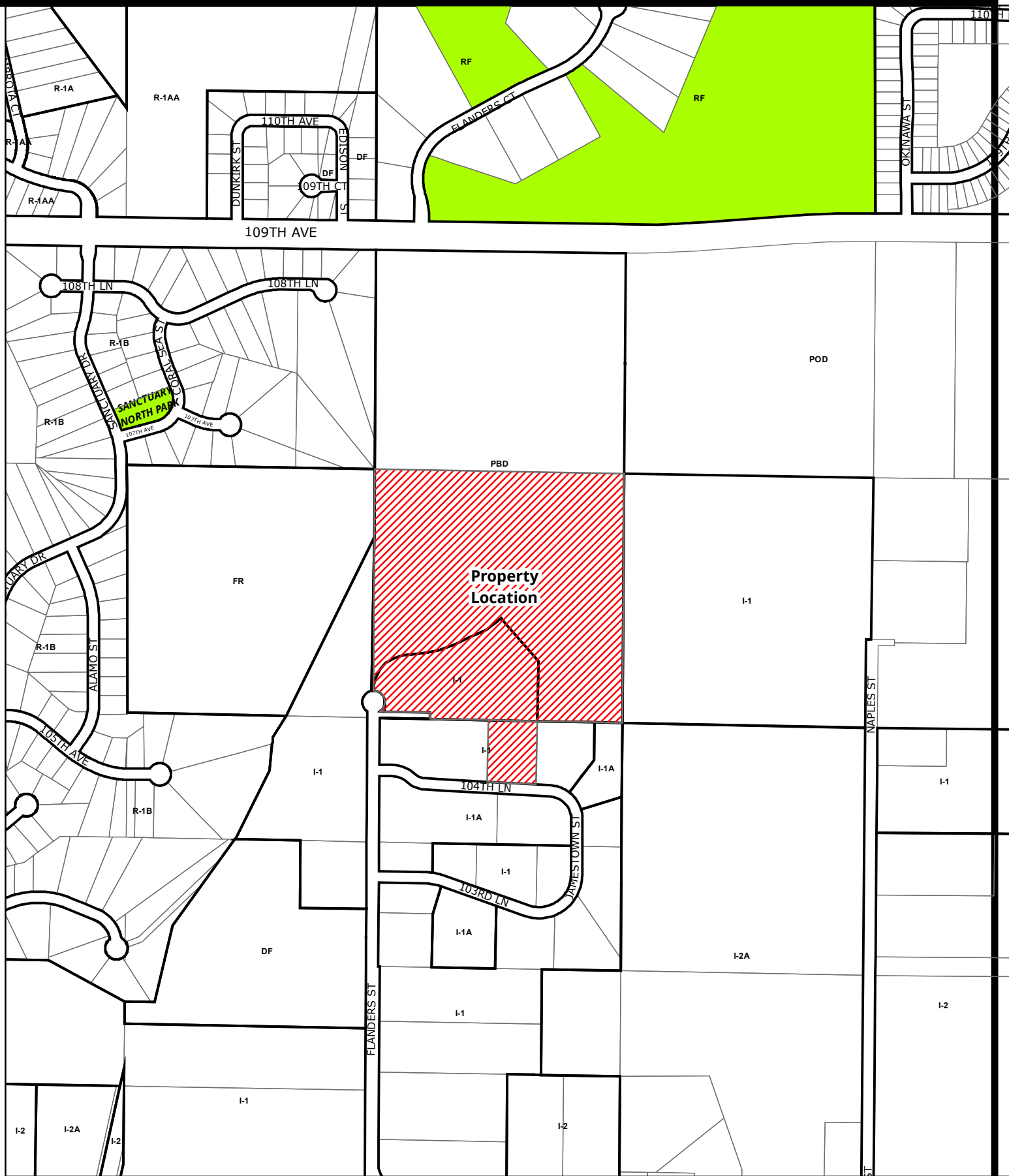
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Blaine Back 40 per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions.

NOW, THEREFORE, BE IT FURTHER RESOLVED The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Blaine Back 40.

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. The one new lot (Lot 1 Block 1) is required to pay park dedication for the developable area on the parcel. The 2023 park dedication rate for industrial development is \$6,702/acre for a total due of \$17,961 (2.68 developed acres for Lot 1 and 2 Block 1) if paid in 2023. Outlot A will be required to pay park dedication when it is platted in the future. This fee shall be paid at the rate in effect at the time of the final plat, prior to the release of mylars for recording at Anoka County.
3. Site plan approval per lot as each develops is required. Review of the proposed site plan will occur during building permit application. This includes meeting fire access and parking requirements.
4. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

5. The developer will be responsible for Trunk Sanitary Sewer area charges that become due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 6 is \$6,853.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 1.15 acres of upland for a total sewer area charge of \$7881.00. The rate in effect at time of payment will be applied.
6. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

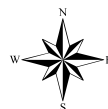
PASSED by the City Council of the City of Blaine this 18th day of September, 2023.



BlaineMN.gov

Case File No. 23-0070 The Blaine Back 40

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



BLAINE BACK 40

City of Blaine
County of Anoka
Sec. 22, T31, R23

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

The Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota.

And that DE Properties, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 1, FLANDERS POND 2ND ADDITION, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as BLAINE BACK 40 and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat.

In witness whereof said KE Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____

KE PROPERTIES, LLC

David C. Erickson, Chief Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by David C. Erickson, Chief Manager of KE Properties, LLC, a Minnesota limited liability company, on behalf of the company.

(signature)

(print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said DE Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____

DE PROPERTIES, LLC

David C. Erickson, Chief Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by David C. Erickson, Chief Manager of DE Properties, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this ____ day of _____, 20____.

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

STATE OF MINNESOTA

COUNTY OF _____

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

(signature)

(print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Blaine, Minnesota

This plat of BLAINE BACK 40 was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By _____ Mayor

By _____ Clerk

County Surveyor

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

David M. Ziegmeier
Anoka County Surveyor

County Auditor/Treasurer

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

Property Tax Administrator

By _____, Deputy

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

I hereby certify that this plat of BLAINE BACK 40 was filed in the office of the County Recorder/Reglstrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M., and was duly recorded as Document Number _____.

County Recorder/Reglstrar of Titles

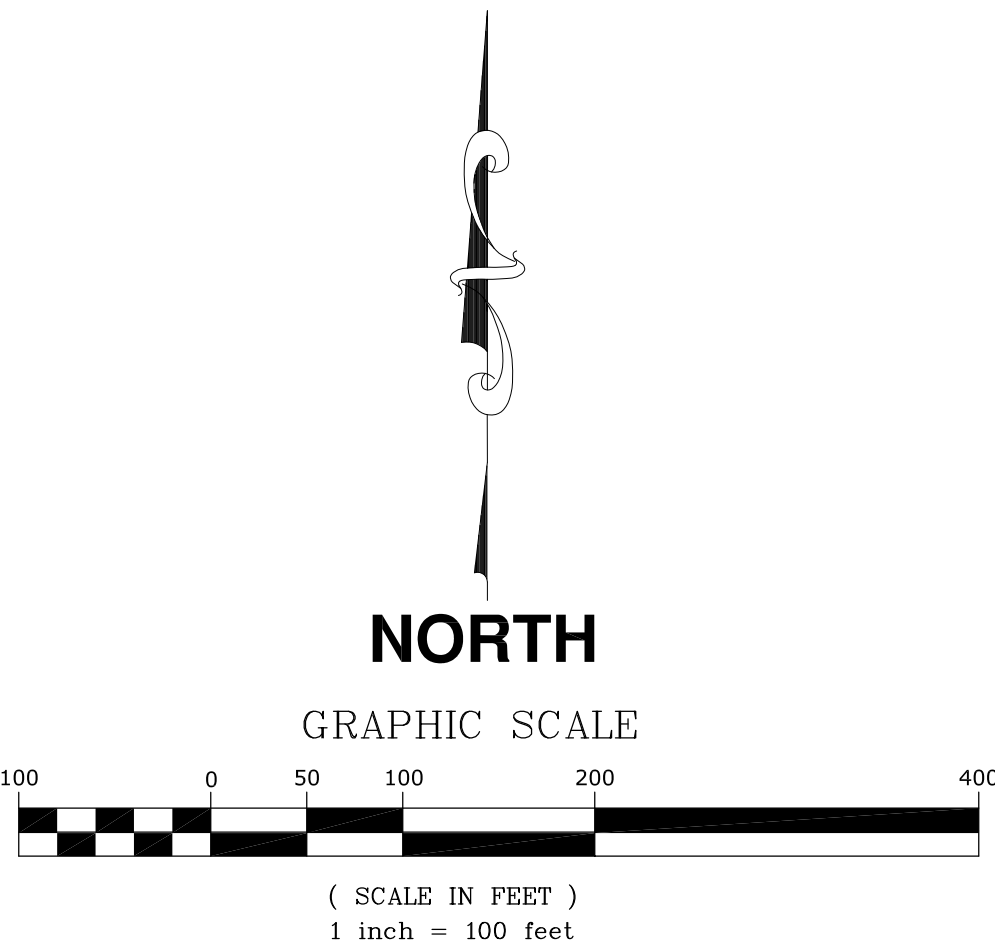
By _____, Deputy



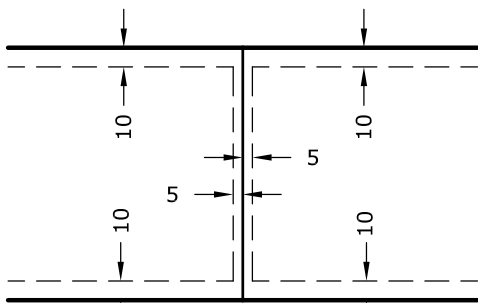
THE SANCTUARY
TENTH ADDITION

NW 1/4 OF THE NE 1/4 OF SEC. 22, T.31, R.23

NE 1/4 OF THE
NE 1/4 OF
SEC. 22, T.31,
R.23



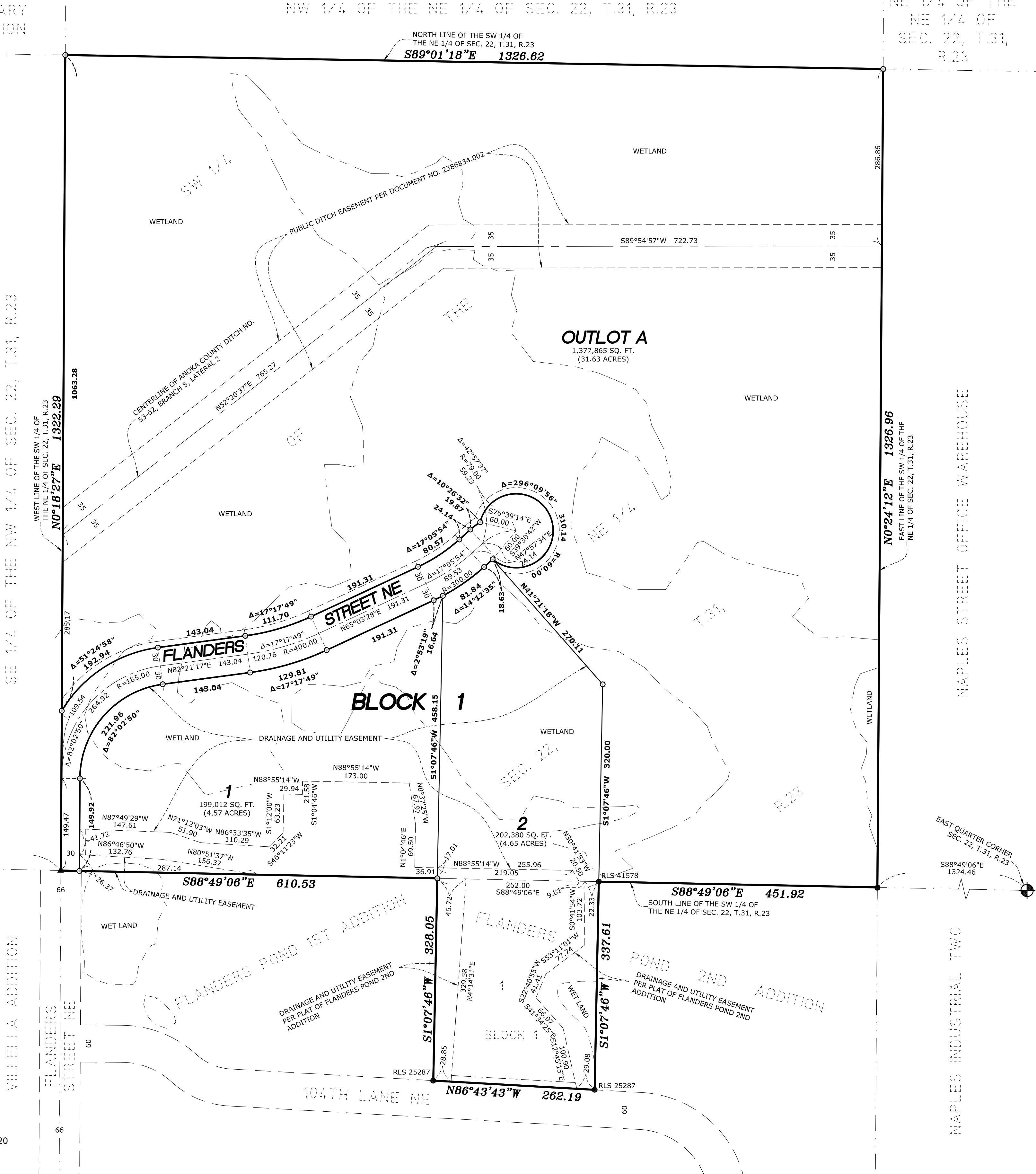
EASEMENT DETAIL:
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING ALL RIGHT
OF WAY LINES, AND BEING 5 FEET IN WIDTH
ADJOINING ALL OTHER LOT LINES, UNLESS
OTHERWISE SHOWN ON THIS PLAT.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF THE
SW 1/4 OF THE NE 1/4 OF SEC. 22, T.31, R.23 IS ASSUMED
TO HAVE A BEARING OF SOUTH 89 DEGREES 01 MINUTE 18
SECONDS EAST.

- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ▲ DENOTES FOUND MAGNESIUM NAIL
- DENOTES 1/2 INCH IRON PIPE FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED BY RLS NO. 41578
- DENOTES EDGE OF WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN MAY 2020
- - - - DENOTES EDGE OF WET LAND



NAPLES STREET OFFICE WAREHOUSE

NAPLES INDUSTRIAL TWO



City of Blaine Staff Report

File Number: 2023-433

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Motion

7:00 PM - Public Hearing and Items Published for a Certain Time - Bob Fiske, Community Standards Director/ Fire Marshal

Agenda Item # 9.1

Sober Living Home Application and Reasonable Accommodation Request, 691 87th Lane NE

Executive Summary

Krista Johnson, owner of Meraki Recovery Housing, has applied for a Sober Living Home license and is requesting reasonable accommodations under the Federal Fair Housing Amendments Act of 1988 to allow more than 4 unrelated adults recovering from chemical dependency to live in a home located at 691 87th Lane NE, known as a sober living home. In accordance with the Blaine Code of Ordinances 18-511 Licensing and standards for a sober living home, an application must be made and a public hearing must be held. An application was received on August 15, 2023. Meraki Recovery Housing is also asking for reasonable accommodations to allow 14 residents and 2 live-in house managers, for a total of 16 residents, to live in the home. See attached request from Meraki Recovery Housing.

Background

The application is for a single family residential home located at 691 87th Avenue NE, Blaine, MN to be operated as a Sober Living Home as defined by Blaine Code of Ordinances (BCO) Section 18-511(b). The home is a large two-story with 5777 square feet built in 1994. It has 9 bedrooms, 6 bathrooms, 2 laundry rooms and 6 garage stalls on a .86 acre lot.

Under BCO Section 18-511(c), a sober living home license must be applied for and approved by the City Council. BCO Section 18-511(d) has seven requirements specifically for a sober living home. The requirements and Meraki's responses from their application follow:

1. Description, number and size of available bedrooms.

RESPONSE: 9 bedrooms total, Main level bedrooms #1-240 sq. ft., #2-121 sq. ft., Second floor bedroom #3-308 sq. ft., #4-242 sq. ft., #5-156 sq. ft., #6-143 sq. ft., #7-110 sq. ft., #8-120 sq. ft., #9-110 sq. ft.

2. Basic floor plan of dwelling (including all levels).

RESPONSE: Copy of floor plans attached.

3. Scaled site plan of property showing house, driveways and garage.

RESPONSE: A copy of the site survey on record and Anoka County parcel information and map are attached.

4. A description and number of off-street parking stalls available.

RESPONSE: Copy of a drawing showing the house and driveways attached.

5. A property management plan including a tenant selection process as well as maintenance of the facility.

RESPONSE: A copy of Meraki Recovery Housing's resident requirements and agreement are attached.

6. A crime free/drug free lease addendum signed by and applicable to all occupants of the sober living home.

RESPONSE: A copy of the document is attached and will need to be signed and sent to the city once the occupants move in.

7. Proof of membership with the Minnesota Association of Sober Homes, Inc. (MASH) that outlines additional living standards and criteria related to safety, health and house management.

RESPONSE: A MASH certification inspection will be conducted once the home is approved for use as a Sober Living Home. MASH Residents Bill of Rights attached.

In accordance with BCO Section 18-518 Reasonable Accommodations item (2), city staff shall review the request and make a formal recommendation to the city council. The request shall be evaluated under the following factors:

a. Whether there is a qualified disability;

STAFF RESPONSE: Under the Federal Fair Housing Amendments Act of 1988, alcoholism is deemed a disability.

b. Whether the request is needed to allow a disabled person equal opportunity to use and enjoy a dwelling or to live in a particular neighborhood as a person without disabilities.

STAFF RESPONSE: In accordance with BCO Section 18-511 a request is needed to allow for more than four unrelated persons to live in a sober living home.

c. Whether the request is reasonable, considering the potential impact on surrounding uses, the extent to which the accommodation meets the stated need and other alternatives that may meet that need;

STAFF RESPONSE: The applicant believes the need to increase the number of persons in the home is necessary to provide a strong support group in a residential environment. Staff understands the applicant's request and based on information provided in the past for their existing licensed sober living home in Blaine, staff finds this request reasonable.

d. Whether the request would constitute a fundamental alteration of the city's regulations, policies or procedures;

STAFF RESPONSE: The request does not constitute a fundamental alteration of city regulations.

e. Whether the request would impose an undue financial or administrative burden on the city;

STAFF RESPONSE: The request does not impose an undue financial or administrative burden on the city.

f. The number, nature and extent of the requested accommodation in relation to the physical limitations of the building and site;

STAFF RESPONSE: The home is a very large nine-bedroom, six-bathroom home on a large lot with ample off-street parking for 10 vehicles. This home would be able to house 16 residents as requested.

g. Any other factors that may have a bearing on the request, as determined by the city.

STAFF RESPONSE: The applicant currently has a purchase agreement with the seller contingent on

receiving approval from the Blaine City Council, for use as a sober living home and the reasonable accommodations requested. If the council approves the application and accommodations, once the applicant has ownership of the home, the following will have to be completed prior to a sober living home license being issued:

1. A housing inspection must be conducted by Community Standards and any violations found must be corrected.
2. MASH must conduct an inspection and certify the home as meeting their requirements.
3. Completed Crime Free/Drug Free Housing lease addendums for all residents must be provided.
4. The submitted parking plan must be modified by removing the parking spots identified as numbers 6 and 7 on the plan. The city code prohibits parking on vehicles in the rear yard. All vehicles will have to be parked in garages and/or in the driveway.

Meraki Recovery Housing currently has a licensed sober living home located at 913 121st Avenue in Blaine, which was licensed for 9 residents in 2021. There have been no complaints filed with Community Standards and the Police Department reports having only nine calls going back to 4/18/2013, eight of which were medical calls and one which was a missing person.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

Council adopted licensing fees cover application review and inspection requirements for license.

Public Outreach/Input

Notice was mailed to property owners 350 feet from the proposed licensed property and published in the City's official newspaper *Blaine-Spring Lake Park-Columbia Height-Fridley Life*.

Staff Recommendation

Council is asked to hold the public hearing, take comment, then close the public hearing. Based on the information provided and assuming the remaining application and licensing requirements above are met, staff recommends approval.

Attachment List

1. Applicants Request
2. Photos - Exterior
3. Floor Plan
4. Site Survey

5. Parking Plan
6. Management Plan
7. Crime Free Drug Free Lease Addendum

MERAKI RECOVERY HOUSING

Meraki Recovery
Housing

August 14, 2023

City of Blaine,

Krista Johnson
Owner / Operator
763-744-8086

Meraki Recovery Housing is requesting application approval to allow for sober housing under the city ordinance for the property located at 691 87th Lane NE, Blaine. This property is currently has a purchase agreement for Grant and Krista Johnson to purchase the property contingent upon city of Blaine approval for a rental and sober house license. This property is a 9 bedroom, 6 bathroom 5,777 sq ft home. The size, layout, location and lot make this property an ideal sober home. Meraki currently has a 9 bed 2,000 sq ft sober home in the city of Blaine that has been operating since 2018 without any issues. Meraki also currently has 4, 14 bed sober homes in Anoka county that are operating efficiently. We have policies, procedures, systems, experience and excellent in house and company management in place that allows for things to operate effectively. I am currently on the board of MASH (MN Association of Sober Homes) and am active in legislation, compliance standards, advocacy and outreach work. Our recovery homes are providing a safe sober living experience for those coming out of inpatient treatment and for those in early recovery, residents stay a minimum of 6 months and continue to stay as long as they need to. We have a strong neighborhood and community focus with strict good neighbor policy's. Residents are active in community service work, church service work and are always willing and ready to give back. Meraki residents work close to home and help fill the demand for workers at many local businesses. This location has accessible public transportation and tons of available jobs within blocks of the home making it the ideal location. It also has a very private lot with ample parking for the allowed limit of on site cars. This home would have 14 residents in shared rooms and 2 live in house managers for a total of 16 residents. Shared rooms are essential for accountability and life safety. We also have an additional 3 off site field managers who are in the properties weekly. While we wish and pray that the need for sober living will decrease it has steadily increased. We currently have a large post covid population of residents 40-70 years old who have alcohol use disorder brought on by the impact of covid isolation. We also continue to fight the current opioid epidemic by giving people with opioid use disorder a safe, solid place to recover. Our success and reputation are well known in our community of Anoka county and throughout the state. We work with Anoka County probation, drug court, addiction specialists, Stepping Stone shelter, Hope 4 Youth along with many local treatment centers and professionals in our community. We always say "it takes a village" and we are dedicated to be a part of that village to assist all individuals to live a life free from substance use disorder. It's working and we ask that you approve this amazing opportunity to help so many more people and our community as a whole. The majority of our residents are from Anoka county, have

family in Anoka county, so doing recovery in a sober home in the community where their roots are contributes to their success and to a better community where people are given the opportunity to be in a sober home environment with the peer support and accountability needed for their success. Thank you for your understanding and consideration in approving this application.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Art Johnson". The signature is written in black ink and is positioned below the "Sincerely yours," text.

360 Property View

691 87th Lane NE, Blaine, MN 55434-2313

Single Family
(SF) Single Family

List #: **6394583**
Status: **Active**

List Price: **\$629,000**
Orig List Pr: **\$649,000**



Property ID: **313123420082**
Year Built: **1994**
Stories: **Two**
Constr Status: **Previously Owned**
Foundation Sz: **2,448**
Foundation Dim:
Abv Grd Fin SF: **5,016**
Bel Grd Fin SF: **761**
Total Fin SF: **5,777**
School Dist: **16 - Spring Lake Park ()**

Acres/Sqft: **0.860/37,462**
Lot Size: **125 x 298 x 126 x 298**
List Date: **06/27/2023**
Rcvd by MLS: **06/28/2023**

Total Bed/Bath: **9/6**
Garage Stalls: **6**
Tax Year: **2023**
Tax Amount: **\$6,159**
Tax Assess Bal: **\$0**
Tax w/ Assess: **\$6,159**
Tax Assess Pnd: **No**
Homestead: **Yes**
Year/Season: **Yearly**

County: **Anoka**
Postal City: **Blaine**
DOM: **44**
CDOM:/PDOM: **44/7**

Directions: **Hwy 610 to University Ave So. Go 1 mile and veer right on 89th Ave NE for .7 miles. Turn right on Jackson Street. Go 2 Blocks and turn right on 87th Lane NE to property on right.**

General Information

Legal Desc: **SPR LK PK HOME WOOD LOT 16 SPR LK PK HOME WOOD**
Section/Township/Range: **31/31/23**
Land Lease?: **No**
Fract Ownr: **No**
Manufactured: **No**
Comp/Dev/Sub: **Spring Lake Park Home Wood**
Assc Mgmt Comp:
Lot Desc: **Tree Coverage - Medium**
Road Frontage: **City**
Rd Responsible: **Public Maintained Road**
Zoning: **Residential-Single Family**
Out Buildings: **Garage(s)**
Accessibility: **None**

Rental License:

Common Wall: **No**

Phone:

Fire #:
Insur Fee: **\$0**
Assc Fee: **\$0**

Pasture:
Tillable:
Wooded:

Remarks

Agent: **Buyer and Buyers Agent to verify all information and measurements. Brand new architectural shingled roof on June 26, 2023.**

Public: **PERFECT HOME for a large, multi-generational, or extended-family. 9 bedrooms (all above grade), 6 bathrooms, 6 garage stalls. The home is spacious in every sense of the word with more than 5,000 sq. ft. finished and above grade. This one-owner home is well cared for and is conveniently located next to everything, yet sits on a wooded, almost one acre park-like lot on a quiet street. You'll love the covered front porch overlooking the "enchanted forest". The kitchen opens nicely to the informal dining room and family room. Walk out to the back deck and enjoy a dinner on the grill. Main level Primary Bedroom and Suite. Second main level bedroom. Separate laundry room and furnace for the upper level and its seven bedrooms there. Finish the lower level for even more living space. The large backyard features a 3 stall detached garage for more storage or a workshop. There is so much to see and appreciate. Come see it today!!**

Structure Information

Room	Level	Dimen	Bedrooms	9	Heat:	Fireplace, Forced Air	
Kitchen	Main	20 x 15	<u>Bathrooms</u>		Fuel:	Natural Gas	
Dining Room	Main	11 x 11	Total: 6	3/4: 2	Air Cond:	Central	
Family Room	Main	22 x 12	Full: 3	1/2: 1	Water:	City Water/Connected	
Living Room	Main	13 x 11	Bath Desc: 1/2 Basement, Full Primary, Main Floor 3/4 Bath, Upper Level 3/4 Bath, Upper Level Full Bath			Sewer:	City Sewer/Connected
Bedroom 1	Main	16 x 15				Garage Stls:	6
Bedroom 2	Main	11 x 11				Garage SF:	1,664
Bedroom 3	Upper	25 x 13				Carport Sp:	0.00
Bedroom 4	Upper	25 x 11					
Bedroom 5	Upper	13 x 12	Finished SqFt	Total SqFt			
Bedroom 6	Upper	12 x 10	Abv Gd: 5,016	Abv Gd: 5,016			
Laundry	Main	8 x 8	Blw Gd: 761	Main Fl: 2,448			

Laundry	Upper	10 x 8		Blw Gd: 761
Game Room	Lower	31 x 23	Total: 5,777	Total: 5,777

Features

Special Search: **2nd Floor Laundry, 4 BR on One Level, All Living Facilities on One Level, Main Floor Laundry, Main Floor Primary**

Dining Room Desc: **Eat In Kitchen, Informal Dining Room, Separate/Formal Dining Room**

Family Room Char: **Main Level**

Fireplaces: **2 -- Characteristics: Family Room, Gas Burning, Primary Bedroom**

Appliances: **Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Stainless Steel Appliances**

Basement: **Full, Partial Finished**

Constr Materials: **Block, Frame** Exterior: **Vinyl**

Roof: **Age 8 Years or Less**

Fencing: **Partial**

Amenities-Unit: **Ceiling Fan(s), Deck, Hardwood Floors, In-Ground Sprinkler, Kitchen Center Island, Kitchen Window, Main Floor Primary Bedroom, Natural Woodwork, Porch, Skylight, Walk-In Closet**

Parking Char: **Attached Garage, Detached Garage, Driveway - Concrete**

Compensation & Financial

Buy Brkr Comp:	2.70%	Sub-Agt Comp:		Facilitator Comp:	2.70%	Variable Rate:	Yes
List Type:	Exclusive Right			Lockbox Type:	Combo	Lockbox Source:	
Sellers Terms:	Cash, Conventional, FHA						
Assume Loan:				Listing Conditions:	Standard		

Agent/Office Information

Listing Agent:	<u>Paul Eisenschenk 320-293-9585</u>	Appointments:	<u>ShowingTime</u>
Listing Office:	<u>Dane Arthur Real Estate Agency</u>	Office Phone:	<u>218-692-6003</u>

MLS #: **6394583** 691 87th Ln NE, Blaine, MN 55434-2313

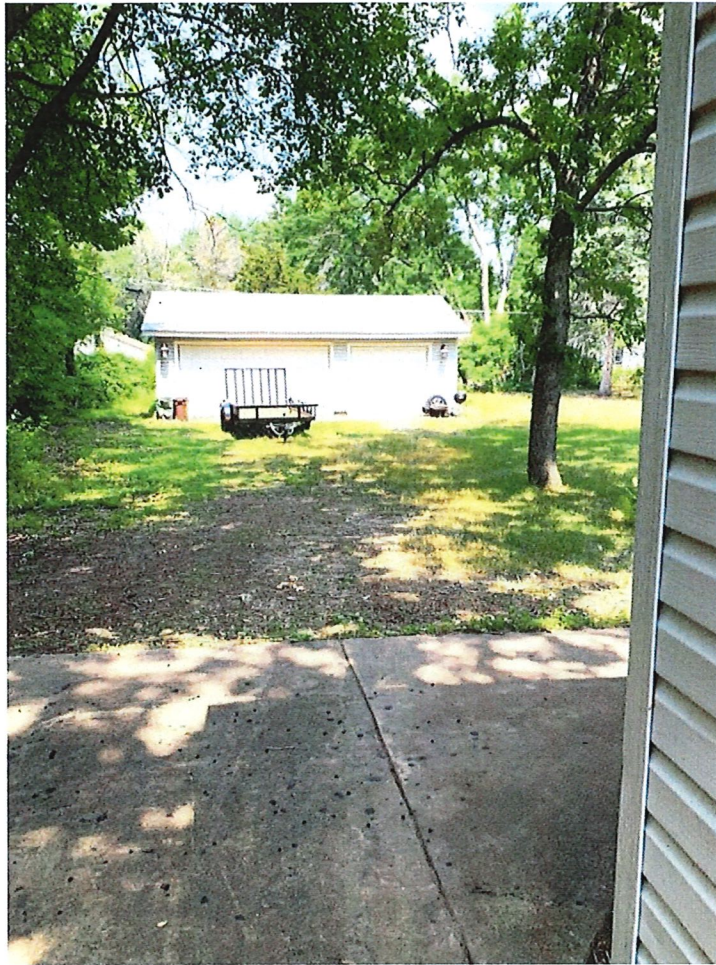
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**Krista Johnson**

GAJproperties@live.com

691 87th Lane Northeast

BLAINE, MINNESOTA 55434

9 BED 5 + 1 BATH ~ 4408 + 2036 SF

SHARE

INFO & MAP

3D TOUR

PHOTOS

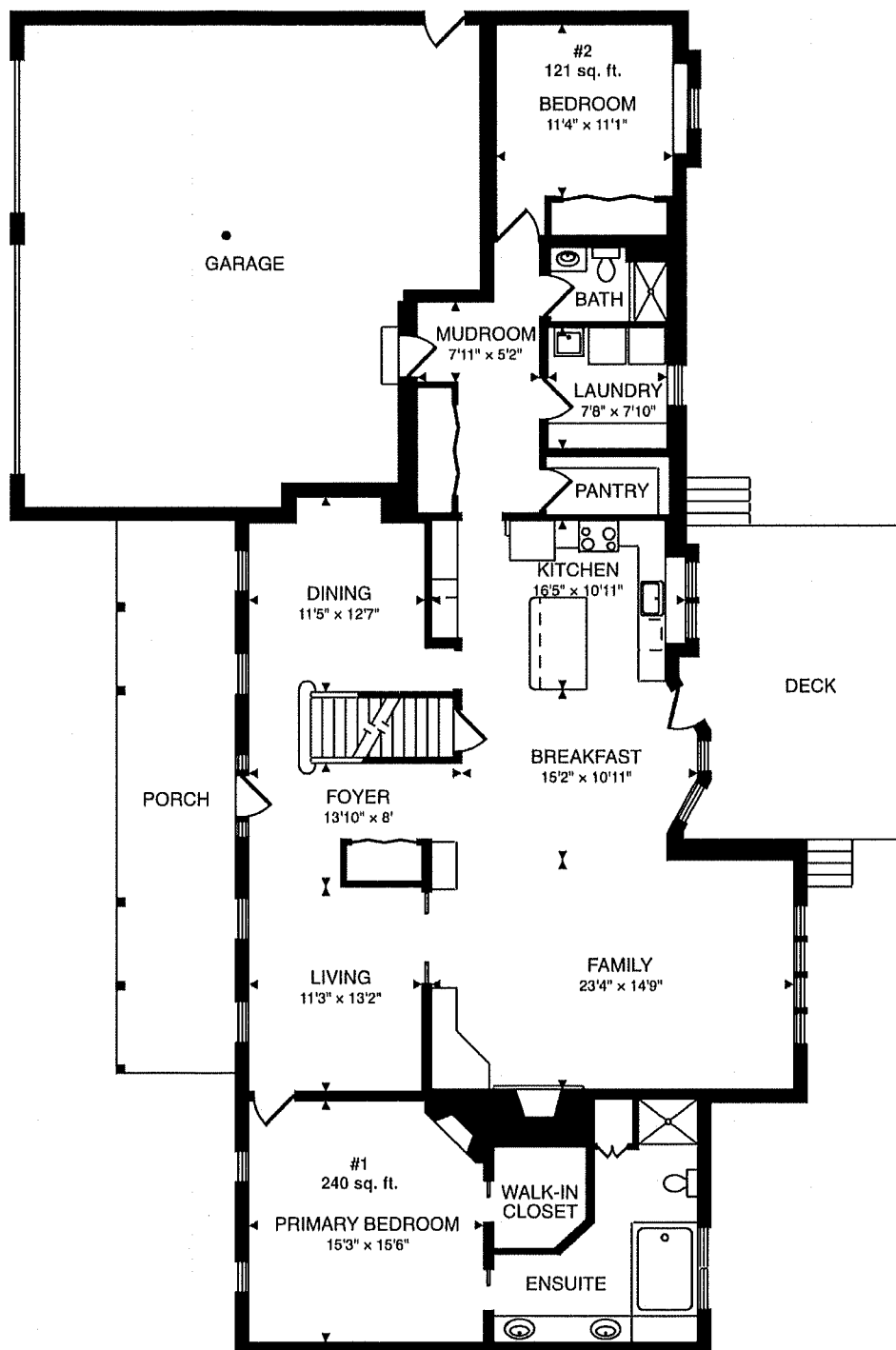
FLOOR PLAN

SF

m²

PDF

5 ft.



Lower

Main • 2254 SF • JPG

Second

Total: 4408 SF + 2036 SF BELOW GRADE

**Krista Johnson**

GAJproperties@live.com

691 87th Lane Northeast

BLAINE, MINNESOTA 55434

9 BED 5 + 1 BATH ~ 4408 + 2036 SF

SHARE

INFO & MAP

3D TOUR

PHOTOS

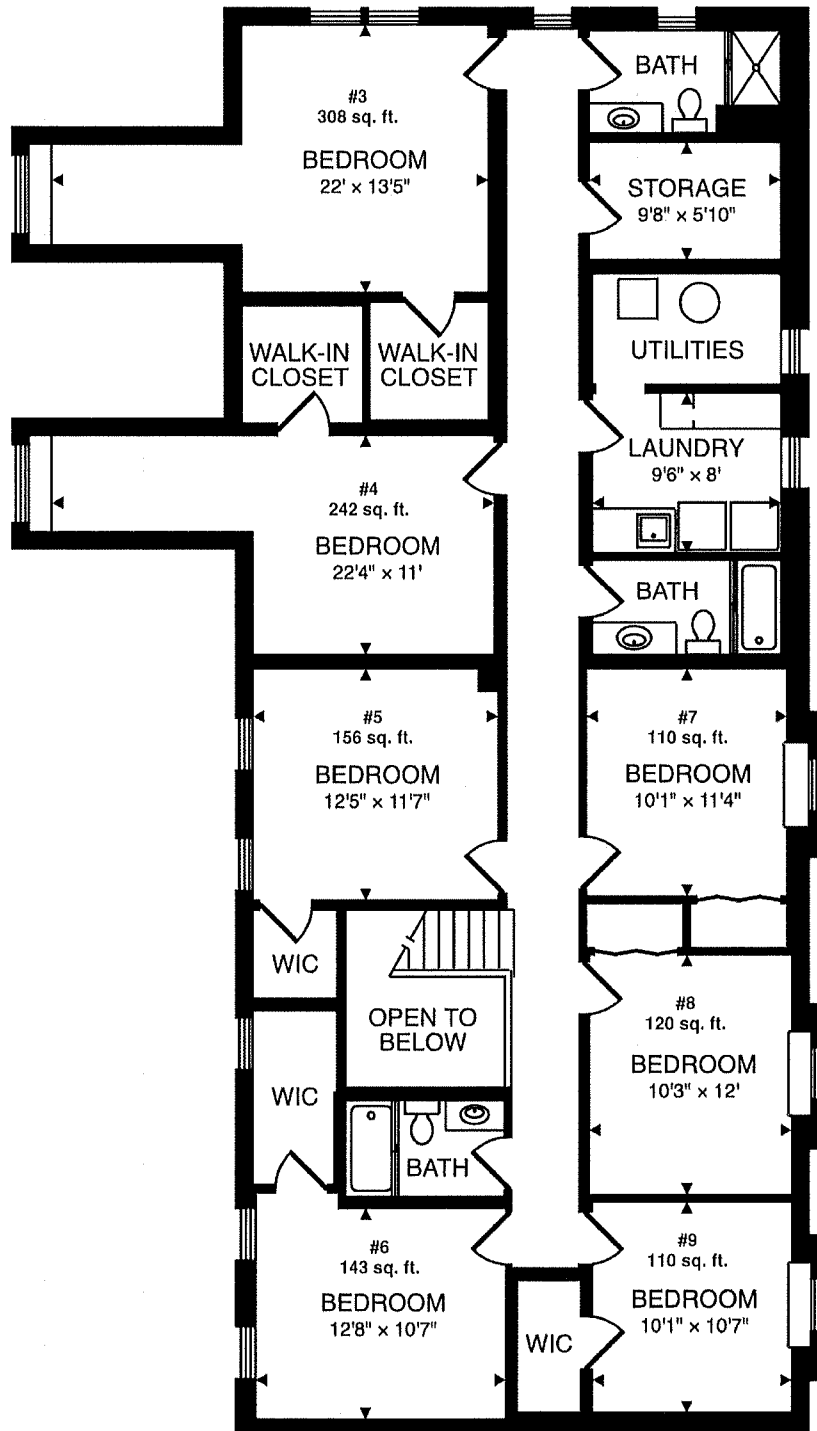
FLOOR PLAN

SF

m²

PDF

5 ft



Lower Main Second • 2154 SF • JPG

Total: 4408 SF + 2036 SF BELOW GRADE



Krista Johnson

GAJproperties@live.com

691 87th Lane Northeast

BLAINE, MINNESOTA 55434

9 BED 5 + 1 BATH ~ 4408 + 2036 SF

SHARE

INFO & MAP

3D TOUR

PHOTOS

FLOOR PLAN

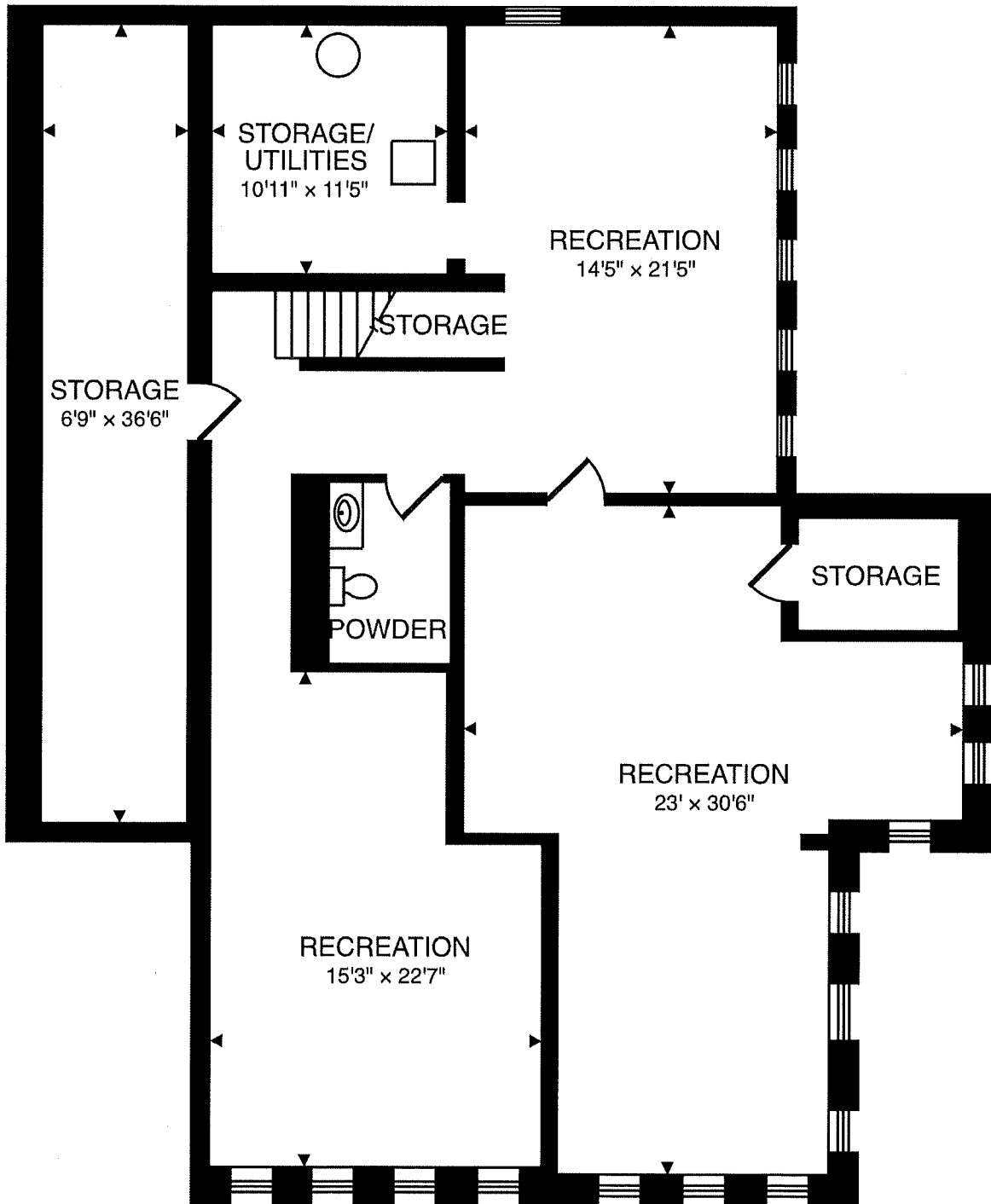
SF

m²



PDF

5 ft



Lower • 2036 SF • JPG Main Second

Total: 4408 SF + 2036 SF BELOW GRADE

OK
2/17/84

HY-LAND SURVEYING

LAND SURVEYORS

INVOICE NO. 4777
F. B. NO. 118/39
SCALE 1" = 30'

756-2 Proposed Top of Block 913.0
757-2 Proposed Garage Floor 912.5
758-2 Proposed Lowest Floor 905.0
Type of Building -
Full Basement

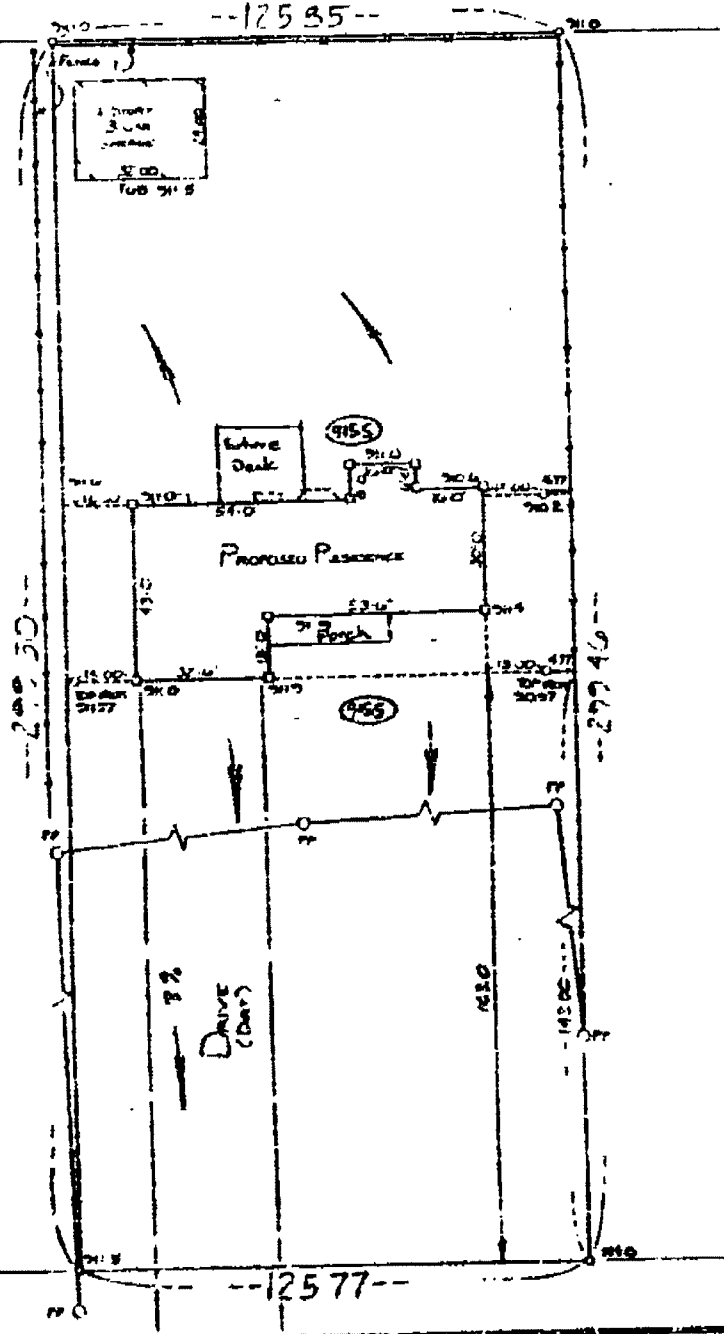
7545 Brooklyn Blvd. Brooklyn Park, Minnesota 55443
570-1084

- Denotes Iron Monument
- Denotes Wood Hub Set for Excavation Only
- ±000.0 Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Surveyors Certificate



DAVEY, INC.

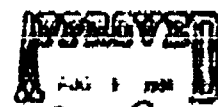


Existing
Remainder
TOP
914.0

Existing
Remainder
TOP
914.1

37th LANE
HOMWOOD ROAD

LOT 18, SPRING LAKE PARK HOME MOOD



Milton E. Hyland
Surveyor

The only measurements shown are those taken at request or information provided by client.

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

Surveyed by DAVID J. DAVY on 4 JUL 84

Sign: Milton E. Hyland
Milton E. Hyland, Minn. Reg. No. 27282

Anoka County Parcel Viewer



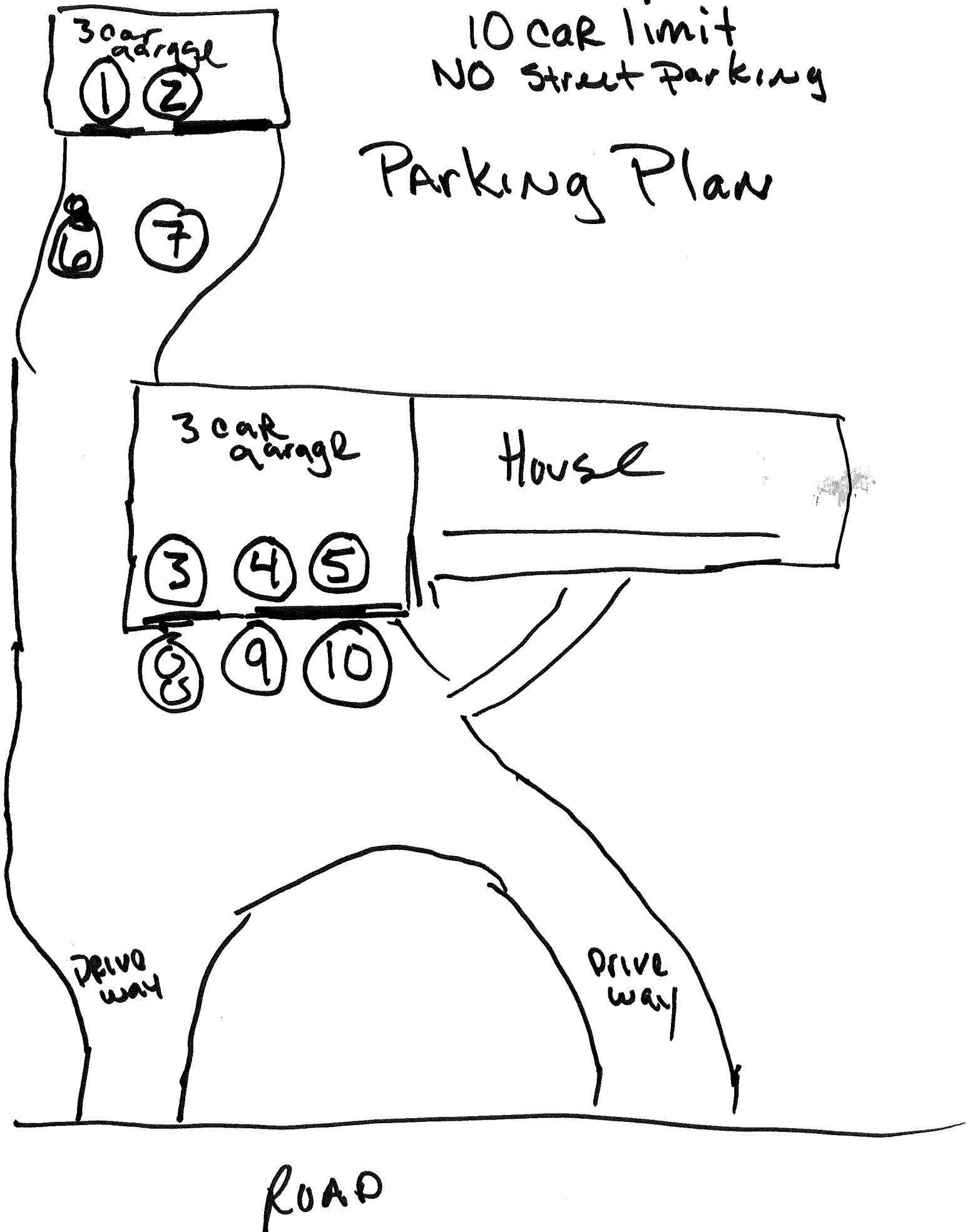
Parcel Information: Approx. Acres: 0.86
31-31-23-42-0082 Commissioner: JULIE JEPPSON
691 87TH LN NE
BLAINE
MN 55434
Plat: SPRING LAKE PARK HOME WOOD

Owner Information:
KRASKA, DOUGLAS P
691 87TH LN NE
BLAINE
MN
55434



10 car limit
NO street parking

Parking Plan



Meraki Recovery Housing
691 87th Lane NE, Blaine MN 55434

Management plan

Grant Johnson - Owner CEO - Financials and oversight of management team

Krista Johnson - Owner / Operator - Oversight of management team, resident intake coordinator, outreach / fellowship coordinator, counselor and worker communications. MASH compliance, advocacy

Chad Moen - Business / Field manager - Oversight, support and training of house managers, resident move ins, resident mentor, maintenance and compliance

Richard Janiak - House manager - Oversight of all residents accountability testing, resident and home compliance, good neighbor policy and property upkeep

Assistant house manager - oversight of all residents, check resident compliance requirements mentor, weekly chore checks. curfew compliance

Peer Support leader - resource provider, peer support, fellowship leader

Meraki admission requirements and procedures

Acceptance criteria

- * Must have 30 days proven sobriety
- * Agree to criminal background check
(violent offenses or sex offenses will be disqualified)
- * Must be law abiding and in good standing with any legal issues
- * Must agree to be abstinent of drugs or alcohol and working a recovery program

Admission process

- * Complete online application and review resident agreement online
- * Criminal background completed approved or denied
- * Phone interview with counselor or case manager on the call
- * Set up move in date and time
- * Move in meeting with Business manager to complete and go over resident agreement and do a house tour
- * Start the next step of your journey of a life free from alcohol use disorder / substance use disorder.

Resident Application

Full name (First, Middle, Last): _____

Present Address: _____

Previous Address: _____

Date of Birth: _____ Email _____ Phone _____

How can I reach you today _____

ID / Drivers license number and state _____

_____ Verified by initials

List family member (s)

Name _____ Number _____

Name _____ Number _____

Emergency contact

Name _____

Relationship _____

Contact phone # _____

Current employment

Name _____

Weekly income _____

Substance use history

Are you currently in recovery? No___ Yes___ Last date of use _____

Previous drug or drugs of choice _____

Are you currently in a residential / inpatient or outpatient facility? No___ Yes___

(If yes what is the name of the facility? _____

Have you ever previously been to a treatment facility? No___ Yes___ (if yes list)

Are you currently or have you previously stayed in a sober home, half way home or similar? No____ Yes____ (if yes list names of place and dates stayed)

Do you plan on attending outpatient treatment upon moving in? No____ Yes____
(if yes list name and number) _____

Legal history

Have you ever been convicted of a crime? No____ Yes____ (if yes explain)

Do you currently have legal obligations, parole, probation, CPS, stay of commit, case worker etc...? No____ Yes____ (if yes explain below)

Above contact names and numbers:

Do you have any pending charges or court dates? No____ Yes____(if yes explain)

Medication information

Are you currently taking any MAT medications? No____ Yes____ (if yes list)

Are you taking any prescription medications? No____ Yes____ (if yes please list medications)

House preference _____

I have reviewed the Resident Agreement online _____

Please read and initial to indicate your understanding and agreement:

_____ Program fee is monthly. Payments must be made to Meraki Recovery Housing management. Failure to pay program fee can and will result in e q szi syx Provided a client departs sober, gives a 30 day notice and is in good standing (packs and carries his/her belongings the day he/ she departs, washes and places linen back on his/her bed, cleans his/her respective living area, does not return to premises without permission, etc) he/ she is likely to receive a refund of any over payment, anything less will result in a pro-rated refund or no refund at all. All refunds are given at the discretion of Meraki Recovery Housing management. Departing residents must allow at least 14 days for the processing of any refund.

_____ I realize that the Meraki Recovery Housing sober home for which I am applying for residency requires complete abstinence from drugs and/ or alcohol. Any use of drugs or alcohol is strictly prohibited and will result in an immediate move out from our residence. Disruptive and/or discourteous behavior within our residence or community will not be tolerated and can/ will result in e move out. By initialing/ signing, I acknowledge agreement to the terms stated, and hereby waive my right(s) to normal due process afforded by law.

_____ I have read all the material on this application and answered each question honestly. I agree to be %100 percent abstinent from drugs and/ or alcohol and I have a sincere desire to achieve comfortable recovery from substance use disorder without e visggywirgi sjywi. Any questions I may have had were answered to my satisfaction.

Signature_____

Date_____

Witness_____

The following terms and agreement are to be read and fully understood by the undersigned resident of Meraki Recovery Housing LLC.

_____ 1. Meraki Recovery Housing LLC is providing the signed resident _____ a place to reside in their sober living facility located at _____.

_____ 2. I agree to pay a program fee for the premises on the first day of each month in the amount of \$_____ in addition to a \$25 monthly supply fee. Meraki Recovery Housing LLC retains the right to adjust the program fee within 30 days of notice. If the program fee is not received by the 5th of the month a \$25.00 penalty will be charged.

_____ 3. I agree to provide to Meraki Recovery Housing LLC a processing fee of \$250 prior to moving in. I fully understand that the processing fee is refundable only if the following conditions are met.

- a) Completes 6 months residency
- b) Gives a 30 written advance notice of moving date
- c) All possessions are removed and living area is left clean and without damage

If I am removed from housing for any reason or these conditions are not met I understand that my processing fee will not be refunded. Refunds will be processed within 14 days of move out.

_____ 4. I understand that I will live in the facility under the agreed upon contractual terms and rules as provided and explained, and Meraki management may terminate my residency at any time.

_____ 5. Meraki Recovery Housing LLC is providing a sober living home only and does not provide any counseling, nor restrict me from making my own personal choices as long as they do not violate the house rules or the resident agreement.

_____ 6. Meraki Recovery Housing LLC will provide housing in normal condition, and shall not be held liable by for any injury or loss to myself, or my belongings. I agree and acknowledges that Meraki Recovery Housing is not responsible for any injury or accident and I will forever hold harmless Meraki Recovery Housing LLC unless said provider is negligent in the cause of the loss.

_____ 7. I understand that Meraki Recovery Housing LLC, carries only insurance to cover the dwelling and business assets located in the dwelling.

_____ 8. I agree to immediately notify Meraki Recovery Housing LLC in writing of any incident resulting in injury or loss. This will include a full accounting of the incident details.

_____ 9. I agree to having a criminal background check completed.

_____ 10. This agreement is for the term of six months beginning on _____

Meraki Resident home placement_____

Signed and dated

Resident_____ Date_____

Resident printed name_____

Meraki Recovery Housing LLC_____ Date_____

Meraki management printed name_____

General House Rules/ Requirements/ Guidelines

You are in a sober living program/ environment . Your success and continuance in this program/ environment is dependent upon your consistent good behavior and cooperation. Disruptive and/or discourteous behavior will not be tolerated. Any contact with illegal drugs and/ or alcohol or any violation of any of the following Rules and Guidelines can/ will result in a move out. Your initials and signature indicate your understanding and agreement.

1. Consumption or possession of beverage alcohol in any form is strictly prohibited.
2. Use or possession of illegal drugs in any form is strictly prohibited.
3. Use and/or possession of drugs and/or alcohol will result in immediate discharge. If discharged for drugs and/ or alcohol the resident agrees to leave the premises immediately and not return for any reason whatsoever, without permission from the House Manager or Meraki management.
4. Misuse of medication is grounds for a move out.
5. Residents must keep prescription medications in a locked box.
6. Residents are required to submit to a drug and alcohol screen/ test at any time (24/7) if it is requested. A refusal and/or failure to provide an adequate sample will be treated the same as a positive test result. Any attempt to cheat / circumvent the test will result in a move out.
7. Dishonesty and stealing are prohibited. If caught you can/ will be required to move out.
8. Weekly attendance of 3 recovery meetings is required (AA/NA meetings, church services, support groups, therapist, life recovery...)
9. Residents are required to complete 30 hours per week of work, treatment, volunteer work or schooling or a combination of any of these, as long as it adds up to 30 hours.
10. Smoking is only allowed in the outside back patio area.
11. Meraki Recovery Housing is NOT responsible for a residents personal items/ belongings. Residents are responsible for the security and safekeeping of their belongings. Residents must pack and carry their belongings when they depart from the home.
12. If for any reason personal belongings are left behind after moving out of the home or being discharged, the resident must then contact the House Manager or Meraki management to arrange retrieval /disposal of their belongings. Meraki Recovery Housing will store personal belongings for up to 60 days after move out date.

11. Disruptive or discourteous behavior will not be tolerated and can/ will result in a move out.
- 12 Overnight guests are strictly prohibited.
13. Guests are not permitted beyond curfew hours and are only permitted in the common area.
14. Curfew hours are 11:00pm Sunday - Thursday and 12:00am Friday and Saturday (if a job or meeting conflicts with curfew they must be pre-approved by the house manager). Failure to return to the house on time can / will result in a move out.
15. House meetings are held on Sunday evening and are mandatory.
13. Residents are allowed in their bedroom only unless invited and accompanied by the resident who's bedroom it is.
17. Residents are expected to keep their room and the house tidy as well as complete an assigned weekly chore. Chores are to be completed twice a week- Mondays and Thursdays. residents are expected to make their bed daily, not have clothes on the floor and to clean up after themselves. Kitchen must be cleaned up after each use.
18. Overnight/weekend passes must be requested by filling out a pass request and turned in 24 hours in advance. Overnight/weekend passes must be approved and signed off on by house manager and Meraki management. Meraki Recovery Housing management may deny a pass at any time for any reason.
19. Residents with a vehicle must provide proof of a valid drivers license, insurance and have current tabs in order to keep the vehicle on Meraki property. Any inoperable vehicle must be moved off the premise. All Residents must park their vehicles in the driveway (no street parking) and are expected to work together at arranging cars in the order they need to leave. Each resident can have one car on the premises. Guests should street park except when prohibited.
20. Residents are responsible for lawn and snow maintenance.
21. Extension cords are not allowed per city ordinance.
22. Residents agree to abide by house rules posted on the bulletin board.
23. No gambling of any type is permitted on the residence.
24. Residents must remain law abiding at all times.
25. Be accountable, responsible and communicate with your other residents and Meraki management to avoid conflict.
26. Any acts of violence or putting hands on anyone is strictly prohibited on the property and will result in immediate move out.
27. A violation of any one of the rules or guidelines can/ may result in a move out.

Resident_____ Date_____

Manager_____ Date_____

Drug Screen / Test Permission;

I, _____, understand that I can be tested for drugs and/or alcohol at any time, for any reason, per my resident agreement with Meraki Recovery Housing LLC. I am aware and have full knowledge that the person(s) administering the test(s) are my peers and not medical personnel. I am also aware that if I test positive, refuse compliance or attempt to cheat/ circumvent the test in any way, I will be required to move out of Meraki Recovery Housing and agree to leave the premises immediately. My signature below indicates my understanding and consent.

Resident _____ Date _____

Manager _____ Date _____

Return to use Plan;

If Resident provides a positive drug test or breathalyzer test, fails to comply with testing or if Resident returns to use the Resident agrees to immediately transport to detox (or a safe alternative), complete a treatment assessment, and comply with assessment recommendations.

_____ Resident

_____ Manager

Return to use Notification;

I give Meraki Recovery Housing staff permission to contact;

Name _____

Phone number _____

in the event that I am removed from the house for any reason including a positive test or reoccurrence of use.

_____ Resident

_____ Manager

Date _____

Meraki Recovery Housing

Residential Agreement Addendum

Addendum option for program fee payment

Page 4 of your residential agreement reads;

I agree to pay a program fee for the premises on the first day of each month in the amount of _____. If the program fee is not received by the 5th of the month a \$25 penalty will be charged. If the program fee is not received by the tenth of the month, move out proceedings may be started.

This addendum offers the option to make 2 payments a month as follows;

_____ I agree to pay _____ of my monthly program fee on the 1st of the month in addition to my \$25 supply fee for a total of _____. I agree to pay the second payment of _____ on the 15th thus paying the entire monthly program fee by the 15th of the month.

_____ I understand that this option does not allow for a grace period and that payments must be made by midnight on the first and 15th. Failure to make payments on time will result in immediate move out.

Name _____ Date _____

Resident signature _____ Date _____

Meraki management signature _____ Date _____

Lease Addendum For Crime Free/Drug Free Housing

In consideration of the execution or renewal of a lease of the unit identified in the lease, Owner and Resident agree as follows:

- 1) Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use of s controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S. 802] or possession of drug paraphernalia.
- 2) Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
- 3) Resident, any members of the resident's household or guests will not permit the dwelling to be used for or to facilitate criminal activity, including drug-related activity, regardless or whether the individual engaging in such activity is a member of the household. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in the manufacture, sale, distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.
- 4) Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in acts of violence, including but limited to the unlawful discharge of firearms, prostitution, criminal street violence, including but not limited to the breach of the rental agreement that otherwise jeopardizes the health, safety, or welfare of the landlord, his agent(s) or tenants.
- 5) Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in acts of loud, annoying, disruptive behavior that emanates from the apartment or into the common areas of the complex or grounds or causes other residents to complain or call the police for disruptive behavior. Disruptive behavior includes loud music, arguing, fighting, slamming doors, jumping or otherwise upsetting the peace and tranquility of the neighbors or management or a violation of any statute or city ordinance.
- 6) **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY WITH TEN (10) DAYS NOTICE OR THE NON-RENEWAL OF SAID LEASE OR IF IN THE CASE OF A GUEST, A NOTICE BARRING THE PERSON FROM RETURNING (TRESSPASS ORDER) TO THE PROPERTY IN THE FUTURE WHETHER INVITED ONTO THE PROPERTY BY A RESIDENT OR NOT.**
- 7) A single violation of any of the provisions of this addendum shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by the preponderance of the evidence.
- 8) In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
- 9) This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature _____ Date _____

Property Manager/Asst Manager Signature _____ Date _____

PROPERTY NAME _____

Meraki Recovery Housing house meeting agenda items

Jan & July

Week 1 Goals - set 3 goals on one step

Week 2 - ABC- Any job Better job Career

Week 3 - Moving on plan

Week4 - Naloxone review & deep cleaning review

Feb & August

Week1- Overdose awareness

Week 2 - One Step review

Week 3 - Naloxone training

Week 4 - Financial responsibilities and budgeting

March & Sept

Week 1 - Fellowship and sober events

Week 2 - 3 meetings / 30 hours

Week 3 - spring and fall home clean outs

Week 4 - Naloxone review & deep cleaning review

April & Oct

Week 1- Life skills quiz

Week 2 - one step review

Week 3 - Fire safety and exit plan

Week 4 - Spring and Fall inspections

May & Nov

Week 1 - Resources

Week 2 - Resident input survey

Week 3 - Conflict resolution

Week 4- Naloxone review & deep cleaning review

June & Dec

Week 1- Resident agreement review / house rules

Week 2 - one step review

Week 3 - 3 meetings / 30 hours

Week 4 - holiday sober plans



Statement of Recovery Resident Bill of Rights

As a member of this MASH Certified Sober Home you have rights that the residence staff will safeguard during your stay. You have a right to:

1. An environment that supports your recovery.
2. An environment that is safe and free from alcohol and other mood altering chemicals.
3. Be free from verbal and physical abuse.
4. Be treated with dignity and respect.
5. To be fully informed of expected recovery goals.
6. Be actively involved in achieving your recovery goals.
7. All good faith efforts to protect of your privacy and anonymity throughout your stay.
8. Have access, while living in the residence, to other community-based support services as needed.
9. Be referred to appropriate services upon leaving the residence if necessary.
10. Retain personal property that does not jeopardize your or others' safety or health.
11. File a complaint to the owner/operator or other oversight organization (e.g., MASH) without fear of retaliation and to have the complaint addressed within a reasonable amount of time.
12. Be fully informed before changes occur in these rights and responsibilities as well as to changes in policies and procedures should they occur.
13. Not to be required to perform services for the residence, which are not included in the usual expectations for all residents.

I have been informed of my rights as listed above.

Print Name: _____

Signed: _____ Date: _____



City of Blaine Staff Report

File Number:

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Resolution Granting a 12-Month Extension to a Conditional Use Permit to Construct a 2,613 Square Foot Detached Garage for a Total Garage Space of 2,963 Square Feet in an FR (Farm Residential) Zoning District at 12640 Radisson Road NE. Aaron Jordan (Case File No. 22-0034/EES)

Background

Planning Commission Public Hearing	06/14/22
City Council (Conditional Use Permit)	07/06/22 and 08/15/22
City Council (Conditional Use Permit Extension)	09/18/23

Staff report prepared by Elizabeth Showalter

The City Council granted a conditional use permit and variance on August 15, 2022 that would allow the construction of a 2,613 square foot detached garage in the front yard. Per section 27.04 of the zoning code construction must commence within one year of the date granting the conditional use or variance, or the permit becomes null and void. To date, construction has not started, therefore the applicant has requested a one-year extension. The applicant's request indicates that construction was delayed due to medical issues in the family.

The conditions around the project and the applicable code language have not changed since the CUP and variance were approved in 2022. The applicant obtained an additional variance to allow for a taller fence than allowed by code, which does not impact the garage that was the subject of the conditional use permit and variance. An extension for the fence variance is not being requested.

These extensions are under the Council's quasi-legislative authority, allowing the Council substantial discretion in this case. The City Council may approve or deny the extension, but cannot change the conditions placed on the CUP or variance. If the request for extension is approved, the applicant will have until August 15, 2024 to commence construction. If the application is denied, the Council would need to separately act to formally revoke the conditional use permit by resolution.

A copy of the original staff report is provided for you below for further details on this project.

Original Report

Zoning

The property is zoned FR (Farm Residential). The zoning district is intended for large lot residential uses, typically in areas that are not served by sewer and water.

Surrounding Zoning and Land Uses

The properties to the south and west are zoned R-1 (Single Family). The property immediately north is zoned AG (Agriculture) and is an agricultural preserve. There is a cul-de-sac cut out of the farm that is zoned DF (Development Flex) and has smaller lot single family homes. To the east is Radisson Road and a combination of properties zoned FR and R-1AA (Single Family).

Existing Conditions

The property is wooded and has a large wetland in the center of the property. Nothing has been built on the property.

History

The applicant originally applied for the CUP in June with the garage located behind the house about 380 feet setback from the front property line and about 30 feet from the southern property. At that time the proposed location met city code requirements. The neighbors expressed great concern with this location at the public hearing and asked that it be moved closer to Radisson Road. The Planning Commission did not provide a recommendation as it was a tie vote. At the July Council meeting the Council reviewed the request and suggested the applicant apply for a variance and move the garage to the front of the property. The applicant has applied for the variance and the plans have been updated to reflect the changes.

Evaluation of Request

Site Plan

The applicant is requesting a conditional use permit to have a total garage and accessory building space of up to 3,000 square feet. Up to 1,200 square feet of garage and accessory building space is allowed without a conditional use permit.

The applicant is proposing to construct a single-family home with a 350 square foot attached garage, a detached garage with a first-floor square footage of 1,872 square feet, and a second-floor square footage of 741 square feet. The total proposed garage and accessory building square footage is 2,963 square feet.

The detached garage is proposed to be 50 feet from the front property line (Radisson Road) and 135 feet north of the southern property line.

In addition to the detached garage structure, the property owner proposes to construct a large turnaround on the south side of the garage and parking area on the north side. If the CUP and variance are approved, the conditions should require that the driveway and parking area should be reduced to minimize impacts on the wetlands and reduce the visual impacts along Radisson Road, due to the reduced set-back.

Architecture

The home has a mixture of stone veneer, vinyl lap and shake siding. The detached garage is proposed to have vinyl lap siding. In the FR district the architecture is reviewed to ensure it is compatible with the home and is residential in nature. The detached garage is taller than the typical garage with a height of 26 feet. The code requires that garages and accessory buildings cannot exceed the height of the principal building which in this case is 27 feet tall. The architecture meets code requirements and is consistent with the home.

Landscaping

The existing trees that are proposed to remain along Radisson Road will meet the landscaping requirements for the FR district.

Tree Preservation

The site is currently wooded and many trees will be removed to allow for the construction of the home and garage and to allow for the creation of flood storage to mitigate the floodplain fill. The home, garage, and driveway will result in a 0.9 acre of tree removal and the flood storage will result in 1.7 acres of tree removal.

One for one tree replacement is required for each tree removed, up to eight trees per acre. In this case, the tree replacement requirement is 21 trees. The final tree replacement calculation will be determined with the building permits and a tree survey completed by a forester will be required. Any changes will be reviewed at that time.

The trees shall be planted on site, or the applicant may choose to pay into the City's reforestation fund at a rate of \$400 per tree (2022 rate).

Neighboring residents have reported that trees have been removed within the areas marked as tree preservation on the submitted plans. Up to two significant trees can be removed without replacement or city approval each year. To be a significant tree, the tree must be at least 8-inches in diameter (at chest height) and healthy. Due to emerald ash borer, all ash trees are considered insignificant. The city forester is unable to determine whether tree removal has occurred that requires replacement under the tree preservation section of the zoning code. Code enforcement staff and the city forester are continuing to monitor the situation and a final determination of tree replacement requirements will be made at the time of building permit. Additionally, the debris from tree removal that is currently on the property appears to be in violation of city ordinances. The Fire marshal and code enforcement staff are aware of the situation and will be taking appropriate action.

Grading/Storm Drainage

The builder shall submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval. Grading plans will be required as part of the building permit application and will be reviewed to ensure no change in current drainage patterns occurs.

Water/Sanitary Sewer Services

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. The developer needs to include connections to the city sewer and water systems and identify how they will be extended to the proposed home.

Wetlands/Watershed

The project will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width surrounding all wetlands.

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

Access/Street Design/Sidewalks/Trails

The property has received approval for a residential driveway off Radisson Road (CSAH 52) from Anoka County.

Easements/Right-of-Way/Permits

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

Airport Noise Considerations

The home is proposed to be located within 500 feet of Radisson Road (a minor arterial), therefore the noise abatement standards in 33.21 of the Zoning Code are triggered. The standards do not apply to the detached garage.

Conditional Use Permit

Section 27.04 Criteria for granting conditional use permits:

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

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use will not create a burden on existing public facilities, 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 design of the detached garage is compatible with the residential characteristics of the neighborhood.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The garage is compatible in materials and design with the home and the planting of replacement trees adjacent to the garage will reduce any potential adverse effect on adjacent properties.

4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
 - o The use is reasonably related to the large lot rural style development being proposed that the property is zoned for.
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.
 - o The use is consistent with the FR zoning and the LDR land use.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazard or congestion. The proposed garage will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities. The proposed house, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed single-family residence.

Attachment List:

Zoning and Location Map

Staff Recommendation

By motion, adopt the Resolution or direct staff to return with a resolution denying the extension request and identify findings for denial.

Questions for Council

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 23-141

Resolution Granting a 12-Month Extension to a Conditional Use Permit to Construct a 2,613 Square Foot Detached Garage for a Total Garage Space of 2,963 Square Feet in an FR (Farm Residential) Zoning District at 12640 Radisson Road NE. Aaron Jordan (Case File No. 22-0034/EES)

WHEREAS, an application has been filed by Aaron Jordan as Conditional Use Permit Extension Case File No. 22-0034 for a detached accessory building; and

WHEREAS, said case involves the property described as follows:

Tract C, REGISTERED LAND SURVEY NO. 253, Anoka County Minnesota.

WHEREAS, the Blaine City Council approved a conditional use permit for a 2,613 square foot detached garage on August 15, 2023, and

WHEREAS, the Blaine City Council has reviewed the request for extension on September 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance extension through August 15, 2024 is hereby approved to allow construction of a detached accessory building in the front yard with the following findings:

1. Due to health concerns in the family, more time is warranted.
2. Resolution 22-114 applies to this project.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.



City of Blaine

Staff Report

File Number: RES 23-147

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting a 12-Month Extension to a Variance to Locate a Detached Accessory Structure Within the 100-Foot Required Setback at 12640 Radisson Road NE. Aaron Jordan (Case File No. 22-0051/EES)

Executive Summary

The applicant is requesting a variance to the front yard setback of 100 feet for a new garage in an FR (Farm Residential) district. The request is to reduce the setback to 50 feet.

Background

Planning Commission (Public Hearing)	8/10/23
City Council (Variance)	8/15/23
City Council (Variance Extension)	09/18/23
Action Deadline	10/17/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist

The City Council granted a conditional use permit and variance on August 15, 2022 that would allow the construction of a 2,613 square foot detached garage in the front yard. Per section 27.04 of the zoning code construction must commence within one year of the date granting the conditional use or variance, or the permit becomes null and void. To date, construction has not started, therefore the applicant has requested a one-year extension. The applicant's request indicates that construction was delayed due to medical issues in the family.

The conditions around the project and the applicable code language have not changed since the CUP and variance were approved in 2022. The applicant obtained an additional variance to allow for a taller fence than allowed by code, which does not impact the garage that was the subject of the conditional use permit and variance. An extension for the fence variance is not being requested.

These extensions are under the Council's quasi-legislative authority, allowing the Council substantial discretion in this case. The City Council may approve or deny the extension, but cannot change the conditions placed on the CUP or variance. If the request for extension is approved, the applicant will have until August 15, 2024 to commence construction. If the application is denied, the Council would need to separately act to formally revoke the conditional use permit by resolution.

A copy of the original staff report is provided for you below for further details on this project.

Original Report:

Zoning

The property is zoned FR (Farm Residential). The zoning district is intended for large lot residential uses, typically in areas that are not served by sewer and water.

Surrounding Zoning and uses

The properties to the south and west are zoned R-1 (Single Family). The property immediately north is zoned AG (Agriculture) and is an agricultural preserve. There is a cul-de-sac cut out of the farm that is zoned DF (Development Flex) and has smaller lot single family homes. To the east is Radisson Road and a combination of properties zoned FR and R-1AA (Single Family).

Existing Conditions

The property is wooded and has a large wetland in the center of the property. Nothing has been built on the property.

History

The applicant applied for a Conditional Use Permit (CUP) to build a 2,613 square foot detached garage. In the FR district the total garage and accessory building space can be up to 3,000 square feet. The proposed detached garage and attached garage space is 2,963 square feet.

The Planning Commission held the public hearing on the CUP on June 14, 2022. Several of the neighbors spoke at the public hearing in opposition of the application. Comments included:

1. Preference that the garage be located closer to Radisson Road.
2. Concerns about drainage impacts from the construction of the garage and driveway.
3. A desire for more engagement with the neighborhood prior to the public hearing.

A motion was made at the Planning Commission to approve the CUP as presented; the vote was 3-3, therefore the motion failed.

After the Planning Commission meeting, and before the July 6, 2022 City Council meeting, staff met with the applicant to review alternative locations for the garage that would mitigate the concerns identified by residents at the Planning Commission meeting.

Several alternatives were prepared by staff that would allow the applicant to locate the garage closer to Radisson Road and meet the required 100-foot setback. A 100-foot setback is required if the garage is going to be in front of the house. The applicant was not interested in the alternatives. The applicant

does not want to move the house closer to Radisson Road due to traffic (safety) and noise concerns. He stated that the wetlands will prohibit him to locate the garage and/or house in an alternative location.

The applicant stated that if he was going to move the garage, he would want it closer to Radisson Road in a location that would not meet the required 100-foot setback, therefore requiring a variance.

After reviewing various options, it was determined to present the proposal as submitted for City Council consideration. At the July 6, 2022, City Council meeting, the Council heard the same opposition from the neighbors. The Council discussed alternative locations and recognized the constraints of the site. They discussed allowing the garage to be in the front yard which would satisfy the neighbors' concerns, and the applicant explained that was where he originally wanted to put the garage but was advised by staff that a variance would be necessary and would not be supported by staff. The Council tabled the CUP request and suggested the applicant apply for a variance to the front yard setback requirement.

Evaluation of Request

Code Requirement

Section 29.014 of the zoning code regulates conditional uses in an FR Zone. Specifically, 29.014j states: Accessory buildings located within the front yard, provided the structure to be placed in the front yard has at least a one-hundred-foot front yard setback.

Site Plan

The applicant is proposing to construct a single-family home with a 350 square foot attached garage, a detached garage with a first-floor square footage of 1,872 square feet, and a second-floor square footage of 741 square feet. The total proposed garage and accessory building is 2,963 square feet.

The home is proposed to be located in the southeast corner of the property, approximately 100 feet from the front property line (Radisson Road) and 20 feet north of the southern property line.

The detached garage is proposed to be 50 feet from the front property line (Radisson Road) and 135 feet north of the southern property line.

In addition to the detached garage structure, the property owner proposes to construct a large turnaround on the south side of the garage and parking area on the north side. If the variance is approved, the variance should require that the driveway and parking area be reduced to minimize impacts on the wetlands and reduce the visual impacts along Radisson Road, due to the reduced setback.

Architecture

The home has a mixture of stone veneer, vinyl lap and shake siding. The detached garage is proposed to have vinyl lap siding. In the FR district the architecture is reviewed to ensure it is compatible with the home and is residential in nature. The detached garage is taller than the typical garage with a height of 26 feet. The code requires that garages and accessory buildings cannot exceed the height of the principal building which in this case is 27 feet tall. The architecture meets code requirements and is consistent with the home.

Landscaping

The existing trees that are proposed to remain along Radisson Road will meet the landscaping

requirements for the FR district.

Tree Preservation

The site is currently wooded and many trees will be removed to allow for the construction of the home and garage and to allow for the creation of flood storage to mitigate the floodplain fill. The home, garage, and driveway will result in a 0.9 acre of tree removal and the flood storage will result in 1.7 acres of tree removal.

One for one tree replacement is required for each tree removed, up to eight trees per acre. In this case, the tree replacement requirement is 21 trees. The final tree replacement calculation will be determined with the building permits and a tree survey completed by a forester will be required. Any changes will be reviewed at that time.

The remaining trees can be planted elsewhere on site, or the applicant may choose to pay into the City's reforestation fund at a rate of \$400 per tree (2022 rate).

Neighboring residents have reported that trees have been removed within the areas marked as tree preservation on the submitted plans. Up to two significant trees can be removed without replacement or city approval each year. To be a significant tree, the tree must be at least 8-inches in diameter (at chest height) and healthy. Due to emerald ash borer, all ash trees are considered insignificant. The city forester is unable to determine whether tree removal has occurred that requires replacement under the tree preservation section of the zoning code. Code enforcement staff and the city forester are continuing to monitor the situation and a final determination of tree replacement requirements will be made at the time of building permit. Additionally, the debris from tree removal that is currently on the property appears to be in violation of city ordinances. The fire marshal and code enforcement staff are aware of the situation and will be taking appropriate action.

Grading/Storm Drainage

The builder shall submit construction documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval. Grading plans will be required as part of the building permit application and will be reviewed to ensure no changes in the current drainage patterns occurs.

Water/Sanitary Sewer Services

Standard water and sanitary Sewer Access Charges (WAC and SAC) become due with each building permit at the rate established at the time the building permit is issued. The developer needs to include connection to the city water and sewer systems and identify how they will be extended to the proposed home.

Wetlands/Watershed

The project will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width surrounding all wetlands.

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

Access/Street Design

The property has received approval for a residential driveway off Radisson Road (CSAH 52) from Anoka County.

Easements/Right-of-Way/Permits

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

Airport Noise Considerations

The home is proposed to be located within 500 feet of Radisson Road (a minor arterial), therefore the noise abatement standards in 33.21 of the Zoning Code are triggered. The standards do not apply to the detached garage.

Criteria for Granting Variances

(a) A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the landowner in those cases where the ordinance imposes practical difficulty on the property owner in the use of their land. No use variances may be issued. A variance may be granted only if the following circumstances exist.

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this ordinance, have had no control.
2. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
3. That the special conditions or circumstances do not result from the actions of the applicant.
4. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other owners of lands, structures or buildings within the same district.
5. That the variance requested is the minimum variance which would alleviate the hardship. Economic considerations alone shall not be considered a hardship.
6. A variance would not be materially detrimental to the purposes of this ordinance, or to other property in the same zone.
7. The proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion of public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

(b) The City Council may impose such restrictions and conditions upon the premises benefited by the variance as may be necessary to comply with the standards established by this ordinance, or to reduce or minimize the effect of such variance upon other properties in the neighborhood, and to better carry out the intent of the variance.

Attachment List:

Zoning and Location Map

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission does not review extension requests.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of the extension request were mailed to property owners within 350 feet of the property boundaries.

Staff Recommendation

By motion, adopt the Resolution or direct staff to return with a resolution denying the extension request and identify findings for denial.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 23-147

Resolution Granting a 12-Month Extension to a Variance to Locate a Detached Accessory Structure Within the 100-Foot Required Setback at 12640 Radisson Road NE. Aaron Jordan (Case File No. 22-0051/EES)

WHEREAS, an application has been filed by Aaron Jordan as Variance Extension Case File No. 22-0051 for a detached accessory building; and

WHEREAS, said case involves the property described as follows:

Tract C, REGISTERED LAND SURVEY NO. 253, Anoka County Minnesota.

WHEREAS, the Blaine City Council approved a variance from the 100 foot front yard setback for detached accessory buildings in the front yard on August 15, 2023, and

WHEREAS, the Blaine City Council has reviewed the request for extension on September 18, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance extension through August 15, 2024 is hereby approved to allow construction of a detached accessory building in the front yard with the following findings:

1. Due to health concerns in the family more time is warranted.
2. Resolution 22-139 applies to this project.



City of Blaine

Staff Report

File Number: ORD 23-2528

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Second Reading

Ordinance Approving an Amendment to Section 26.06 (Nonconforming Structures, Uses) of the Zoning Ordinance to Allow the Creation of Nonconformities by Public Action to be Deemed in Compliance with the Zoning Ordinance. City of Blaine (Case File No. 23-0063/SLK)

Executive Summary

The proposed ordinance amendment is to allow any conveyance of land to a federal, state, or local government for public purposes to allow that lot and any structures existing at the time of public action to be deemed in compliance with the minimum lot area, lot width and setbacks of the Zoning Ordinance.

Background

Planning Commission Public Hearing	08/08/23
City Council (1st Reading)	09/06/23
City Council (2nd Reading)	09/18/23

Staff report prepared by Shawn Kaye, Planner.

The City of Blaine, Anoka County and MNDOT are improving Trunk Highway (TH) 65 from 97th Avenue to 119th Avenue NE in Blaine. TH65 is a vital link to the Twin Cities urban core for commuters, businesses, freight traffic and visitors. TH 65 will be converted to a freeway type highway with grade-separated interchanges at 99th Avenue, 105th Avenue, 109th Avenue and 117th Avenue/Cloud Drive intersections. Existing local street/driveway connections to TH 65 will be rerouted using frontage roads. This project will improve safety and travel time, and reduce crashes along TH65.

Recently, it was announced that the State of Minnesota will be investing in improvements to Highway 65 through transportation and bonding bills. In the near future, the project will move into the final design

and right-of-way acquisition phase. Therefore, right of way may be needed for improvements on the Highway 65 project and any other future road projects in the City.

The need for additional right of way may leave some sites with nonconforming setbacks, lot area or width for existing parking lots and buildings. The proposed code amendment would allow any conveyance of land to a federal, state, or local government for public purposes to allow that lot and any structures existing at the time of public action to be deemed in compliance with the minimum lot area, lot width and setbacks of the Zoning Ordinance.

Attachment List:

Unapproved Planning Commission Minutes 8/8/23

Strategic Plan Relationship

Not applicable

Board/Commission Review

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

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, approve the Ordinance.

Attachment List

1. Unapproved PC Minutes 08/08/23



City of Blaine

Signature Copy

Ordinance: ORD 23-2528

Second Reading

Ordinance Approving an Amendment to Section 26.06 (Nonconforming Structures, Uses) of the Zoning Ordinance to Allow the Creation of Nonconformities by Public Action to be Deemed in Compliance with the Zoning Ordinance. City of Blaine (Case File No. 23-0063/SLK)

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

26.06 - Nonconforming structures, uses.

(d) Creation of nonconformities by public action.

(1) When lot area, width or setbacks are reduced as a result of conveyance to a federal, state, or local government for a public purpose then that lot and any structures existing at the time of public action shall be deemed to be in compliance with the minimum lot area, lot width and setbacks of this ordinance.

INTRODUCED and read in full this 6th day of September, 2023.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.



City of Blaine

Planning Commission

August 8, 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, August 8, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

- 3.1. 2023-351 Approval of the July 11, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of July 11, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 7-0.

- 3.2. 2023-314 Approval of the July 19, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of July 19, 2023, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

4. Public Hearing

- 4.3.** 2023-313 Case File No. 23-0063 // City of Blaine
The City is requesting a code amendment to section 26.06 (Nonconforming structures, uses) of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed in compliance with the Zoning Ordinance.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0063 was opened at 7:14PM. As no one wished to appear, the public hearing was closed at 7:14PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0063 to recommend approval of a code amendment to section 26.06 Nonconforming structures, uses of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed to be in compliance with the Zoning Ordinance. Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the September 6, 2023 city council meeting.



City of Blaine

Staff Report

File Number: RES 23-133

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

Resolution Granting an Extension to September 5, 2024 for the Conditional Use Permit to Construct a 111-Unit Apartment Building at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/SAS)

Executive Summary

At the September 6, 2023 City Council meeting, the council approved an extension of the Conditional Use Permit for a 111-unit apartment building at 111 99th. The expiration date, as approved, is extended to September 5, 2024.

Background

Planning Commission Public Hearing	08/10/22
City Council (Conditional Use Permit)	12/05/22
City Council (Conditional Use Permit Extension)	09/06/23
City Council (Conditional Use Permit Extension)	09/18/23
Action Deadline	10/03/23

Staff report prepared by Sheila Sellman, City Planner.

At the September 6, 2023 the council approved an extension to the conditional use permit to construct a 111-unit apartment building and directed staff to prepare a resolution of approval for the next City Council meeting. The extension, as approved, is to September 5, 2024.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission does not review conditional use permit extensions.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of the extension request were mailed to property owners within 350 feet of the property boundaries. The boundary was extended to include the entire townhome neighborhood across 101st Avenue that was within the 350-foot boundary.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. RES 22-147



City of Blaine

Signature Copy

Resolution: RES 23-133

Resolution Granting an Extension to September 5, 2024 for the Conditional Use Permit to Construct a 111-Unit Apartment Building at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0048/SAS)

WHEREAS, an application has been filed by Mark J. Goers and Debra J. Goers as Conditional Use Permit Extension Case File No. 22-0048 for Blaine Apartments; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 1 GREEN ACRES SECOND ADDITION

WHEREAS, the Blaine City Council has approved said case on December 5, 2022, and

WHEREAS, the Blaine City Council approved an extension to the Conditional Use Permit at the September 6, 2023 meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit extension through September 5, 2024 is hereby approved to allow for the construction of a 111-unit apartment building in a DF (Development Flex) zoning district with the following findings:

1. Due to unforeseen market conditions, more time is warranted.
2. Resolution No. 22-147 applies to the development.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-147

File Number: RES 22-147

**Granting a Conditional Use Permit to Construct a 111-Unit Apartment Building in
a DF (Development Flex) Zoning District at 111 99th Avenue NE. Blaine
Apartments LLC (Case File No. 22-0048/EES)**

WHEREAS, an application has been filed by Goers Mark J & Debra J as Conditional Use Permit Case File No. 22-0048 for Blaine Apartments; and

WHEREAS, said case involves the property described as follows:

Parcel 1:

Outlot A, Pleasure Creek, according to the recorded plat thereof, Anoka County, Minnesota.
(Abstract Property)

Parcel 2:

The East Half of the North Half of Lot 30, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast.
(Abstract Property)

Parcel 3:

The North Half of Lot 31, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast.
(Abstract Property)

Parcel 4:

South Half (S 1/2) of Lot Thirty-one (31), Green Acres Addition, Anoka County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 80190.

WHEREAS, the Blaine Planning Commission held a public hearing on August 10, 2022, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on September 19, 2022, October 3, 2022 and December 5, 2022; 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 29.110 and 27.04 of the Zoning Ordinance to allow for the construction of a 111-unit apartment building in a DF (Development Flex) zoning district with the following conditions:

1. Floor plans, elevations, and civil plans shall be generally consistent with the plans submitted on July 11, 2022, and dated July 8, 2022 (floor plans and elevations) and June 15, 2022 (civil plans). The 36-stall parking lot on the southern portion of the property shall be constructed upon development.
2. The following setbacks shall be met:
 - Front (101st Avenue): 50-foot building/30 feet parking
 - Rear (west): 20 feet building/30 feet parking
 - Side (south and north): 15 feet building/15 feet parking
 - Driveway: 10 feet
3. At least three premium materials shall be present on each elevation comprising at least 50% of the wall area of each façade and the building and all elevations shall be treated similarly. Premium materials include any materials listed in 32.54(a)(1) of the zoning code.
4. All disturbed areas, except for those within stormwater basins or associated buffers shall be sodded.
5. At least 204 parking stalls shall be constructed on site.
6. The following tree quantities are required:
 - Overstory: 26 (2.5 caliper inch)
 - Conifer: 18 (8-foot height)
 - Ornamental: 18 (2 caliper inch)
 - Shrubs: 120
7. Eight high quality trees shall be preserved as shown on the above referenced plans.

PASSED by the City Council of the City of Blaine this 5th day of December, 2022.



Signed by: _____

Tim Sanders, Mayor

Date

December 5, 2022

Attest by: _____

Catherine Sorensen, CMC, City Clerk

Date

December 5, 2022



City of Blaine Staff Report

File Number: RES 23-151

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.5

Resolution Granting an Extension for Recording the Final Plat of Green Acres 2nd Addition Creating One Lot and Two Outlots at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0064/SAS)

Executive Summary

The Council approved an extension to recording the final plat for Green Acres 2nd Addition at the September 6, 2023 meeting and directed staff to bring forward a resolution for approval at the next council meeting.

Background

Planning Commission Public Hearing	08/10/22
City Council (Preliminary Plat)	12/05/22
City Council (Final Plat)	02/22/23
City Council (Final Plat Extension)	09/06/23
City Council (Final Plat Extension)	09/18/23
Action Deadline	10/03/23

Staff report prepared by Sheila Sellman, City Planner

At the September 6, 2023 Council meeting the Council approved an extension to recording of the final plat for Green Acres 2nd Addition and directed staff to bring the resolution of approval to the next council meeting for adoption. As approved, the extension is to October 22, 2024 to record the final plat.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of the extension request were mailed to property owners within 350 feet of the property boundaries. The boundary was extended to include the entire townhome neighborhood across 101st Avenue that was within the 350-foot boundary. As of the publication of this staff report, one resident contacted city staff based on the letter that was sent.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. RES 23-19



City of Blaine

Signature Copy

Resolution: RES 23-151

Resolution Granting an Extension for Recording the Final Plat of Green Acres 2nd Addition Creating One Lot and Two Outlots at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0064/SAS)

WHEREAS, an application has been filed by Mark J. Goers and Debra J. Goers as Case File No. 22-0064 for a final plat extension for Green Acres Second Addition; and

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

Lot 1 Block 1 GREEN ACRES SECOND ADDITION

WHEREAS, the Blaine City Council granted final plat approval on February 22, 2023 subject to the conditions as contained in Blaine City Council Resolution No. 23-19; and

WHEREAS, the Blaine City Council approved an extension to the recording of the final plat at the September 6, 2023 meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby grants an extension to recording the final plat for Green Acres Second Addition to October 22, 2024 with the following findings:

1. Due to unforeseen market conditions, more time is warranted.
2. Conditions in Resolution No. 23-19 apply.
3. All fees referenced in Resolution No. 23-19 shall be paid at the rate in effect at the time of recording the plat.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 23-19

File Number: RES 23-19

Granting a Final Plat to Create One Lot and Two Outlots to be Known as Green Acres 2nd Addition at 111 99th Avenue NE. Blaine Apartments LLC (Case File No. 22-0064/SAS)

WHEREAS, an application has been filed by Goers Mark J & Goers Debra J as Case File No. 22-0064 for a final plat known as Green Acres 2nd Addition; and

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

Parcel 1:

Outlot A, Pleasure Creek, according to the recorded plat thereof, Anoka County, Minnesota.
(Abstract Property)

Parcel 2:

The East Half of the North Half of Lot 30, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast. The East 30 feet of the West Half of Lot 30, Green Acres Addition, according to the recorded plat thereof, Anoka County, Minnesota .
(Abstract Property)

Parcel 3:

The North Half of Lot 31, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast.
(Abstract Property)

Parcel 4:

South Half (S 1/2) of Lot Thirty-one (31), Green Acres Addition, Anoka County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 80190.

WHEREAS, the Blaine City Council granted preliminary plat approval on December 5, 2022, subject to the conditions as contained in Blaine City Council Resolution No. 22-148; and

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

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

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is due for the 111 residential units at a rate of \$4,894 per unit for a total park dedication payment of \$543,234. This fee shall be paid prior to the final plat mylars being released for recording purposes at Anoka County.
3. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.
4. Execution and recording of a development agreement, which sets forth in greater detail the plat/development conditions as well as other responsibilities for the development of this plat.
5. Outlot A shall be deeded to the City prior to release of any financial guarantees associated with the project.
6. The existing driveway shall be removed and restored to turf grass prior to release of any financial guarantees associated with the project.
7. Assessments for trunk sanitary sewer for parcels 30-31-23-21-0004 and 30-31-23-21-0037 for 2022 are due prior to recording the final plat mylars. The assessment total is \$1,133.

PASSED by the City Council of the City of Blaine this 22nd day of February, 2023.

Signed by 
Tim Sanders, Mayor

Date February 22, 2023

Attest by 
Catherine Sorensen, CMC, City Clerk

Date February 22, 2023



City of Blaine Staff Report

File Number: RES 23-146

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 11.1

Resolution Accepting Bids and awarding the contract to Kunkle Electric, Inc. in the Amount of \$173,500.00 for the Jim Peterson Little League Baseball and Hockey Rink Lighting Project.

Executive Summary

The City Council previously approved a budget for the Parks Capital Improvement Program, which included \$110,000 for consulting and \$225,000 for construction for Lighting Improvements to Jim Peterson Park in 2023. Bids were received on September 8, 2023 and Kunkle Electric, Inc. was the low bidder with a bid of \$173,500.00. The project furnishes and installs new lighting poles and luminaries around the West baseball field and future hockey and free skating rink in the park. (See attached site sketch).

Background

Sealed bids were received at 2PM, September 8, 2023 and read aloud. Bids were received for three different lighting options (i.e. different lighting manufacturers) with an additional alternative bid for a 25 year warranty period for each option. A total of 3 bids were received, ranging from \$173,500 to \$194,800. Attached is a full breakdown of all the bids with the various alternates. Staff considers each of the lighting options to be equivalent with the alternate 25-year warranty included. Therefore, staff recommends the least expensive option be awarded based on the bids received. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$190,000.00
Kunkel Electric, Inc.	\$173,500.00 (Base Bid A + Alternate A1)
Gunnar Electric, Inc.	\$183,525.00 (Base Bid A + Alternate A1)
Killmer Electric Co., Inc.	\$194,800.00 (Base Bid A + Alternate A1)

Bids have been checked and tabulated, and it has been determined that Kunkel Electric, Inc. of Mapleton, Minnesota is the lowest bidder. The Parks Department has worked with Kunkel Electric on

previous lighting contracts and recommends that the low bid be accepted, and a contract entered into with Kunkel Electric, Inc.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$190,850.00.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality park infrastructure.

Board/Commission Review

NA

Financial Impact

The 2023 Parks Capital Improvement Program budget includes \$335,000 for lighting improvements at Jim Peterson Park for 2023. There are sufficient funds to cover these costs.

Public Outreach/Input

NA

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Bid Tabulation
2. Jim Peterson_Hockey_Lighting 8-11-23



City of Blaine

Signature Copy

Resolution: RES 23-146

Resolution Accepting Bids and awarding the contract to Kunkle Electric, Inc. in the Amount of \$173,500.00 for the Jim Peterson Little League Baseball and Hockey Rink Lighting Project.

WHEREAS, pursuant to advertisement for bids for the Jim Peterson Little League Baseball and Hockey Rink Improvement Project, said bids were received on September 8, 2023, opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Kunkle Electric Inc.	\$173,500.00 (Base Bid A + Alternate A1)
Gunnar Electric Inc.	\$183,525.00 (Base Bid A + Alternate A1)
Killmer Electric Co., Inc.	\$194,800.00 (Base Bid A + Alternate A1)

AND WHEREAS, Kunkle Electric Inc. of Mapleton, Minnesota is the lowest responsible bidder.

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

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Kunkle Electric Inc. for the designated improvements in the amount of \$173,500.00
2. A 10% contingency is hereby approved to bring the total project budget to \$190,850.00 and the City Manager or their designee is hereby authorized to sign all change orders up to the authorized project budget amount.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.

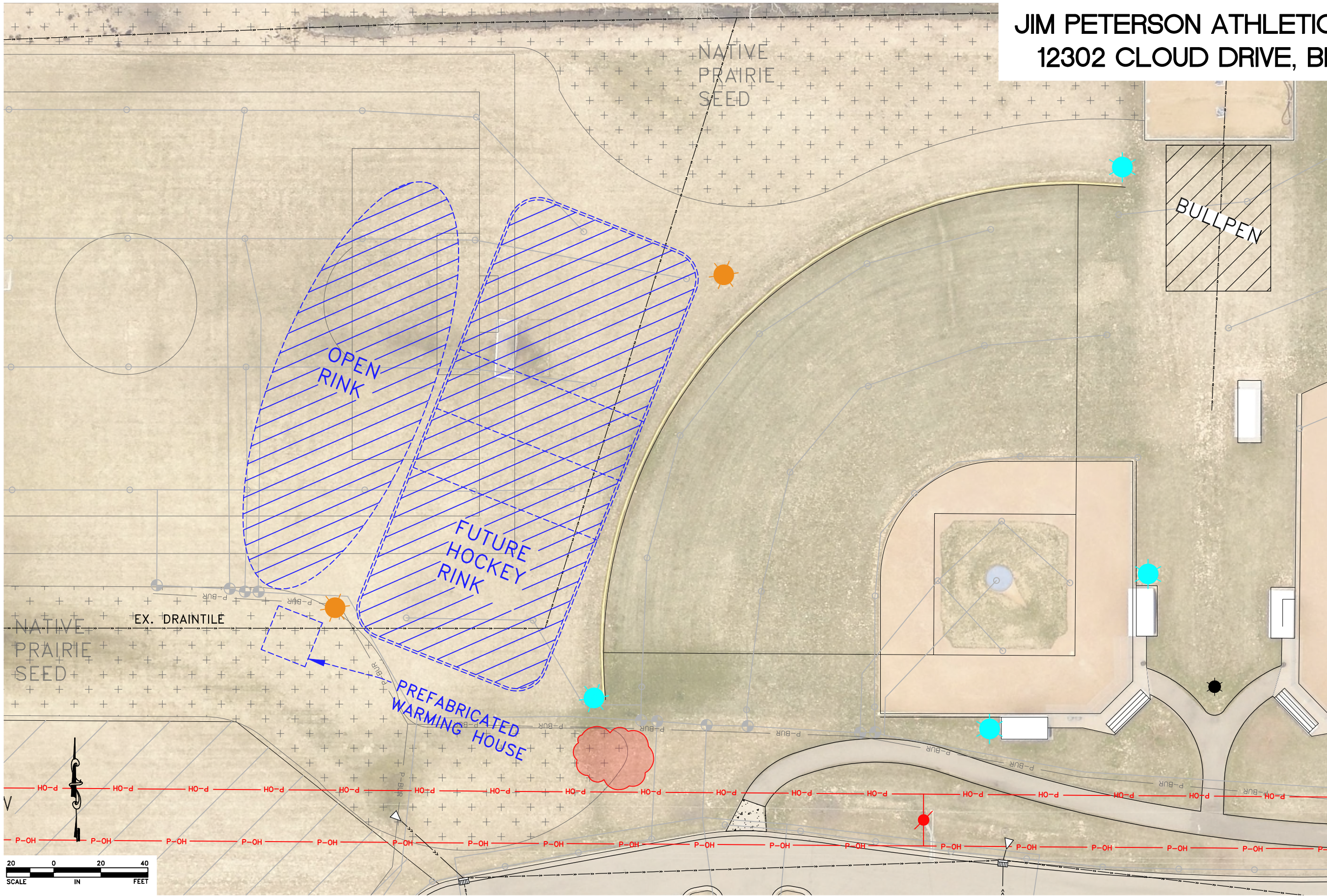
Jim Peterson Park - Little League Baseball and Hockey Rink Lighting Materials, Poles and Structural Installation
 Owner: City of Blaine
 Solicitor: Blaine MN, City of -Parks Department
 9/8/2023 2:00 PM CDT

					Kunkel Electric, Inc.		Gunnar Electric Inc		Killmer Electric Co, Inc.	
Item No.	Spec. Ref	Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid 'A'										
1		Musco LED Lighting System Materials	LS	1	\$140,000.00	\$140,000.00	\$152,275.00	\$152,275.00	\$152,000.00	\$152,000.00
2		Musco LED Lighting Structural Installation	LS	1	\$33,500.00	\$33,500.00	\$31,250.00	\$31,250.00	\$42,800.00	\$42,800.00
Subtotal					\$173,500.00		\$183,525.00		\$194,800.00	
Alternate 'A1'										
3		Add to Musco Base Bid amount for inclusion of a 25-yr warranty	LS	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal					\$0.00		\$0.00		\$0.00	
Base Bid 'B'										
4		Qualite LED Lighting System Materials	LS	1						
5		Qualite LED Lighting Structural Installation	LS	1						
Subtotal										
Alternate 'B1'										
6		Add to Qualite Base Bid amount for inclusion of a 25-yr warranty	LS	1						
Subtotal										
Base Bid 'C'										
7		Ephesus LED Lighting System Materials	LS	1	\$138,000.00	\$138,000.00	\$150,500.00	\$150,500.00		
8		Ephesus LED Lighting Structural Installation	LS	1	\$54,500.00	\$54,500.00	\$35,750.00	\$35,750.00		
Subtotal					\$192,500.00		\$186,250.00			
Alternate 'C1'										
9		Add to Ephesus Base Bid amount for inclusion of a 25-yr warranty	LS	1	N/A	N/A	\$0.00	\$0.00		
Subtotal					N/A		\$0.00			

Total Bid Schedule Summary

Base Bid 'A'	\$173,500.00	\$183,525.00	\$194,800.00
Alternate 'A1'	\$0.00	\$0.00	\$0.00
Total Bid 'A' + Alt 'A1'	\$173,500.00	\$183,525.00	\$194,800.00
Base Bid 'B'			
Alternate 'B1'			
Total Bid 'B' + Alt 'B1'			
Base Bid 'C'	\$192,500.00	\$186,250.00	
Alternate 'C1'	N/A	\$0.00	
Total Bid 'C' + Alt 'C1'	N/A	\$186,250.00	

Aug 09, 2023 - 2:13pm
T:\Park and Rec\park and rec file cabinet\PARKS Construction\JIM PETERSON ATHLETIC COMPLEX\Hockey_Lighting\Jim Peterson_Hockey_Lighting 8-2-23.dwg



JIM PETERSON ATHLETIC COMPLEX

12302 CLOUD DRIVE, BLAINE, MN

- EXISTING STREET LIGHT
 - EXISTING GREAT RIVER ENERGY POLE
 - P-OH EXISTING GREAT RIVER ENERGY OVERHEAD TRANSMISSION LINE
 - P-BUR EXISTING UNDERGROUND POWER
 - EXISTING IRRIGATION PIPE
 - EXISTING IRRIGATION HEAD
 - EXISTING DRAINTILE
- LITTLE LEAGUE AND ICE RINK LIGHTING**
- NEW LIGHT (50')
 - NEW LIGHT (60')
 - PREFERRED NEW CONNEXUS TRANSFORMER LOCATION
- FUTURE LIGHTING??**
- NEW LIGHT (60')
 - NEW LIGHT (70')
 - LIGHT LOCATION DENIED BY GREAT RIVER ENERGY DUE TO BEING WITHIN GRE EASEMENT AND PROXIMITY TO TRANSMISSION LINES

8/9/2023 REVISION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

DATE	REVISION	PROJECT NO.
		DESIGN BY: BML DRAWN BY: BML
		CHECKED BY: APPROVED BY:
		AS BUILT BY:

HOCKEY RINK AND LITTLE LEAGUE LIGHTING

JIM PETERSON ATHLETIC COMPLEX

SHEET NO. 1 OF 1 SHEETS



City of Blaine Staff Report

File Number: RES 23-122

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.2

Authorize Parking Restrictions on Quincy Boulevard Cul-De-Sac

Executive Summary

Authorize no parking restriction on Quincy Boulevard cul-de-sac located on the west side of Quincy Boulevard between 111th Avenue and Madison Street from 10 PM to 7 AM daily, year round.

Background

Staff was provided a petition signed by seven of the nine (78%) property owners on the Quincy Boulevard cul-de-sac asking that the cul-de-sac be posted no parking from 10 PM to 7 AM daily, year round. Generally, when more than 50% of the adjacent property owners sign a petition for parking restrictions, the petition will be brought before the City Council for consideration. A letter was sent to all adjacent property owners that the petition was going before the Traffic Commission on September 5 for recommendation and the City Council will be considering this item at the September 18 City Council meeting. At the September 5 Traffic Commission, three property owners spoke, with two being in opposition and one being in favor of the proposed parking restrictions. The Traffic Commission voted 4-0 to recommend the City Council deny the petitioned parking restrictions.

Installation of regulatory stop, no parking and speed limit signs requires authorization by the City Council. The regulatory signs proposed meet warrants established in the Minnesota Manual of Uniform Traffic Control Devices and/or Minnesota State Statutes. The proposed Council action will prohibit parking on the Quincy Street cul-de-sac, located on the west side of Quincy Street between 111th Avenue and Madison Street, from 10 PM to 7 AM daily, year round.

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

N/A

Financial Impact

Signs would be installed by the City of Blaine Public Works Department and there is sufficient budget allocated for signs in the yearly operating budget to cover these costs.

Public Outreach/Input

All property owners on the cul-de-sac were mailed a letter indicating this item would go before Traffic Commission and City Council for approval and that comments could be sent to City staff for inclusion with this item and that the residents could attend the Council meeting.

Staff Recommendation

Staff recommends Council discuss the submitted petition and by motion either approve or deny the resolution.

Attachment List

1. No Parking Location Map
2. Petition Copy
3. Resident Email Comment 1



City of Blaine

Signature Copy

Resolution: RES 23-122

Authorize Parking Restrictions on Quincy Boulevard Cul-De-Sac

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

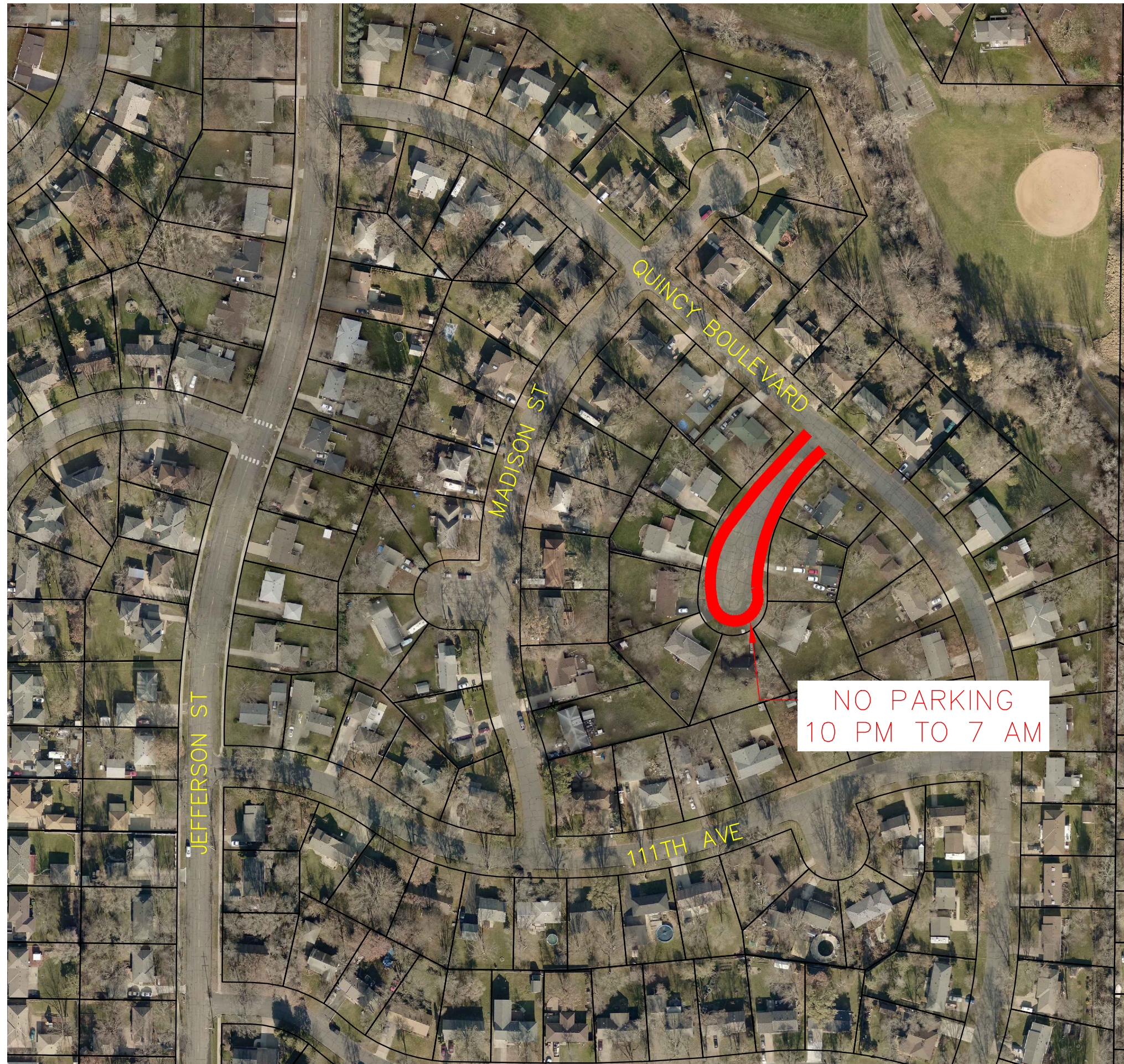
WHEREAS, City Ordinance requires a Council Resolution specifying the placement of regulatory signs; and

WHEREAS, the regulatory signs are considered to meet warrants for traffic control established in the Minnesota Manual of Uniform Traffic Control Devices,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine that regulatory signs are hereby authorized to be installed as follows:

- No Parking restrictions on the Quincy Boulevard cul-de-sac from the hours of 10 PM to 7 AM daily, year round.

PASSED by the City Council of the City of Blaine this 18th day of September, 2023.



QUINCY BOULEVARD CUL DE SAC NO PARKING LOCATION MAP

PROPOSED PARKING RESTRICTION:

 — NO PARKING FROM 10 PM
TO 7 AM YEAR ROUND



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

From: [Erin Blackford](#)
To: [Stefan Higgins](#)
Subject: RE: Proposed no parking on the Quincy Blvd cul-de-sac
Date: Wednesday, August 9, 2023 12:37:01 PM

Dear City of Blaine City Council,

My name is Erin Cortes Blackford, and my husband Isaac and I own 11136 Quincy Blvd NE. We have lived in our home for over 2 years now, and really enjoy living in Blaine. I am writing to you in hopes that you will not pass the no parking zone ordinance suggested by a member of our neighborhood. Our cul-de-sac already has a no overnight parking ordinance during winter months, which is understandable during snowy weather or snow plow routes. My husband and I feel there is absolutely no reason to ban street parking year round from 10 pm to 7 am. This ban would inconvenience us, as we enjoy hosting dinner parties for our friends and family who live further away. We plan to expand our family soon, and banning street parking would make it difficult for our family members and friends to support us during this exciting time.

Furthermore, it seems to us that this parking ban is targeting one specific family in our cul-de-sac. We feel that the homeowner of 11124 Quincy Blvd NE created the no parking petition to prevent one household from parking on the street. This household is one of the few other families of color in our neighborhood. They usually park one or two cars on the street during the summertime, with one of their vehicles parked in front of our home. Let me be clear, my husband and I have absolutely no problem with people parking on the street in front of our home, especially not our neighbors. I do not know why the homeowners of 11124 Quincy Blvd NE are so upset by members of our community parking on the street, in front of the home that the family owns, especially when it does not inconvenience, disturb or damage the owners of 11124 in any way. It feels very targeted to me, and I find it troubling and concerning that the homeowner of 11124 feels he has the right to dictate who can come and go, stay or park in our neighborhood. I am very concerned that the family being harassed is one of the few households of color in our cul-de-sac. It makes my husband and I deeply uncomfortable, especially as we want to start our family in a welcoming, safe and fair community.

In summation, my husband and I do not support this parking ban in any way, shape or form. We have never been inconvenienced or disrupted by our neighbors parking on the street, and see no reason why one specific cul-de-sac in the entire neighborhood should have special rules regarding overnight parking. We have been more inconvenienced by the repeated police visits to our cul-de-sac and home over the past year, all of which were caused by 11124 or other households complaining about legal street parking, than the parked cars themselves.

Please feel free to contact me via email or phone regarding this letter. Please protect all families in our community, and ensure every resident's rights are protected. Thank you.

Erin Cortes Blackford
11136 Quincy Blvd NE




City of Blaine Staff Report

File Number: RES 23-155

Agenda Date	Status
September 18, 2023	
In Control	File Type
City Council	Resolution

Administration - Jason Zimmerman, Finance Director, Jenna Trittin, Finance Analyst

Agenda Item # 11.3

Adopt the Proposed 2024 City Property Tax Levy and Establish the Date for the Truth-in-Taxation Meeting

Executive Summary

Minnesota Statute 275.065 requires the City to certify to the county auditor the proposed property tax levy for taxes payable in the following year by September 30th.

Background

The City of Blaine is required to adopt a proposed property tax levy for 2024 and certify it to the Anoka and Ramsey County Auditors by September 30, 2023. In setting the proposed levy, Council should consider the proposed levy can only be decreased, not increased, prior to the adoption of the final levy in December.

Upon certification to Anoka and Ramsey Counties, the proposed levy will be used to prepare the Proposed Property Tax Notice, also known as the Truth-in-Taxation (TNT) Notice. This notice is required to be mailed to property owners between November 11 and November 24 of each year and includes parcel specific estimated property taxes payable in the following year, should each taxing jurisdiction approve their levies as proposed.

New for the 2023 Proposed Property Tax Notice, state law required a Supplemental Budget Information Form to be mailed with the Proposed Property Tax Notice. During the 2023 Legislative session, several provisions were modified, which has resulted in simplified reporting requirements for the 2024 Proposed Property Tax Notices. The law:

- Removes most of the requirements that went into effect for taxes payable 2023.
- Requires that each jurisdiction's website be listed on the statement, if they have a website.

- Requires that the overall change in levy for the county, each city in the county, and each school district in the county be included on the statement.

The new law also gives counties the option to require local jurisdictions to reimburse the county for costs related to preparing and mailing the proposed property tax statements that are not reimbursed by the Minnesota Department of Revenue. Under current law, local jurisdictions must reimburse the county for these costs. In some circumstances the amount of reimbursement a city owes a county is not significantly greater than the cost of determining the amount of reimbursement, so in some cases counties may opt not to collect this reimbursement.

Following the adoption of the proposed levy, state law requires that cities with a population over 500, counties, the Metropolitan Council, the Metropolitan Airports Commission, and the Metropolitan Mosquito Control District adopt their final payable 2024 property tax levies and budgets on or before December 28, 2023. The current City budget calendar calls for Blaine to consider adopting the final 2024 levy and budgets at the December 18, 2023, City Council Meeting.

Strategic Plan Relationship

The City's financial performance relative to the adopted budget provide the best measurements of the City's adherence to maintaining the strategic goal of Financial Stability.

Board/Commission Review

The City Council has reviewed the proposed tax levies at individual or small group meetings as well as the Council Workshop on September 11.

Financial Impact

Nominally three quarters City's general operations funding comes from property tax. The appropriation of funds through the budget process establishes the spending parameters for Council approved initiatives.

Public Outreach/Input

No public notification is required at this stage of the process.

Staff Recommendation

Approve the following resolution.

Attachment List

1. Exhibit A - Proposed 2024 Property Tax Levy



City of Blaine

Signature Copy

Resolution: RES 23-155

Adopt the Proposed 2024 City Property Tax Levy and Establish the Date for the Truth-in-Taxation Meeting

WHEREAS, the Minnesota Statutes require the certification of a Proposed Tax Levy for taxes payable in 2024 by September 30, 2023, to the County Auditor; and

WHEREAS, the City was a partner to the issuance of the 2016A GO Capital Equipment Note that was issued by the City of Circle Pines, and Blaine's share of the principal and interest is funded by North Metro TV. Staff recommends waiving the scheduled levy of \$123,059 and authorizes the County Auditor to cancel \$123,059 of the related levy for taxes payable in 2024; and

WHEREAS, the 2024 scheduled levy for the 2023A GO Improvement Bonds is hereby estimated to be \$840,750 as provided by the City of Blaine's independent municipal advisor; and

WHEREAS, the 2024 scheduled levy for the 2023A GO Equipment Certificates is hereby estimated to be \$744,000 as provided by the City of Blaine's independent municipal advisor.

NOW, THEREFORE, BE IT RESOLVED that the City Council is proposing a preliminary 2024 property tax levy in the amount of \$44,222,501 as shown on Exhibit A attached hereto.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Blaine that the proposed sums of money be levied for the current year, collectible in 2024 upon the taxable property within the City of Blaine, Anoka and Ramsey Counties, Minnesota, and shall be certified to the County Auditors for Anoka and Ramsey Counties, Minnesota.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby reserves the right to adjust this levy as the result of any changes in the law or other property tax regulations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby establishes the Truth-in-Taxation meeting for December 18, 2023, at 7:00 PM.

PASSED by the City Council of the City of Blaine this 18th day of September 2023.

Exhibit A

Proposed 2024 Property Tax Levy

General Fund*	37,117,646
Transportation (Pavement Management)	100,000
Parks & Trails	500,000
Non-Debt Service Total	37,717,646

	2024 Scheduled Levy	2024 Proposed Levy
Debt Service		
GO Improvement Bonds 2013A	573,615	573,615
GO Improvement Bonds 2014A (68a)	91,604	91,604
GO Improvement Bonds 2014A (68b)	93,744	93,744
GO Equipment Capital Note 2016A (NMTV)**	123,059	-
GO Improvement Bonds 2016A (71a)	200,443	200,443
GO Improvement Bonds 2016A (71b)	166,160	166,160
GO Improvement Bonds 2016A (71d)	711,952	711,952
GO Taxable Improvement Bonds 2017A	254,153	254,153
GO Improvement Bonds 2019A	559,550	559,550
GO Capital Improvement Plan Bonds 2019B	490,613	490,613
GO Capital Improvement Plan Bonds 2020A	515,200	515,200
GO Improvement Bonds 2021A (78A)	465,451	465,451
GO Improvement Bonds 2021A (78B)	119,178	119,178
GO Improvement Bonds 2022 (79A)	678,442	678,442
GO Improvement Bonds 2023A***	-	840,750
GO Equipment Certificates 2023A***	-	744,000
Debt Service Total	5,043,164	6,504,855
Total 2024 Proposed Tax Levy		44,222,501

* Assumes highest levy option; adopted preliminary levy subject to council approval

** The City was a partner to the issuance of the 2016A GO Capital Equipment Note that was issued by the City of Circle Pines, and Blaine's share of the principal and interest is funded by North Metro TV. Staff recommends Council waive this scheduled levy.

*** The GO Improvement Bonds 2023A (\$840,750) and GO Equipment Certificates 2023A (\$744,000) debt service is estimated based on information provided by Blaine's independent municipal advisors.