City of Blaine
City Council

January 3, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

4.1. RES 24-4 Mission Statement Affirming Council/Staff Responsibilities
Sponsors: Michelle Wolfe, City Manager

4.2. RES 24-5 Rules of Procedure and Quorum - Order of Business
Sponsors: Cathy Sorensen, City Clerk

4.3. 2024-004 Designate Official Newspapers for 2024
Sponsors: Cathy Sorensen, City Clerk

4.4. 2024-005 Recording Secretary Service Agreement for 2024
Sponsors: Cathy Sorensen, City Clerk

4.5. 2024-006 Appointment of Liaisons to Various Boards and Commissions
Sponsors: Cathy Sorensen, City Clerk

4.6. 2024-007 Adoption of the Official City of Blaine Flag
Sponsors: Ben Hayle, Communications Manager

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. 2024-008 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-009 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. RES 24-6 Designate Official City Depositories for 2024
Sponsors: Jason Zimmerman, Finance Director

8.4. RES 24-7 Designate the Finance Director to Make Electronic Funds Transfers
Sponsors: Jason Zimmerman, Finance Director

8.5. 2024-010 Acknowledgment of Financial Contributions of Organizations Conducting Lawful Gambling
Sponsors: Jason Zimmerman, Finance Director

8.6. 2024-011 Approve Payment to Insight Public Sector for Microsoft Enterprise Agreement Annual License Renewal.
Sponsors: Jason Zimmerman, Finance Director

8.7. RES 24-8 Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2022 Street Reconstructions, Improvement Project No. 22-04
Sponsors: Daniel Schluender, Director of Engineering

8.8. RES 24-9 Resolution Approving State of Minnesota Joint Powers Agreements with the City of Blaine on Behalf of its City Attorney and Police Department.
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

9.1. RES 24-10 Order Improvement and Order Preparation of Plans and Specifications for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05

Sponsors: Daniel Schluender, Director of Engineering

9.2. RES 24-11 Order Improvement and Order Preparation of Plans and Specifications for the 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06

Sponsors: Daniel Schluender, Director of Engineering

10. Development Business

10.1. RES 24-12 Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Indoor Playground in a Community Commercial (B-2) Zoning District at 1250 126th Avenue NE, #400. Indoor Playground (MN Events LLC) (Case File No. 23-0081/SLK)

Sponsors: Sheila Sellman, City Planner

11. Administration

11.1. RES 24-13 Resolution Accepting a Bid from Levanen Underground, LLC in the amount of $77,281.50 for the National Street Water Services Project, Improvement Project No. 23-23

Sponsors: Daniel Schluender, Director of Engineering

11.2. 2024-012 Motion to Authorize the Mayor and City Manager to Enter into a Contract with Short Elliott Hendrickson, Inc. (SEH) for Professional Design and Construction Services for the 2024 Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06

Sponsors: Daniel Schluender, Director of Engineering

11.3. 2024-013 Authorizing the Acquisition of Right-of-Way Consistent with State Law for the Ulysses Street and 117th Avenue Roundabout Project, Improvement Project 23-09

Sponsors: Daniel Schluender, Director of Engineering

11.4. 2024-014 Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Colony Preserve Park

Sponsors: Jerome Krieger, Sr. Recreation Manager

11.5. 2024-015 Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Lakeside Park

Sponsors: Jerome Krieger, Sr. Recreation Manager

11.6. 2024-016 Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at West Lake Park

Sponsors: Jerome Krieger, Sr. Recreation Manager

12. Other Business

13. Adjournment

City of Blaine
Staff Report

File Number: RES 24-4

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

Awards - Presentations - Organizational Business - Michelle Wolfe, City Manager

Agenda Item # 4.1

Mission Statement Affirming Council/Staff Responsibilities

Executive Summary

Council is asked to adopt the annual resolution affirming Council/staff responsibilities.

Background

The City Council initially adopted Resolution No. 85-108 defining certain responsibilities, defining expected Council/staff relationships and performance expectations, assuring no recrimination for acting in the public interest, and pledging no self-serving activities at the expense of the public interest. This resolution has come to City Council each year since 1986 for consideration and adoption at the first official meeting of the year.

Of note is the first “Whereas” clause, which includes the City of Blaine Mission Statement. Also of note is the adopted 2023-2026 Strategic Plan and the six strategic priorities identified for the City: financial sustainability, economic development, infrastructure management, organizational health, collaboration and engagement, and TH 65 improvement. Associated with each strategic priority is a set of desired outcomes, key outcome indicators, and performance targets that describe expected results and how results will be measured. As a result of this work, the City’s resulting Mission Statement was added to the resolution in 2020: "Deliver exceptional public services with the highest degree of professionalism and accountability." The mission statement will be accomplished through core values of transparency and openness; fairness and impartiality; creativity and innovation, respect and efficiency.

This resolution should be regarded as more symbolic than substantive; however, the reminders contained in the resolution are important.

Strategic Plan Relationship

As the City’s mission statement this item relates to the organizational health strategic priority.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

The adopted resolution will be shared with all employees and posted on the City's website for the public.

Staff Recommendation

Adopt the annual resolution affirming Council/staff responsibilities.

Attachment List

None

City of Blaine

Signature Copy
Resolution: RES 24-4

Mission Statement Affirming Council/Staff Responsibilities

WHEREAS, the City Council adopted a mission statement contained in Resolution 85-108 and updated as part of the City's first strategic planning process contained in Resolution 20-151:

"Deliver exceptional public services with the highest degree of professionalism and accountability."

WHEREAS, the City Council later adopted Resolution No. 86-41, Affirming Council/Staff Responsibilities, and directed that the resolution be returned to City Council for consideration at the beginning of each new year; and

WHEREAS, it is intended that this resolution shall continue the intent of Resolution No. 86-41; and

WHEREAS, the Blaine City Council is composed of seven individuals, all of whom have other occupations, duties, and responsibilities; and

WHEREAS, the individuals who serve on this Council must depend on the City's staff to provide them with a great amount of background information, data and expertise to aid in determining issues, developing policy and administering the Council's responsibilities in a fair and impartial manner; and

WHEREAS, it is the City Manager's responsibility to hire and employ people who can and will provide the best possible advice to the Council and who can and will serve the public interest in an exemplary professional manner; and

WHEREAS, it is the desire of City Council to continue the strong, favorable working relationship it now enjoys with the City Manager and City staff.

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

1. The City Manager and staff are instructed to continue developing and transmitting to this Council recommendations, research and information based upon their experience and best professional judgment, and are further instructed and encouraged to be forthright, honest and candid in developing and transmitting such recommendations and information, keeping in mind that their and our sole purpose is to serve the public interest.

2. This Council pledges that no staff member shall suffer recrimination for acting in a forthright, honest and candid manner in protecting and promoting the public interest.

3. This Council further pledges that it will carry out its responsibilities as intended and established by federal, state and local statutes, ordinances and the City Charter, and will do so in a fair and impartial

manner. Any City official or employee, elected or appointed, who is found to have used their position in a self-serving manner designed, or having such effect, to promote their own financial interest or the financial interest of a friend, associate, business employer, or relative instead of the public interest, shall be subject to censure, possible removal from office, and prosecution in accordance with federal, state and city laws.

4. The simple intent of this resolution is to remind each of us, Council and staff, that we exist in public office or employment, to serve the public interest and not to promote or serve individual interests. In carrying forth this purpose, Council and staff are dependent upon each other to most effectively and fairly transact the City's business and must do so in a forthright, honest and candid manner.

5. This resolution shall be kept on file in the City Clerk's office and shall be returned to the City Council for consideration at the beginning of each new year.

6. A copy shall be distributed to employees following its adoption.

PASSED by the City Council of the City of Blaine this 3rd day of January, 2024.

City of Blaine
Staff Report

File Number: RES 24-5

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

Awards - Presentations - Organizational Business - Cathy Sorensen, City Clerk

Agenda Item # 4.2

Rules of Procedure and Quorum - Order of Business

Executive Summary

Council is asked to adopt the annual rules of procedure and quorum - order of business.

Background

Section 3.03 of the City Charter, Procedure of Council, states Council shall determine its own rules and order of business. Council will recall that rules and order of business were reviewed and revised October 2, 2023, as part of Resolution 23-140. Staff is recommending no changes to the rules and order of business at this time, but suggests utilizing chamber mics during voting to ensure votes/actions are accurately documented for the record. For reference attached is a summary of frequently used motions from Robert's Rules of Order.

Strategic Plan Relationship

This item relates to the organizational health strategic priority by maintaining governance processes that work.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion adopt the proposed rules of procedure and quorum - order of business.

Attachment List

1. Orders of Business - Adopted 10-2-23
2. Roberts Rules of Order - Summary

Rules of Order and Procedure

Agenda Item Additions Procedure:
Items can be added to future workshop and/or regular meeting agendas in the following manner:

- Consensus reached during workshop, with consensus defined as the agreement of a majority of councilmembers present.

- Two (2) councilmembers can request an agenda item be added to an upcoming workshop during the Other Business portion of a regular meeting. No formal vote or consensus is needed to have the item added to workshop. When the item is discussed, consensus as defined above is required to bring the item forward for formal consideration at a regular council meeting.

- One (1) councilmember can request an item be added to a future workshop agenda through the workshop request form. The request form process does not provide discussion of the item itself but the opportunity for consensus as defined above to add the item to a future workshop.

- If an item has been reviewed at workshop and consensus as defined above is not reached to bring the item forward for formal consideration, one (1) councilmember may make a request under Other Business of any regular council meeting to add the item to a future council meeting. If the request is verbally supported on record by at least one (1) other councilmember, the item will be added to a future council meeting for formal consideration.

Agenda item addition requests not in compliance with this policy will be ruled out of order by the mayor/pro tem as chair of the meeting. Agenda item additions will be scheduled as soon as reasonably practicable, based on the priority of the item in relation to the priority of all other items as well as amount of staff time needed for review/research for the item.

1. Call to Order
The mayor, or in the mayor's absence the mayor pro tem, presides over all meetings of the city council and after determining that a quorum is present calls the meeting to order.

2. Pledge of Allegiance
Following the call to order, those in attendance are asked to join the council in reciting the Pledge of Allegiance.

3. Roll Call

The city clerk, deputy city clerk, city attorney or manager takes roll and announces the presence or absence of individual councilmembers.

4. Adoption of Agenda

This order of business formally adopts the agenda as posted in accordance with state statute, city charter, and open meeting law. Changes may be presented by the city manager that result in the need to amend the posted agenda (revised order of agenda items, removal of items, addition of items due to accelerated timelines or increased priorities, etc.). Addition of agenda items for future meetings should be addressed as outlined in the Agenda Items Additions Procedure.

5. Awards-Presentations-Organizational Business

This order of business is the appropriate time to present awards, proclamations, or to recognize residents, staff, elected officials or others. It is also where business is conducted for the first meeting of the year to appoint council liaisons, designate the official newspaper and financial institutions.

6. Communications

This section is designated as an opportunity to relay information to the city council and community that is not on the agenda. Items for discussion under this section could include presentations by other elected officials such as legislators or commissioners, reports by councilmembers on a conference they attended, information presented by local organizations, or information council members feel would be important for the entire council.

7. Open Forum

This order of business provides a time for any individual to approach the council. Pursuant to Res. No. 99-152, each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum. The mayor will advise the audience of the time limit when introducing the open forum portion of the meeting.

8. Consent Agenda

Those matters of business that require action by the council which are considered to be of a routine and non-controversial nature and normally do not require any discussion are placed on the consent agenda. Any councilmember or the mayor may request an item be removed from this agenda and placed on the regular agenda. Council can ask questions/make clarifications on any item without the need for formal removal/separate action from the consent agenda as a whole. This action should be taken at the time the agenda is formally adopted. The individual items on the consent agenda shall be approved, adopted or enacted by one motion of the council. Examples of such items include, but are not limited to:

- Approval of minutes (approved by full council even if absent from that meeting)
- Schedule of bills paid
- Renewal of licenses (i.e., tobacco, temporary nursery, peddlers/solicitors)
- Temporary on-sale 3.2 percent beverage licenses

- Premises permits for charitable gambling organizations
- Resolutions ordering public hearings
- Vacation of drainage/utility easement ordinances[1]
- Final plats
- Development agreements/releases

9. Public Hearings and Items Set for a Certain Time

All public hearings will be held after the meeting begins at 7:00PM following the consent agenda unless otherwise noted. This order of business allows speakers to give testimony concerning the item set for a public hearing. The council holds public hearings as required by city ordinance and state statute. All members of the community wishing to speak about items during a public hearing may do so either in-person or in writing, including email. If attending in person, those wishing to speak are requested to please sign the public comment card prior to the meeting located outside the chambers and submit to the city clerk. Sign-up is first-come, first-serve. Names will be called and the speaker will step to the podium and speak into the microphone to address the council. Failure to complete a comment card will not preclude an individual's right to speak.

10. Development Business

This section includes items that relate to planning and development within the city, such as conditional use permits, preliminary/final plat approval, land use and zoning changes, concept plan approval, etc.

11. Administration

Those items which relate to the administration and details of city business should be placed under this section. Examples include, but are not limited to:

- Approval or authorization to enter into contracts
- Establishing policies
- Ordinances[1] (other than zoning related)
- Accepting bids for projects
- Appointing members to boards or commissions
- Budget adjustments
- Capital purchases requiring council approval
- Appropriating money for projects or other items
- Agreements
- Other items or non-development items requiring discussion
- Items which have been postponed or tabled to later date
- Reports

12. Other Business

This order of business provides an opportunity for councilmembers and staff to bring up items not included on the adopted agenda. Items to be addressed during this portion of the meeting are limited to:

- Questions or concerns of councilmembers
- Questions or concerns that have been expressed to councilmembers by residents or others
- Future agenda items as outlined in the Agenda Item Additions Procedure

Additional items or topics may be considered during Other Business upon a motion to suspend the rules, which motion will require a second and approval of two-thirds of the body.

12. Adjournment

A councilmember may propose to close the meeting by moving to adjourn. The meeting will close upon the majority vote of the council. A motion to adjourn will always be in order and decided without debate.

[1]*First and Second Ordinance Readings*: As outlined in City Charter Sec. 3.05. - Procedure on Ordinances the enacting clause of all ordinances passed by the council shall be in the words, "The City of Blaine does ordain." Every ordinance shall be presented in writing at the meeting at which it is introduced. If a councilmember or one Blaine resident present at the meeting request[s] that the ordinance be read in its entirety, the ordinance shall be read at the meeting at which it is introduced. No ordinance except an emergency ordinance shall be passed at the meeting at which it is introduced, nor before the next regularly scheduled meeting of the council. In order to ensure consistency surrounding public input for proposed ordinance readings:

a. First reading of an ordinance allows the city council to review the text and purpose of the proposed ordinance. At this reading council will ask questions of staff and the applicant(s) regarding the proposed ordinance contents and purpose, after which the clerk will hold first reading of the proposed ordinance number and title, unless requested its reading in its entirety.

b. Second reading of an ordinance will provide the city council an opportunity to hear public comment on the matters contained therein and allow the applicant(s) to present their request to the city council. Upon conclusion the council, by motion will vote to adopt, deny, postpone, or table second reading and ordinance adoption.

ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until…"	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until…"	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by…"	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that…"	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table…"	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to…"	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider…"	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).

PROCEDURE FOR HANDLING A MAIN MOTION

NOTE: Nothing goes to discussion without a motion being on the floor.

Obtaining and assigning the floor

A member raises hand when no one else has the floor

- The chair recognizes the member by name

How the Motion is Brought Before the Assembly

- The member makes the motion: *I move that (or "to")* ... and resumes his seat.
- Another member seconds the motion: *I second the motion* or *I second it* or *second*.
- The chair states the motion: *It is moved and seconded that ... Are you ready for the question?*

Consideration of the Motion

1. Members can debate the motion.
2. Before speaking in debate, members obtain the floor.
3. The maker of the motion has first right to the floor if he claims it properly
4. Debate must be confined to the merits of the motion.
5. Debate can be closed only by order of the assembly (2/3 vote) or by the chair if no one seeks the floor for further debate.

The chair puts the motion to a vote

1. The chair asks: *Are you ready for the question?* If no one rises to claim the floor, the chair proceeds to take the vote.
2. The chair says: *The question is on the adoption of the motion that ... As many as are in favor, say 'Aye'.* (Pause for response.) *Those opposed, say 'Nay'*. (Pause for response.) *Those abstained please say 'Aye'.*

The chair announces the result of the vote.

1. *The ayes have it, the motion carries, and* ... (indicating the effect of the vote) or
2. *The nays have it and the motion fails*

WHEN DEBATING YOUR MOTIONS

1. Listen to the other side
2. Focus on issues, not personalities
3. Avoid questioning motives
4. Be polite

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS

MAIN MOTION

You want to propose a new idea or action for the group.

- After recognition, make a main motion.
- Member: "Madame Chairman, I move that _____."

AMENDING A MOTION

You want to change some of the wording that is being discussed.

- After recognition, "Madame Chairman, I move that the motion be amended by adding the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words, _____, and adding in their place the following words _____."

REFER TO A COMMITTEE

You feel that an idea or proposal being discussed needs more study and investigation.

- After recognition, "Madame Chairman, I move that the question be referred to a committee made up of members Smith, Jones and Brown."

POSTPONE DEFINITELY

You want the membership to have more time to consider the question under discussion and you want to postpone it to a definite time or day, and have it come up for further consideration.

- After recognition, "Madame Chairman, I move to postpone the question until _____."

PREVIOUS QUESTION

You think discussion has gone on for too long and you want to stop discussion and vote.

- After recognition, "Madam President, I move the previous question."

LIMIT DEBATE

You think discussion is getting long, but you want to give a reasonable length of time for consideration of the question.

- After recognition, "Madam President, I move to limit discussion to two minutes per speaker."

POSTPONE INDEFINITELY

You want to kill a motion that is being discussed.

- After recognition, "Madam Moderator, I move to postpone the question indefinitely."

POSTPONE INDEFINITELY

You are against a motion just proposed and want to learn who is for and who is against the motion.

- After recognition, "Madame President, I move to postpone the motion indefinitely."

RECESS

You want to take a break for a while.

- After recognition, "Madame Moderator, I move to recess for ten minutes."

ADJOURNMENT

You want the meeting to end.

- After recognition, "Madame Chairman, I move to adjourn."

PERMISSION TO WITHDRAW A MOTION

You have made a motion and after discussion, are sorry you made it.

- After recognition, "Madam President, I ask permission to withdraw my motion."

CALL FOR ORDERS OF THE DAY

At the beginning of the meeting, the agenda was adopted. The chairman is not following the order of the approved agenda.

- Without recognition, "Call for orders of the day."

SUSPENDING THE RULES

The agenda has been approved and as the meeting progressed, it became obvious that an item you are interested in will not come up before adjournment.

- After recognition, "Madam Chairman, I move to suspend the rules and move item 5 to position 2."

POINT OF PERSONAL PRIVILEGE

The noise outside the meeting has become so great that you are having trouble hearing.

- Without recognition, "Point of personal privilege."
- Chairman: "State your point."
- Member: "There is too much noise, I can't hear."

COMMITTEE OF THE WHOLE

You are going to propose a question that is likely to be controversial and you feel that some of the members will try to kill it by various maneuvers. Also you want to keep out visitors and the press.

- After recognition, "Madame Chairman, I move that we go into a committee of the whole."

POINT OF ORDER

It is obvious that the meeting is not following proper rules.

- Without recognition, "I rise to a point of order," or "Point of order."

POINT OF INFORMATION

You are wondering about some of the facts under discussion, such as the balance in the treasury when expenditures are being discussed.

- Without recognition, "Point of information."

POINT OF PARLIAMENTARY INQUIRY

You are confused about some of the parliamentary rules.

- Without recognition, "Point of parliamentary inquiry."

APPEAL FROM THE DECISION OF THE CHAIR

Without recognition, "I appeal from the decision of the chair."

Rule Classification and Requirements

Class of Rule	Requirements to Adopt	Requirements to Suspend
Charter	Adopted by majority vote or as proved by law or governing authority	Cannot be suspended
Bylaws	Adopted by membership	Cannot be suspended
Special Rules of Order	Previous notice & 2/3 vote, or a majority of entire membership	2/3 Vote
Standing Rules	Majority vote	Can be suspended for session by majority vote during a meeting
Modified Roberts Rules of Order	Adopted in bylaws	2/3 vote

City of Blaine
Staff Report

File Number: 2024-004

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Awards - Presentations - Organizational Business - Cathy Sorensen, City Clerk

Agenda Item # 4.3

Designate Official Newspapers for 2024

Executive Summary

State law and city code require that council designate a single newspaper as its official newspaper. Due to occasional publication deadlines that could impact scheduling an agenda item before the Planning Commission or City Council, staff is recommending that Council designate both the *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and *Star Tribune* as the official newspapers for 2024.

Background

Chapter 12. - Miscellaneous and Transitory Provisions
Sec. 12.01. - Official publications.
The council shall annually designate a legal newspaper of general circulation in the city as its official newspaper in which shall be published ordinances and other matters required by law to be so published as well as such other matters as the council may deem it in the public interest to have published in this manner.

Strategic Plan Relationship

This item relates to the organizational health strategic priority by ensuring governance and decision making processes work and provide the public with information.

Board/Commission Review

N/A

Financial Impact

Minnesota Statute 331A.02, Subd. 1 defines the qualifications for a publication to be designated as an official newspaper. Below is a summary of the two bids received which meets Statute:

Blaine/Spring Lake Park Life (unchanged from 2023)
Publication cost $10.75/column inch
Manual typeset $20/notice (if needed)
Frequency 1 day/week- Fridays
Deadline Tuesdays @ 10AM
Primary distribution Home delivery
Average circulation 3,835
Blaine/ Spring Lake Park Life content
is front of paywall and requires no subscription
Monthly pageviews Over 54,000/month

Star Tribune
Publication cost $17.90/column inch (unchanged from 2023)
Manual typeset N/A
Frequency 7 days per week
Deadline 2 days prior by 4PM
Primary distribution Home delivery
Average circulation 103,808 (216,788 Sundays)
Star Tribune content is front of paywall
and requires no subscription
Desktop rolling average
- Pageviews 82M/yr
- Unique monthly visitors 8M/yr

Public Outreach/Input

Public notices are also posted at City Hall, on the City's website and distributed through the CivicPlus NotifyMe communication tool.

Staff Recommendation

By motion, staff recommends Council designate Blaine/Spring Lake Park/Columbia Heights/Fridley Life and Star Tribune as the official newspapers for 2024.

Attachment List

None

City of Blaine

Signature Copy

Resolution:

Designate Official Newspapers for 2024

City of Blaine

Signature Copy

Ordinance:

Designate Official Newspapers for 2024

City of Blaine
Staff Report

File Number: 2024-005

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Awards - Presentations - Organizational Business - Cathy Sorensen, City Clerk

Agenda Item # 4.4

Recording Secretary Service Agreement for 2024

Executive Summary

By motion, authorize the Mayor and City Manager to enter into an agreement with Minute Maker Secretarial for recording secretary services for 2024.

Background

Minute Maker Secretarial transcribes meeting minutes for all council, EDA, boards and commissions and posts approved minutes for viewing on the City's webpage. The agreement reflects their fees for all recording services and extends the expiration date to December 31, 2024.

Strategic Plan Relationship

This item relates to the organizational health strategic priority by providing an accurate, permanent record of board, commission, and council proceedings as required by Statute and for transparency for the public.

Board/Commission Review

N/A

Financial Impact

The agreement reflects an increase of less than 5.25% in base rate for 2024 and includes a clause that allows either party to cancel this agreement with or without cause upon thirty (30) days written notice.

Public Outreach/Input

N/A

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into an agreement with Minute Maker Secretarial for recording secretary services for 2024.

Attachment List

1. 2024 Recording Service Addendum

ADDENDUM TO
RECORDING SECRETARY SERVICE AGREEMENT

Dated: December 31, 2023

By and between Minute Maker Secretarial, Inc. (MMS) and the City of Blaine, 10801 Town Square Drive, Blaine, MN 55449.

1. EXTENSION OF RECORDING SECRETARIAL SERVICE AGREEMENT: The term of the existing Recording Secretary Service Agreement dated December 31, 2022 shall be extended under the same terms and conditions to December 31, 2024.

2. MMS CHARGES: MMS shall be paid for its services as recording secretary for each meeting with a one (1) hour minimum, the highest rate prevailing, as follows:

   a. Base Rate: One Hundred Sixty-Seven and 00/100 dollars ($167.00) for any meeting up to one (1) hour (billable time) plus Thirty-Nine and 50/100 dollars ($39.50) for each thirty (30) minutes following the first one (1) hour; **or**

   b. Unit Rate: Fifty-One and 75/00 dollars ($51.75) for the first hour of meeting time and Thirty-Four and 50/100 dollars ($34.50) for every hour after the first hour plus Fifteen and 50/100 dollars ($15.50) for each page of draft minutes for submission to the City of Blaine for their preparation of final minutes.

At the end of the term of this Addendum or any extension of it, the parties may make a new Agreement or extend or modify the terms of this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Addendum to the Recording Secretary Service Agreement as of the day and year indicated.

Date:_____

CITY OF BLAINE

By_____
Tim Sanders
Its Mayor

By_____
Michelle Wolfe
Its City Manager

October 27, 2023

MINUTE MAKER SECRETARIAL, INC.

By_____
Heidi Guenther
Its President & CEO

City of Blaine
Staff Report

File Number: 2024-006

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Awards - Presentations - Organizational Business - Cathy Sorensen, City Clerk

Agenda Item # 4.5

Appointment of Liaisons to Various Boards and Commissions

Executive Summary

Each year the City Council designates Council and/or staff liaisons to serve on various boards and commissions throughout the year.

Background

Liaison designations for 2023 are attached for reference.

Strategic Plan Relationship

This item relates to the organizational health strategic priority by creating governance decision making processes that works.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, appoint Council/staff liaisons for 2024.

Attachment List

1. 2023 Council Liaison Appointments

2023 Council Liaison Appointments

Mayor Pro Tem	Councilmember Robertson
Blaine EDA President	Mayor Sanders
Blaine EDA Vice President	Councilmember Robertson
Mary Ann Young Senior Advisory Board	Councilmember Robertson Councilmember Massoglia

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Anoka County-Blaine Airport Advisory Commission	Former Mayor Ryan Councilmember Newland - *alternate* City Manager Wolfe - *alternate*
Anoka County Joint Law Enforcement Board	
- Governance Committee	Mayor Sanders
- Executive Committee	Chief Podany
Fogerty Arena Board of Directors	Councilmember Robertson
North Metro Telecommunications Commission And Operations Committee	
- Executive Committee and Full Commission	Councilmember Massoglia Councilmember Newland - *alternate*
Twin Cities Gateway	Commissioner Jeppson Forogh Amini, Best Western Plus City Manager Wolfe - *alternate*
Anoka County Fire Protection Council	Councilmember Newland Councilmember Massoglia- *alternate* Mayor Sanders - *alternate*
North Trunk Hwy 65 Corridor Coalition	Mayor Sanders Councilmember Robertson
National Sports Center Foundation	Mayor Sanders Councilmember Robertson- *alternate*
Transportation Advisory Board (Metropolitan Council appointed)	Councilmember Robertson Councilmember Newland- *alternate*

City of Blaine
Staff Report

File Number: 2024-007

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Awards - Presentations - Organizational Business -

Agenda Item # 4.6

Adoption of the Official City of Blaine Flag

Executive Summary

As a part of the beginning of the year organizational business, it is recommended that the City Council, by motion, adopt the current city flag as the official flag of the City of Blaine.

Background

In 2022, staff worked to redesign the city flag. The previous flag had an old city logo and color scheme. The redesigned flag was shared with the council for feedback. After receiving no initial feedback, the new flag was ordered. Staff and council agreed to fly the new flag starting in late 2022. Now that the new flag has been integrated into City business, the flag should be officially adopted by the City Council.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

Staff has received positive comments from community members about the new flag design.

Staff Recommendation

By motion, adopt the official flag of the City of Blaine.

Attachment List

1. City of Blaine Flag

Est. 1877

BlaineMN

Live | Work | Grow

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 1/3/2024 FOR PAYMENTS THE WEEK OF 12/8/2023

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Signage for Special Events	356.70
ABC SIGN & GRAPHIC INC	Sign-Eagle Scout Garden Beds	50.00
ALLINA HEALTH	NARCAN	870.27
ALLINA HEALTH SYSTEM	quarterly payment for training	1,000.00
AMAZON CAPITAL SERVICES	Fuel Caddy	285.98
AMAZON CAPITAL SERVICES	supplies for winter events	278.76
AMAZON CAPITAL SERVICES	Fiber SPF Modules	199.20
AMAZON CAPITAL SERVICES	PW Office/General supplies	127.94
AMAZON CAPITAL SERVICES	Credit	(59.00)
AMAZON CAPITAL SERVICES	decorations for winter celebration	24.79
AMAZON CAPITAL SERVICES	Fiber Patch Cables	45.98
AMAZON CAPITAL SERVICES	Scanner parts, black pens	81.98
AMAZON CAPITAL SERVICES	sharpies, chargers, highlighters	92.10
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD	30.50
ASPEN MILLS INC	Luedtke uniform 1 pant, 2 shirts	164.55
ASPEN MILLS INC	Luedtke uniform 1 shirt	52.30
ASPEN MILLS INC	Miller - Uniform 4 pants	377.65
ASPEN MILLS INC	Gaulke uniform - 1 pant	79.99
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check	735.75
BARR ENGINEERING COMPANY	Well 16 & Booster Station	1,064.00
BARR ENGINEERING COMPANY	Well 16 & Booster Station	1,413.00
BARR ENGINEERING COMPANY	WTP #4	3,136.50
BARR ENGINEERING COMPANY	WTP1 underdrain Design	24,376.40
BAUER BUILT INC	Insurance Claim	596.07
BCI CONSTRUCTION INC	Aquatore Bandshell Construction	265,657.05
BLAINE BROTHERS INC	Battery cables	178.80
BLAINE CUSTOM APPAREL & AWARDS	Staff Jacket	25.00
BOYER TRUCKS	HVAC Door vent	47.90
BOYER TRUCKS	F450 Parks 2022 Budget	56,583.46
BRAD'S CATCH BASIN REPAIR LLC	concrete work	4,200.00
BRAD'S CATCH BASIN REPAIR LLC	Sidewalk/retaining wall repairs	4,070.00
CAPITAL ONE TRADE CREDIT	Brine reducer for PW	8.51
CAPITAL ONE TRADE CREDIT	wet/dry vac	170.05
CENTENNIAL SCHOOL DIST 12	Church Basement Ladies Outing	4,536.00
CENTER FOR ENERGY AND ENV	EDA HIL Loans	22,200.00
CENTERPOINT ENERGY	Gas Service	9,785.80
CINTAS CORPORATION	CH mats	205.47
CINTAS CORPORATION	MAYC mats, mops, towels etc	36.69
COREMARK METALS	Truck Rack Supplies	1,232.05
CRYSTEEL TRUCK EQUIPMENT	Plow Curb guards/snow catcher	930.28

CUMMINS SALES AND SERVICE	Tanker Parts	1,185.35
DARRELL'S CONTRACTING INC	Trail Repairs	645.00
DELTA MEDICAL SUPPLY GROUP INC	Nitrile Gloves	828.80
DOUGLAS KERR UNDERGROUND LLC	Northwest Area Street Reconstruction	638,687.07
ECOWATER	Permit Refund	60.00
ENVIRONMENTAL EQUIPMENT	Handle Assembly	213.82
EVEREST EMERGENCY VEHICLES INC	Installation of Push Bumper	820.77
FACTORY MOTOR PARTS COMPANY	AC Compressor	275.48
FERGUSON WATERWORKS #2518	Curb Stop Keys	138.63
FOXTAIL HOLLOW LLC	PC23-0041, Foxtail Hollow	495,088.70
FOXTAIL HOLLOW LLC	PC23-0041, Foxtail Hollow	111,154.80
FOXTAIL HOLLOW LLC	PC23-0041, Foxtail Hollow	10,215.76
GAASLAND KRISTIAN	Backflow tester renewal	38.00
GASSEN CONSTRUCTION AND MTCE	Permit Refund	75.00
GOODIN COMPANY	floor drain covers	251.37
HANDT JOY	Employee Meeting Supplies	200.00
HANDT JOY	mileage	156.42
HANSEN BROS FENCE	Gates for Lakeside Commons Park	33,450.00
HAWKINS INC	Water Treatment Chemicals	19,902.22
HAWKINS INC	Water Treatment Chemicals	4,498.00
HAWKINS INC	Water Treatment Chemicals	7,895.85
HIRSHFIELD'S PAINT MFG INC	CH paint	233.96
HOLIDAY COMPANIES	Car Washes - PD	545.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	10.00
JACOBSON MAGNUSON	2023 Federal Lobbyist Services	4,500.00
JEFF BELZER'S ROSEVILLE AUTO	Ignition Coil/Plug	60.79
LAWSON PRODUCTS INC	Mechanic shop supplies	416.20
LAWSON PRODUCTS INC	Mechanic shop supplies	1,960.21
LAWSON PRODUCTS INC	Couplers for Mechanics Shop	192.60
LENNAR	Escrow Refund	5,000.00
LINE-X PROS	Bedliner/Rustproof	1,898.00
LINE-X PROS	Bedliner/Rustproof	1,848.00
LINO LAKES LANDSCAPING LLC	HYDRANT METER DEPOSIT REFUND	4,500.00
LINO LAKES LANDSCAPING LLC	HYDRANT METER DEPOSIT REFUND	4,500.00
LITTLE FALLS MACHINE INC	Plow Parts	3,433.04
MACQUEEN EQUIPMENT INC	Oil Temp Sensor	174.59
MACQUEEN EQUIPMENT INC	Air Filters	1,009.62
MACQUEEN EQUIPMENT INC	Hurco Parts	1,885.83
MANAGED SERVICES INC	CH liner, TP	439.79
MARTIN MARIETTA MATERIALS	Patching Materials	2,203.54
MARTIN MARIETTA MATERIALS	Disposal fee	30.00
MARTIN MARIETTA MATERIALS	Disposal fee	30.00
MARTIN MARIETTA MATERIALS	Patching Materials	2,217.35
MARTIN MARIETTA MATERIALS	Disposal fee	30.00
MENARDS - BLAINE	Vinyl Tubing	22.99
MENARDS - BLAINE	PW brine tank	79.25
MENARDS - BLAINE	salt pellets	119.40

MENARDS - BLAINE	Heater/Tools	192.43
MENARDS - BLAINE	CH lights in IT room	37.93
MENARDS - BLAINE	CH paint for stairwell	119.09
MENARDS - BLAINE	Tarps	69.99
MENARDS - BLAINE	Special Event Supplies	39.94
METRO SALES INCORPORATED	Copier Maintenance and Support	640.00
METRO SALES INCORPORATED	Copier Maintenance and Support	195.00
METRO SALES INCORPORATED	Copier Maintenance and Support	4,501.44
MICKMAN BROTHERS INC	109th/105th Radisson	1,335.71
MICKMAN BROTHERS INC	Median Maintenance	2,921.90
MICKMAN BROTHERS INC	Gardening Mtce	7,550.00
MICKMAN BROTHERS INC	City Hall Mtce	1,139.00
MICKMAN BROTHERS INC	Tom Ryan Park Mtce	1,139.00
MICKMAN BROTHERS INC	City Hall Landscaping	6,226.00
MIDWAY FORD COMPANY	Running boards	1,322.38
MN DEPARTMENT OF HEALTH	STATE WATER TESTING FEE	53,637.00
MN DEPT OF TRANSPORTATION	Plant Testing (99th/Baltimore)	466.08
MN HWY SAFETY CENTER	PIT training for 3 officers	1,905.00
MN RECREATION & PARK ASSC	Advertising for job	125.00
MINUTE MAKER SECRETARIAL	Council Minutes	369.00
MINUTE MAKER SECRETARIAL	2023 Planning Minutes	159.00
MN METRO NORTH TOURISM	October Lodging Taxes	16,670.41
MOORE ALEXANDER MICHAEL	NCPA Membership	80.00
NEW LOOK CONTRACTING INC	HYDRANT METER DEPOSIT REFUND	4,475.00
NGUYEN HENRY	Refund for 2024 license	190.00
NORTHERN SANITARY SUPPLY	cleaners, towels, liners, tp	773.46
NR PROPERTIES INC	Refund for 2024 license	380.00
NUSS TRUCK & EQUIPMENT	Insurance Claim	137.36
NUSS TRUCK & EQUIPMENT	Insurance Claim	569.85
NUSS TRUCK & EQUIPMENT	Insurance Claim	484.54
NUSS TRUCK & EQUIPMENT	Insurance Claim	449.77
PARISEAU JOSEPH	Refund for 2024 license	190.00
PARK CONSTRUCTION COMPANY	99th Ave/Baltimore St Improvements	353,097.19
PARK CONSTRUCTION COMPANY	2023 SE Area Street Reconstruction	678,513.28
PERSINGER JUSTIN	Home Improvement Grant	5,000.00
PITNEY BOWES INC	Postage Machine Meter Rental Qtly	135.75
PRINT CENTRAL	Nameplate for Council Chambers	53.17
RCM SPECIALTIES INC	Street Patching Material	297.50
RDO EQUIPMENT COMPANY	Water Pump/belt/o-rings	634.53
REPUBLIC SERVICES #894	Shredding for Recycling Events	830.88
RIVARD COMPANIES INC	Stump Removal/Restoration	500.00
SILESHI GIRUM	Refund for 2024 license	190.00
STATE OF MINNESOTA DEED	Nov 2023 #CDAP-17-0064-H-FY18	1,568.24
SUBURBAN TIRE WHOLESALE INC	Tires	404.14
TOTAL COMPLIANCE SOLUTIONS	Annual contract (11/2023-11/2024)	4,700.00
TRI-STATE BOBCAT INC	Snow Tires	843.00
TRI-STATE BOBCAT INC	Solenoid for tool cat	223.27

TYLER TECHNOLOGIES INC	New World Server Upgrade	7,500.00
ULINE	Mesh Chair for Storm Water	384.96
ULINE	Poly Tubing/Nets for Parks	420.05
US BANK	Fiscal Agent Fees-Bond 2020A	500.00
USA BLUEBOOK (#657220)	Hydrant Adapter	239.46
USI INSURANCE SERVICES LLC	Insurance Agent Fees	22,298.00
VIKING ELECTRIC SUPPLY INC	CH light bulbs	151.50
VIKING ELECTRIC SUPPLY INC	cold storage bulbs	104.86
VOLUNTEERS OF AMERICA	Van Driver Meals -November 2023	65.00
WEX BANK	Fuel for Squad Cars	66.12
WEX BANK	Fuel for Water Truck	30.00
WINDOW NATION	Permit Refund B23-02846	80.00
WUTZKE JIM	HYDRANT METER DEPOSIT REFUND	4,475.00
ZAYO GROUP LLC	Telephone Service	2,985.77
		2,963,152.62

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 1/3/2024 FOR PAYMENTS THE WEEK OF 12/8/2023

Vendor Name	Description	Amount
CENTER FOR ENERGY AND ENV	EDA HIL Loans	22,200.00
USI INSURANCE SERVICES LLC	Insurance Agent Fees	22,298.00
BARR ENGINEERING COMPANY	WTP1 underdrain Design	24,376.40
HANSEN BROS FENCE	Gates for Lakeside Commons Park	33,450.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 1/3/2024 FOR PAYMENTS THE WEEK OF 12/15/2023

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	Decals-Camera Trailer/Squad	105.00
ALL SAFE GLOBAL INC	Fire Extinguishers for vehicles	760.61
ALLEN CONOR	Backflow tester reimbursement	38.00
AMAZON CAPITAL SERVICES	Tail light lenses	32.20
AMAZON CAPITAL SERVICES	Snow Brushes/Key Rings/Tabs	59.86
AMAZON CAPITAL SERVICES	COB Stamp for checks, calendars	32.47
AMAZON CAPITAL SERVICES	PW Mice Bait stations	52.99
AMAZON CAPITAL SERVICES	Weather Alert Radio	33.32
AMAZON CAPITAL SERVICES	Computer Charger	20.99
AMAZON CAPITAL SERVICES	Headphones for Engineering	39.95
AMAZON CAPITAL SERVICES	supplies for winter events	29.97
AMAZON CAPITAL SERVICES	PW Drain Valves	29.38
AMAZON CAPITAL SERVICES	Stamp for checks	41.48
AMAZON CAPITAL SERVICES	Fiber Patch Cables	54.00
AMAZON CAPITAL SERVICES	Fiber Patch Cables	31.96
ANDERSON KENNETH R	2023 NRCB Meetings	360.00
ANOKA COUNTY	2023 County Recordings	46.00
ANOKA COUNTY	2023 County Recordings	92.00
ANOKA COUNTY	2023 County Recordings	92.00
ANOKA COUNTY	2023 County Recordings	46.00
ANOKA COUNTY TREASURY DEPT	Connect Anoka County Fiber	812.50
ASPEN MILLS INC	uniforms and clothing	22.00
ASPEN MILLS INC	uniforms and clothing	129.34
ASPEN MILLS INC	uniforms and clothing	65.99
ASPEN MILLS INC	uniforms and clothing	56.45
ASPEN MILLS INC	uniforms and clothing	65.99
ASPEN MILLS INC	uniforms and clothing	15.00
ASPEN MILLS INC	uniforms and clothing	19.35
ASPEN MILLS INC	uniforms and clothing	77.49
ASPEN MILLS INC	uniforms and clothing	78.95
ASPEN MILLS INC	uniforms and clothing	402.40
ASTLEFORD INTERNATIONAL	Lights for 4615	106.20
AT&T MOBILITY	Cell Phones for PD	7,569.27
AT&T MOBILITY	Employee Cell Phone Service	9,224.65
AUTOMATIC SYSTEMS COMPANY	Well 15 Antenna Inst	5,726.00
AXON ENTERPRISES INC	taser holsters	231.00
BARNUM COMPANIES INC	PD November gate check	280.00
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance	3,617.10
BILL'S GUN SHOP & RANGE NORTH	range fees	80.00
BLAINE AREA PET HOSPITAL PA	Veterinary Services for Cuda	28.00

BLAINE BROTHERS INC	Rear Springs #1279	5,499.74
BLAINE LOCK & SAFE INC	Door repair at Ostmans Park	155.00
BLUEPEARL VETERINARY PARTNERS	Duplicate due to lost check	620.43
BLUEPEARL VETERINARY PARTNERS	Vet Services-Stray Dog	411.44
BOLTON & MENK INC	SW Area St Reconstruction	405.00
BOLTON & MENK INC	SW Area St Reconstruction	43,507.50
BOLTON & MENK INC	89th Ave/Davenport Street	15,334.50
BOLTON & MENK INC	Lift Station 1 Force Main	504.00
BOLTON & MENK INC	Lift Station 13 Force Main	10,550.50
BOLTON & MENK INC	Ulysses/117th Improvement	6,735.00
CAPITAL ONE TRADE CREDIT	Drill bits	151.99
CAPITAL ONE TRADE CREDIT	Stretch film/Hose barb for Streets	42.73
CARQUEST AUTO PARTS STORES	Alternator for 4486	304.59
CARQUEST AUTO PARTS STORES	Headlights for PW Stock	69.99
CARQUEST AUTO PARTS STORES	Cabin Filters - PW Stock	16.08
CARQUEST AUTO PARTS STORES	H11 Bulbs for PW stock	51.79
CARQUEST AUTO PARTS STORES	H11 Bulbs for PW stock	40.59
CARQUEST AUTO PARTS STORES	Misc. Filters for PW Stock	28.70
CARQUEST AUTO PARTS STORES	Calipers/Rotors/Pads - PD	194.32
CARQUEST AUTO PARTS STORES	Calipers/Rotors/Pads - PD	265.68
CARQUEST AUTO PARTS STORES	Credit	(174.00)
CARQUEST AUTO PARTS STORES	Radiator Flush for PW	37.84
CARQUEST AUTO PARTS STORES	Fuel Filter for PW stock	12.42
CARQUEST AUTO PARTS STORES	Hold down bolts for 1152	27.75
CARQUEST AUTO PARTS STORES	Stock filters for PW	184.70
CARQUEST AUTO PARTS STORES	Stock Filters for PW	96.40
CARQUEST AUTO PARTS STORES	Filters for PW stock	229.50
CARQUEST AUTO PARTS STORES	wiper blades; PW stock	308.00
CARQUEST AUTO PARTS STORES	Filters for PW Stock	160.94
CARQUEST AUTO PARTS STORES	Calipers for 4502	225.28
CARQUEST AUTO PARTS STORES	Battery for 4452	335.38
CARQUEST AUTO PARTS STORES	Taillights for 4466	68.82
CENTERPOINT ENERGY	November Gas Service	1,436.51
CENTURYLINK	Telephone Service	8.39
CENTURYLINK	Telephone Service	86.06
CHET'S SHOES INC	Safety Boots	221.00
CHRONICLES IN HEALTH LLC	Nutrition Instructor at MAYC	45.00
CINTAS CORPORATION	Uniform/Rug Rentals - PW	400.60
CINTAS CORPORATION	MAYC mats, mops, towels	36.69
CINTAS CORPORATION	MAYC first aid cabinet supplies	7.15
CINTAS CORPORATION	MAYC First aid cabinet supplies	7.15
CINTAS CORPORATION	MAYC First aid cabinet supplies	63.36
CITY OF LEXINGTON	Dec 2023 Sewer Services	2,916.94
CITYWIDE SERVICE CORPORATION	Tow for case #23-260787	248.95
COMCAST	Internet and Television - MAYC	244.13
COMCAST	Internet for Public Wi-Fi	164.90
COMCAST	PW Cable TV	21.04

COMCAST	Cable TV	36.29
COMPUTER EXPLORERS	Fall Tech Camps	195.00
CONNEXUS ENERGY	951 124th Ln NE	7,641.75
CONNEXUS ENERGY	10601 Nassau St NE	14.50
CONNEXUS ENERGY	10601 Nassau St NE	35.00
CONNEXUS ENERGY	10603 Nassau St NE	36.97
CONNEXUS ENERGY	10605 Nassau St NE	35.00
CONNEXUS ENERGY	10801 Town Square Dr NE	7,459.35
CONNEXUS ENERGY	1402 89th Ave NE Monument	12.08
CRYSTEEL TRUCK EQUIPMENT	F250 build up (3430)	6,345.48
CUB FOODS INC - THE VILLAGE	outdoor decor - red bow spray	175.09
CUB FOODS INC - THE VILLAGE	Adult Softball Gift Cards	651.60
CUMMINS SALES AND SERVICE	Wire Harness; Tanker 2321	73.08
DEONAUTH LAUREN PATRIN	PC Attendance 2023 - Deonauth	420.00
ECM PUBLISHERS INC	Publish PHN for Vacation	75.25
ECM PUBLISHERS INC	Advertising & Public Notices	48.37
ECM PUBLISHERS INC	WTP Chemical ad for bids	182.75
ETERNITY HOMES LLC	Escrow Refund	6,100.00
EVANS KRISTA	tuition reimbursement	457.37
FACTORY MOTOR PARTS COMPANY	Batteries for PW stock	691.24
FACTORY MOTOR PARTS COMPANY	Wiper Blades for PW stock	162.60
FACTORY MOTOR PARTS COMPANY	Batteries for PW stock	1,386.68
FERGUSON WATERWORKS #2518	Locate Flags; Sewer	600.00
FILIPI SARAH	2023 NRCB Meetings	60.00
FORD EARL CHRISTOPHER	2023 Park Board Meetings	540.00
FRANKENSIGNS INC	Mailbox name plates	196.00
FRIENDLY CHEVROLET INC	Rear Fuse Block 5320	139.45
GENET KRISTEN	2023 NRCB Meetings	360.00
GIFTS 'N THINGS INC	kid's shopping event	221.65
GORACKE ALAN	PC Attendance 2023 - Goracke	900.00
GORZYCKI JONATHAN TYLER	PC Attendance 2023 - Gorzycki	540.00
GROUP HEALTH NON-PATIENT	Benefits charge for EAP	238.00
HALPERN JASON	PC Attendance 2023 - Halpern	495.00
HAMMER SPORTS LLC	Adult Basketball League Refs	344.00
HANSON SPORTS LLC	Fall/Winter Sports Camps	1,608.30
HAUGO GEO TECHNICAL SERVICES	SW Area St Reconstruction	9,355.00
HOMAN TERRI L	PC Attendance 2023 - Homan	600.00
HOSE PROS LLC	Valves for WTP's	649.76
HOSE PROS LLC	Bulk Fill station part	50.42
HYDRAULIC SPECIALTY INC	Hydro Fittings for 1315	23.67
IDEAL SERVICE INC	Preventative Maint. on VFD's	340.00
INSIGHT PUBLIC SECTOR INC	ArcGIS Azure Hosting	2,577.25
IUOE LOCAL 49	Union Apprenticeship Fund	840.80
JACOBSON MAGNUSON	2023 Federal Lobbyist Services	4,500.00
JANSEN WILLIAM	meal reimbursement for training	11.97
JEFF BELZER'S ROSEVILLE AUTO	Brake Pads for PD Stock	316.50
JOB GLORIA D	Nutrition Instructor at MAYC	240.00

KERAKA HELLEN M	2023 Park Board Meetings	420.00
LARSON REGINALD	USPCA Membership/Dog Food	226.96
LAWSON PRODUCTS INC	Bushing for shop supplies	8.13
LESTER JEFFREY	2023 Park Board Meetings	675.00
LIFE SAFETY SYSTEMS INC	Fire station 5 fire alarm upgrade	3,267.00
LIFE SAFETY SYSTEMS INC	Cold storage fire alarm upgrade	3,408.00
LIFE SAFETY SYSTEMS INC	Fire monitoring at LAC	3,132.00
LIFE SAFETY SYSTEMS INC	Fire panel Upgrade; WTP 2	2,699.00
LIFE SAFETY SYSTEMS INC	Fire panel Upgrade; WTP 3	4,761.00
LIFE SAFETY SYSTEMS INC	Fire panel Upgrade; WTP 4	5,247.00
LIFE SAFETY SYSTEMS INC	Fire panel Upgrade; WTP 1	3,435.00
LIZAKOWSKI TONYA	2023 Park Board Meetings	420.00
MANAGED SERVICES INC	CH janitorial monthly	4,418.00
MANAGED SERVICES INC	PD janitorial monthly	759.00
MANSFIELD OIL COMPANY	Motor Fuel	2,130.89
MANSFIELD OIL COMPANY	Motor Fuel	4,962.88
MANSFIELD OIL COMPANY	Motor Fuel	13,484.80
MARTIN MARIETTA MATERIALS	Patching Materials - Water	37.08
MC TOOL & SAFETY SALES	Safety Glasses for PW	80.40
MENARDS - BLAINE	JPC Rink supplies	217.77
MENARDS - BLAINE	Cleaning supplies/light bulbs	116.34
MENARDS - BLAINE	Salt storage bin	20.96
MINNESOTA SODDING COMPANY	Baseball Complex Field Repair	1,302.69
MINNESOTA SODDING COMPANY	Baseball Complex Field Repair	11,146.38
MOBILE PRO SYSTEMS	Repairs to Camera Trailer	2,407.00
MUNICIPAL BUILDERS INC	Well 16 & Booster Station	18,847.50
NEUBERT AMANDA RAE	2023 Park Board Meetings	420.00
NORTHERN SANITARY SUPPLY	WTP-Towels, TP, Soap	203.56
NORTHERN SANITARY SUPPLY	CH towels, TP, tissue	823.07
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	832.43
NUSS TRUCK & EQUIPMENT	Floor Mats for 1315	229.25
NUTRITIONAL WEIGHT & WELLNESS	Oct 25 Wellness Seminar	425.00
OLSON MAISA	PC Attendance 2023 - Olson	600.00
OTI INC	Fall Street Sweepings	1,805.25
PANNING CAROLYN	2023 NRCB Meetings	420.00
PAULSETH KRISTOFER	2023 Park Board Meetings	600.00
PRAIRIE CONTRACTOR'S INC	HYDRANT METER DEPOSIT	375.00
PRECISE MRM LLC	Freight for GPS Parts	19.31
PRO-TEC DESIGN INC	MAYC Milestone server issues	1,402.50
PRO-TEC DESIGN INC	MAYC alarm panel code repair	1,147.50
RAFFERTY GENE	2023 NRCB Meetings	600.00
RAMIREZ JOSEPH	FAA drone exam	175.00
SATELE TOMMY	meal reimbursement for training	13.05
SCOTT TEGAN	Home Improvement Grant	7,500.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	5,000.00
SHADE TREE CONSTRUCTION INC	Escrow Refund	7,400.00
SHOWALTER ELIZABETH	Mileage & Expense Report - Showalter	64.85

SITEIMPROVE INC	Annual Site improve Contract	7,945.00
SUBURBAN TIRE WHOLESALE INC	Tires for PD Stock	680.48
SUNRAM CONSTRUCTION INC	Sunrise Pond Trail construction	8,888.57
SWANSON NICHOLE	PC Attendance 2023 - Swanson	660.00
SWENSON ANTHONY WADE	Home Improvement Grant	2,977.00
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	102.11
TOLL GAS & WELDING SUPPLY	Carbon Dioxide for Water Dept	37.75
TRI-STATE BOBCAT INC	Tires	722.52
TRI-STATE BOBCAT INC	Adapter Frame (1273)	2,250.00
TRUCHON MARY JO	2023 NRCB Meetings	480.00
TWIN CITIES TRANSPORT	Tow for Squad 5321	100.00
TWIN CITIES TRANSPORT	Tow for Squad	125.00
VAN BUREN AMANDA S	2023 Park Board Meetings	240.00
WALTERS RECYCLING & REFUSE	Garbage and Recycling Contract	424,175.62
WILLIS CRISTINA	Employee Wellness Event	125.00
XCEL ENERGY	4206 Woodland Pkwy NE	89.42
XCEL ENERGY	Utilities	9,702.23
		757,886.80

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 1/3/2024 FOR PAYMENTS THE WEEK OF 12/15/2023

Vendor Name	Description	Amount
BOLTON & MENK INC	SW Area St Reconstruction	43,507.50

City of Blaine
City Council Workshop

December 4, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

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

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:31PM.

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya (arrived at 5:37PM).

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Joe Gerhard; Officer Jake Green; Finance Director Jason Zimmerman; Finance Analyst Jenna Trittin; Senior Parks and Recreation Manager Jerome Krieger; Public Works Director Nick Fleishhacker; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

2. New Business

2.1. 2023-539 Trunk Highway 65 Update
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender presented an update on the TH 65 project, including status of funding, lobbying/legislative efforts, project meetings of note, and project design schedule. He commented further on a matrix of funding the city had secured to date. He discussed the two meeting that were held with residents and businesses on the east and west side of TH65. He stated staff was pleased by the turn out for the open house that was held at the NSC in October. The process that will be followed for noise walls was further discussed with the council. Staff provided further information on the project schedule,

noting a preliminary layout had been completed by MNDOT and this layout was available on Thrive65.

2.2. 2023-605 City Attorney Contracts
Sponsors: Michelle Wolfe, City Manager

City Manager Wolfe stated the five-year contracts for both civil and prosecution services with Eckberg and Lammers will end on December 31, 2023. In 2018, a request for proposals was conducted with seven proposals received, and three firms selected for interviews. City Council directed staff to present contracts for both civil and criminal prosecution with Eckberg and Lammers for approval at the October 4, 2018, city council meeting. Eckberg submitted a proposal for three-year renewals of the contracts commencing January 1, 2024, through December 31, 2026. The 2024-2026 criminal prosecution proposal requests a 3% increase each year of the contract. The 2023 annual fee for prosecution is $264,000 and the 2024 rate would be $271,920. Currently, the city has a hybrid agreement for civil legal services which includes a monthly retainer and an hourly rate. The hourly rate is dependent on the type of legal services required. Staff asked if the council supported staff putting the city attorney contracts on the December 18 city council agenda.

Councilmember Massoglia was of the opinion Eckberg and Lammers was doing a good job for the city and supported moving forward approving these contracts on December 18.

Councilmember Newland agreed stating he would like to maintain stability with the city attorney given the amount of change that has occurred at city hall and with the city council over the past five years. In addition, he believed Eric Larson was a talented and knowledgeable individual that brought a great skill set to the 105th Area Redevelopment Project.

Councilmember Fleming supported the city attorney contracts coming forward on December 18.

Councilmember Saroya requested an opportunity to provide a review of the city attorney's services as would be done for any city employee. She believed it was awkward to be discussing this topic with the city attorney in attendance at this meeting. She explained that in many cases, since she has been on council, she has consulted with outside attorneys and has received different opinions. She discussed the concerns she has had with council behavior, such as when a councilmember hugged a developer in council chambers and she did not recuse herself from a vote, as well as having concerns regarding conflict of interest involving the mayor's personal business dealings in the city. She stated she was getting push back when requesting outside counsel to look at these issues. She stated she was not comfortable renewing this contract. She suggested an RFP process be considered and asked staff to provide information regarding current costs balanced against in-house counsel.

Councilmember Fleming asked if this item would move forward with council consensus. Mayor Sanders reported this was the case.

Councilmember Larson asked if City Attorney Loonan liked working with the city of Blaine. City Attorney Loonan reported he was new to the city and explained he would not have asked to renew the contract if he did not enjoy working for the city of Blaine.

Councilmember Saroya questioned how much the city was spending for civil and prosecutorial services. Ms. Wolfe indicated she could not answer this question at this time but could research further and could report back to the council. She explained it was rare for a city to have an in-house attorney and that most cities opt to contact for attorney services in order to ensure they receive both civil and prosecutorial services.

Councilmember Saroya asked what the term was for the proposed contract. Mr. Loonan explained the contract would have a three year term.

After discussion, council consensus was to bring the item forward for city attorney services to the December 18 city council meeting.

2.3. 2023-606 2024 General Fund Budget & Tax Levy
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated the City Manager has completed a review and developed a final recommendation for the 2024 city levy (excludes EDA). The recommended levy includes what is necessary to maintain services, enhance public safety, and fully fund the debt issued for core infrastructure and equipment. Further reductions to the levy would result in a decrease of service levels and increased future financial risk. Initial budget requests were submitted in May and have been reviewed after each council workshop and meeting. Not only were requests evaluated and vetted, opportunities for savings and reductions were identified and explored. In addition, it should be noted that the council's commitment to resolving the deficit balances in the internal service funds directly contributed to the city maintaining its AAA credit rating for the most recent debt issuance. As a reminder, based off the proposed property tax levies for our peer communities, Blaine continues to provide phenomenal value for property owners. Absent other significant funding sources, the impact of funding core city services falls vastly on property taxes.

Finance Analyst Trittin explained at this time, after extensive review, this is the City Manager's recommended levy to fund core city services. The recommended levy increase of 17.59% supports a budget that reflects the true costs of operating our city and provides a more stable and accurate base for building future budgets. At the recommended levy, the median valued single-family property in Blaine valued at $327,400, which experienced an increase of 2.18% in value, is estimated to see the city's share of their property tax bill increase by approximately $89.43 or 9.01% for 2024. Staff commented further on the scenarios that were available to the council and requested direction on how to proceed.

Councilmember Massoglia stated with utility rates going up 20%, he could not support the tax levy going up 17%. He supported the council getting this number down to a more reasonable level.

Councilmember Robertson questioned what a reasonable level was for the tax levy. She indicated she did not believe it would be possible to get the levy down to a single digit number, given the expenses the city had in 2024. She questioned if it would be reasonable to find $500,000 to $1,000,000 to move out of the levy.

Councilmember Massoglia indicated he could support the levy being closer to 11%, which would put the tax rate where it was in 2023.

Councilmember Newland indicated he supported the city manager's recommendation. He did not support additional cuts to parks and recreation maintenance. He was of the opinion the proposed increases were reasonable based on the 17% increase. He stated he was not getting caught up on the proposed percentage, but rather was looking at what the city needs as it grows and moves forward. He feared the city would begin to fall behind if they did not begin to properly fund the tax levy.

Councilmember Robertson suggested moving the parks and trails expenditures off the general levy and that strategic priorities funds be used for one year to cover these expenses. She commented on how using $500,000 from the strategic priorities fund would put the levy below 16%. She requested further comment on the new positions that would be added in 2024. Ms. Trittin reported two of the three positions would be added in 2024.

Councilmember Robertson recommended only the fleet manager position be added in 2024. She commented further on how the council had to decide whether or not they wanted to fund itself properly, now that Blaine was the ninth largest city in the state.

City Manager Wolfe explained the city could sustain funding the parks and trails expenditures for one year from the strategic priorities fund, but noted this would not be sustainable long term. She commented on how the use of these funds would have to be built into the budget and levy for next year.

Councilmember Massoglia thanked staff for all of their time and effort on the budget. He discussed how workers' comp expenses were slated to increase by $800,000 in 2023. He asked if this expense could be covered by the strategic priorities fund. Mr. Zimmerman stated the city's insurance policies had a mid-year renewal. He explained the workers' comp premium would cost the city $1.2 million and came with a minimum and maximum based on the city's experience over the past 15 years. He commented on the retroactive claims the city has had and noted the city knew going into next year, both the workers' comp and the self-insurance fund would be negative. Ms. Wolfe reported the council would have to be cautious if using the strategic priorities funds for these expenses because these funds were not renewable.

Councilmember Fleming thanked staff for their efforts on the budget and tax levy. She understood this was a difficult project to undertake. She stated she wanted to do what was right by the city, while also doing what was right by the residents. She stated this was a really difficult decision, especially given the fact she was new on the council. She indicated she liked what Councilmember Robertson was proposing and would like to learn more on what this would look like.

Councilmember Saroya questioned if the three staff positions were included in the city

manager's recommended budget. Ms. Wolfe reported her recommended budget included funding for two full-time positions. She stated she was sensing the forester would not make it into the budget for 2024 and therefore put consulting dollars aside for this work.

Councilmember Saroya recommended the new positions be removed. She did not believe the city was in the position to be hiring new personnel at this time. Ms. Wolfe clarified two new police officers were included in the base budget and two new utility positions were included in the utility funds. Beyond that there was an allocation for two to three new positions and she had allocated this down to two. She noted Councilmember Robertson was recommending this be reduced to one. She indicated she supported the hiring of a fleet manager. She commented further on how the budget was drafted, keeping in mind, staff was working to maintain service levels.

Councilmember Larson thanked staff for all of their work on the budget. She appreciated how the budget had become more and more palatable based on the discussions being held between staff and the council.

Mayor Sanders thanked the council for their comments. He noted the council had to come to a consensus on how to proceed with the budget and tax levy, in order to provide staff with proper direction so they can prepare for the Truth in Taxation Hearing.

Further discussion ensued regarding how to properly budget for the city in order to protect the city's bond rating.

Councilmember Larson stated she supported the city using strategic priorities funds to cover the parks and trails expenditures. Ms. Wolfe cautioned the council from taking too much from the strategic priorities fund.

Councilmember Robertson indicated she did not have an issue with levying funds to make the workers' comp plan right. She commented on how the health of this fund directly reflected on the city's financial health and bond rating. She questioned what the balance was in the strategic priorities fund. Ms. Trittin reported the balance was over $2.2 million.

Councilmember Massoglia asked if the council would be able to amend the budget in the coming year. Mr. Zimmerman reported this could occur.

Councilmember Massoglia suggested the council move forward with an 11% levy with the understanding amendments could be made in January or February. Ms. Wolfe reported the city council could amend the budget but the levy could not be amended. She stated it was a personal point of pride for herself and staff to have a final levy lower than the preliminary levy. She commented further on how service levels would be impacted if the budget and levy were further reduced. She reported service levels would not be impacted if strategic priorities funds were used for one year.

Councilmember Larson asked if it was possible to move the budget forward with no new hires. Ms. Wolfe indicated this would be possible, but this decision would have service level impacts.

Mayor Sanders requested Councilmember Robertson restate her suggestion.

Councilmember Robertson explained she was proposing the use of $500,000 in strategic priorities funds be used to cover the expense of parks and trails improvements in 2024. She recommended the fleet manager position remain in the budget to assist the city council with budgeting for fleet expenses going forward. She commented on the work the council had to do when it comes to future budgets because the council could no postpone budget decisions to the future. Ms. Trittin explained bringing the new positions down to one and using $500,000 in strategic priorities funds for park and recreation expenses would bring the levy down to 15.84%.

Mayor Sanders, Councilmember Robertson and Councilmember Newland supported this percentage.

Councilmember Massoglia stated the city was raising utility rates 20% and was proposing a 15+% levy increase in the middle of a recession. He did not believe residents would respond well to the proposed increases. He supported the levy being closer to 11%.

Councilmember Fleming indicated she agreed with what Councilmember Massoglia was saying, but noted she would be supporting the 15.84% tax levy moving forward.

Councilmember Larson appreciated the fact the council was reaching a further compromise when it came to the levy, and she thanked Councilmember Robertson for her explanation.

Council consensus was to support a 15.84% levy, directing staff to transfer $500,000 for park/trails, and requesting staff to utilize the strategic priorities fund for one year.

2.4. 2023-607 2024 Charitable Gambling Budget
Sponsors: Jason Zimmerman, Finance Director

Ms. Trittin stated at the November 20 council workshop, staff presented the returned scoring allocations and asked for council feedback. Council requested to see equalized allocation amounts for similar organizations (e.g. food shelves, schools, etc.). Staff was directed to incorporate the feedback, send an updated document for council review, and bring the item back for the December 4 workshop. Two additional scenarios that were adjusted based on council feedback are attached for consideration. Council may choose one of the scenarios presented or make modifications. Staff has received inquiries about the timeline of the award determination process. Once council has provided guidance on recommended allocations, staff can respond to organizations regarding the estimated award. The council recommended funding for each organization will be incorporated in the 2024 Charitable Gambling Fund budget and presented for council adoption on December 18.

Councilmember Larson commented on the great work Jam Hope was doing in the community and indicated she supported the city providing funding to Jam Hope.

Mayor Sanders stated he would like to see $5,000 in funding being provided to the Civil Air Patrol.

Councilmember Robertson requested $5,000 in funding be considered for Meals on Wheels.

Councilmember Newland supported funding Scenario #2 moving forward with the amendments as discussed.

Councilmember Saroya stated it was her understanding the Veterans Memorial Park was eligible for charitable funding. Ms. Wolfe explained after conducting some research, she learned that charitable gambling funds could not be given to parks. She stated the only way for charitable gambling funds to be used for the Veterans Memorial Park would be to pay a vendor directly. For this reason, staff did not recommend using this funding source.

Councilmember Saroya explained she supported the city allocating $21,500 for a new monument. She suggested strategic priorities funding be used to support the Veterans Memorial Park and indicated she would like to bring a discussion item regarding this matter to a future workshop meeting.

Council supported charitable gambling donations as outlined in Scenario #2 as amended to include $5,000 for Civil Air Patrol, $5,000 for Jam Hope, and $5,000 for Meals on Wheels.

2.5. 2023-608 Proposed Charter Amendment - Council Salaries
Sponsors: Cathy Sorensen, City Clerk

This item was postponed to a future workshop meeting.

2.6. 2023-610 Proposed Charter Amendment - Council Recall
Sponsors: Cathy Sorensen, City Clerk

This item was postponed to a future workshop meeting.

2.7. 2023-609 Proposed Charter Amendment - Redetermination of Ward Boundaries
Sponsors: Cathy Sorensen, City Clerk

This item was postponed to a future workshop meeting.

3. Other Business

Police Captain Gerhard invited the Council to a license plate reader demonstration at 5:00PM on December 18. It was noted that staff would forward the council a calendar invite for this event.

4. Adjournment

The workshop was adjourned at 6:56PM.

City of Blaine
City Council

December 4, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Joe Gerhard; Officer Jake Green; Finance Director Jason Zimmerman; Finance Analyst Jenna Trittin; Senior Parks and Recreation Manager Jerome Krieger; Public Works Director Nick Fleishhacker; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

4.1. 2023-611 Recognition of Centennial Football Team
Sponsors:

Mayor Sanders read a proclamation in full for the record recognizing the accomplishments of the Centennial Cougars football team. He reported the team won the 6A Minnesota state championship and represented the City of Blaine with honor and distinction throughout the 2023 season. A round of applause was offered by all in attendance.

Coach Mike Diggins stated it was an honor to be before the Blaine City Council. He thanked his seniors for their outstanding effort throughout the entire season. He explained he was very proud to be a part of the Centennial High School football program. He thanked his son Michael Diggins for serving as the defensive line coach.

5. Communications

Councilmember Robertson shared an apology for comments made during the November 20 Council meeting then encouraged the community to consider making a donation to the Blaine Police Department's winter coat drive or to Toys for Tots.

Mayor Sanders reported the SBM Fire Santa Parade started this evening and would run through Thursday night and encouraged the community to attend.

Councilmember Saroya thanked Councilmember Robertson for her apology and agreed the meeting was a learning opportunity then explained her intent to continue to ask questions and seek transparency regarding conflict of interest concerns.

6. Open Forum

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

Mayor Sanders opened the Open Forum at 7:16PM.

Dr. Munir Battikhi, 3077 Aspen Lake Drive, stated she was looking to be acknowledged as a Palestinian American living in the United States. She then read an email in full for the record that she had previously sent to the city council regarding the crisis in the Middle East. She commented on the large Arab community that lived in Blaine and how difficult it was for the Arab community at this time, noting their families were being killed or displaced from their homes in Gaza. She noted 20,000 have been killed, half of which were children. She asked that the Blaine community be aware of the tragic situation and to support the Arab community.

Savarre explained he has been a resident of Blaine for over 22 years. He shared comments about the crisis in Israel and Palestine and pleaded for a cease-fire, stating every life is valued. He wanted to see an end to the violence and for there to be a space created for dialogue in order to save lives. He encouraged Blaine to raise their voices in order to advocate for a cease-fire. He stated he was concerned about the government's actions as they were obstructing the path to peace. He appealed to all Blaine residents to be vigilant against the rise of antisemitism and Islamic-phobia. He urged the council to advocate for an immediate cease-fire and peace in the region in order to show value for every human life.

A resident at 2617 Tournament Players Circle, explained he has lived in Blaine since 2007. He reported he was born in Gaza and lived there for almost 30 years. He explained that one of his

brothers, a nephew, three of his grandchildren and a daughter-in-law were recently killed during an air strike in Gaza. He stated last month his wife lost five family members and others were maimed after a bombing. He explained American-made bombs were dropping on Gaza and no one was safe in Gaza. He stated a war was not occurring, but rather genocide. He stated there was no liberty or justice for the Palestinians living in Gaza. He encouraged the city to see and take action for people who are dying every day.

Israel El-Khatib, 11246 Baltimore Street, explained she was born and raised in Minnesota and graduated from Blaine High School in 2016 and from the U of M in 2020. She stated she was a Minnesotan, but she was also a Palestinian. She indicated her heart was with her people as they live every day under brutal occupation. She explained her brothers and sisters, fathers and mothers, were being bombed to pieces. She commented further on the loss of life occurring in Gaza stating there was a need for a cease-fire. She asked that the city council consider a resolution of support for the Palestinian people and for the city to condemn the actions occurring and to stand with justice.

May Waz, 11426 Baltimore Street, read several Israeli quotes regarding the siege on Gaza. She said the crisis in the Middle East is not an act of collateral damage but was an act of genocide. She questioned how many more innocent Palestinians had to die before the people of Minnesota would recognize what was occurring in Gaza.

There being no further input, Mayor Sanders closed the Open Forum at 7:32PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

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

Councilmember Saroya requested the removal of consent agenda item 8.2, approval of minutes.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, that the following items on the Consent Agenda be approved, removing Item 8.2.

Motion adopted unanimously.

Councilmember Saroya requested the council table approval of the minutes from the November 20 meeting in order to add more content regarding the comments she made regarding the CUP amendment for The Ball Park and expressed concerns with the omission of her comments. City Clerk Sorensen reported the minutes are more of a summary and were not verbatim. She noted the minutes capture the record and a video was available for more detail. She indicated it was very difficult to do verbatim minutes and if this was done for one councilmember, it would have

to be done for all councilmembers. She reported staff could review the video in order to capture more, noting there would be a time and cost element involved.

Councilmember Saroya stated she would appreciate this.

City Attorney Loonan reported it would be appropriate to table action on this item and the minutes could be brought back for approval at a the next council meeting.

Moved by Councilmember Saroya, seconded by Councilmember Larson, to table approval of the minutes of the November 20 meeting.

Motion failed 1-6 (Councilmember Fleming, Larson, Massoglia, Newland, Robertson, and Mayor Sanders opposed).

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to approve the November 20 minutes as presented.

Motion adopted 6-1 (Councilmember Saroya opposed).

8.1. 2023-594 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2023-592 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. RES 23-200 Approve Premise Permit for Lawful Gambling Activity for Blaine Backcourt Club dba Blaine Youth Basketball - Buffalo Wild Wings
Sponsors: Cathy Sorensen, City Clerk

8.4. 2023-576 Tower Lease Amendment with Nextera Communications
Sponsors: Jason Zimmerman, Finance Director

8.5. RES 23-191 Resolution Granting Final Plat Approval to Subdivide 12.72 Acres into Two Lots to be Known as Blaine Retail Center at 405 87th Lane NE. Newton RES LLC (PC23-0082/SAS)
Sponsors: Sheila Sellman, City Planner

8.6. 2023-585 Approve Axon Enterprise Officer Safety Plan (OSP) Contract Renewal
Sponsors: Joe Gerhard

8.7. RES 23-181 Resolution to Approve the SWAT JPA with Anoka County for a multi-jurisdictional SWAT Team
Sponsors:

8.8. 2023-593 Approve Memorandum of Understanding (MOU) between the Blaine Police Department and the United States Postal Inspection Service.
Sponsors: Russ Clark

8.9. 2023-598RES 23-201 Polling Place Designation Change - Precinct 3-6
Sponsors: Cathy Sorensen, City Clerk

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

9.1. RES 23-194 Order Improvement and Order Preparation of Plans and Specifications for the Sanburnol Drive/85th Avenue Improvements, Improvement Project No. 23-14
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated council is asked to conduct a public hearing and consider ordering the improvements and preparation of Plans and Specifications for the Sanburnol Drive/85th Avenue Improvements. The proposed joint project between the city of Spring Lake Park and the city of Blaine. Staff reviewed the streets included in the project area. The proposed improvements will include a bituminous replacement of the existing street pavement section, minor spot curb replacement, minor spot sidewalk replacement, pedestrian curb ramp ADA upgrades and the addition of some catch basin storm sewer structures and pipe.

Mr. Schluender explained the north half of Sanburnol Drive/85th Avenue is located within the city of Blaine, while the south half lies in Spring Lake Park. The portion of the University Avenue Frontage Road on this proposed project lies entirely within the city of Blaine. Elm Drive and 83rd Avenue both lie entirely within Spring Lake Park. The city of Blaine will pay for the proportional cost of the Sanburnol Drive/85th Avenue improvements for the portion of the street within the city of Blaine and the entire costs for the University AvenueFrontage Road. The city of Spring Lake Park will pay for a proportion of the cost of Sanburnol Drive/85th Avenue and the full costs associated with Elm Drive and 83rd Avenue as they lie entirely within the city of Spring Lake Park. The estimated total project cost is $1,171,600. The estimated cost split is $446,575 for the city of Blaine and $722,025 for the city of Spring Lake Park. For the city of Blaine portion, the estimated amount to be assessed is $82,937 and the remaining $363,638 is proposed to be paid from the city's Pavement Management Program Fund and the city's Municipal State Aid Funds. The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Mayor Sanders opened the public hearing at 7:41PM.

There being no public input, Mayor Sanders closed the public hearing at 7:41PM.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Order Improvement and Order Preparation of Plans and Specifications for the Sanburnol Drive/85th Avenue Improvements.

Councilmember Saroya asked how much residents would have to pay in assessments fees for this project and what were the hardship exemptions. Mr. Schluender explained the feasibility report outlines five parcels within the project area that will be assessed. He noted these properties were commercial or high density residential. He indicated the assessments would be going to the owners of these parcels. He explained the hardship exemptions the city had in place were for seniors, active duty military and those who were disabled.

Councilmember Robertson stated she understood the residents in Spring Lake Park wanted full sidewalks. She asked if this matter could be further discussed. Mr. Schuender explained staff has met with Anoka County and MNDOT, and discussed extending the sidewalks from TH47/85th Avenue into this corridor. It was determined that this would be a separate solicitation and a separate project that would be let by Anoka County.

Motion adopted unanimously.

9.2. ORD 23-2537 First Reading Repealing the Fee Schedule From City Code and Adopting the 2024 Fee Schedule

Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated annually the city council is asked to review and adopt a fee schedule for the upcoming year. Each year, when amendments are made to the fee schedule, it is required that a notice of public hearing is published in the newspaper and a first and second reading are held. This city is required to publish the entire fee schedule in the Blaine Spring Lake Park Life, which is costly. In consulting with a MuniCode (our city code software vendor) attorney, it was determined that making the fee schedule a stand-alone document and indicating in code that it is available in the city clerk's office and also available on our website meets the statutory requirements. Therefore, staff is proposing to remove the fee schedule from Appendix D in city code and will continue to bring proposed changes to council for approval annually in December to be approved by motion.

Mayor Sanders opened the public hearing at 7:47PM.

There being no public input, Mayor Sanders closed the public hearing at 7:47PM.

Declared by Mayor Sanders that Ordinance No. 23-2537, “Repealing the Fee Schedule from City Code and Adopting the 2024 Fee Schedule,” be introduced and placed on file for second reading at the December 18, 2023 Council meeting.

10. Development Business

10.1. ORD 23-2535 First Reading
Ordinance Granting Annual Revisions to the Blaine Zoning and Parking Ordinances. City of Blaine (Case File No. 23-0076/EES)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the proposed ordinance includes updates to the parking requirements, previously discussed at City Council Workshop, and housekeeping changes to the Zoning Code.

Declared by Mayor Sanders that Ordinance No. 23-2535, "Granting Approval Revisions to the Blaine Zoning Code and Parking Ordinances," be introduced and placed on file for second reading at the December 18, 2023 Council meeting.

10.2. ORD 23-2534 First Reading
Ordinance Granting a Rezoning from Planned Office District (POD) to Development Flex (DF) at 4321 109th Avenue NE. Infinite Campus (Case File No. 23-0077/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning from Planned Office District (POD) to Development Flex (DF) in order to allow for a residence in the existing headquarters. No new development is proposed.

Declared by Mayor Sanders that Ordinance No. 23-2534, "Granting a Rezoning from Planned Office District (POD) to Development Flex (DF) at 4321 109th Avenue NE," be introduced and placed on file for second reading at the December 18, 2023 Council meeting.

10.3. RES 23-184 Resolution Granting a Conditional Use Permit to Construct a 120 Square Foot Storage Building (Shed) on the East Side of the Building in a Regional Commercial (B-3) Zoning District at 13001 Central Avenue NE. Anoka-Hennepin Early Childhood Center (Case File No. 23-0075/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting to have a 120 square foot shed in the rear yard for yard maintenance equipment. Two buildings on one lot require a conditional use permit. Staff commented further on the request and reported the planning commission recommends approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit to Construct a 120 Square Foot Storage Building (Shed) on the East Side of the Building in a Regional Commercial (B-3) Zoning District at 13001 Central Avenue NE.

Motion adopted unanimously.

10.4. RES 23-185 Resolution Granting a Conditional Use Permit Amendment to Allow a Clubhouse and Outdoor Pool in Lexington Waters in the Development Flex (DF) Zoning District at 13202 Jewell Street NE. Lexington Waters Clubhouse (Case File No. 23-0078/SLK)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting to construct a clubhouse and outdoor pool on an existing vacant lot for use by 91 lots in the Lexington Waters development. Staff commented further on the request and reported the planning commission recommends approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit Amendment to Allow a Clubhouse and Outdoor Pool in Lexington Waters in the Development Flex (DF) Zoning District at 13202 Jewell Street NE.

Motion adopted unanimously.

11. Administration

11.1. RES 23-195 Awarding the sale of $22,280,000 General Obligation Improvement and Utility Revenue Bonds, Series 2023A; fixing their form and specifications; directing their execution and delivery; and providing for their payment

Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated the council was being asked to approve the sale of $22,280,000 of general obligation and utility improvement bonds to finance pavement management projects, various utility infrastructure activities, and the acquisition of capital equipment, consistent with the 2023-2027 Capital Improvement Plan.

Doug Green, Baker Tilly, explained he took bids for the city's bonds today at 10:30AM and had a very successful sale. He was pleased to report the winning bid came in with an interest rate of 3.28%. He stated this interest rate was slightly higher than in years past, but was still favorable for the city. He commented further on how bond rates correlate with U.S. Treasury rates. He commended the city for receiving another AAA bond rating. The sources and uses were further discussed, and he recommended the council award the sale of the improvement and utility revenue bonds.

Mayor Sanders thanked Mr. Green and Finance Director Zimmerman for all of their hard work on this bond issuance.

Moved by Councilmember Newland, seconded by Councilmember Robertson, Awarding the

sale of $22,280,000 General Obligation Improvement and Utility Revenue Bonds, Series 2023A; fixing their form and specifications; directing their execution and delivery; and providing for their payment.

Motion adopted unanimously.

11.2. ORD 23-2536 Ordinance Amending Chapter 50, Offenses and Miscellaneous Provisions, Article VI. - Offenses Involving Underage Persons, Sec. 50-312. - Opium-Smoking Paraphernalia; Possession

Sponsors: Brian Podany, Safety Services Manager/Police Chief

Police Captain Gerhard stated council is asked to hold second reading and adopt an ordinance updating the current code regarding drug paraphernalia to reflect the new cannabis products law. This session the Minnesota Legislature repealed the state level crime of possessing any form of drug paraphernalia. This previous state statute of 152.092 was the statute that made it a misdemeanor to possess drug paraphernalia. There is a new State statute enacted, 152.093, which makes it a misdemeanor to intentionally manufacture drug paraphernalia for delivery. Additionally, MN Statute 151.40 was amended to make it a crime only to manufacture or sell hypodermic needles. With the change in State Statute, staff is recommending the city amend the city ordinance to continue to criminalize transportation or possession of such items based on the new law Statute 342.09 except in conjunction with cannabis.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt Ordinance No. 23-2636, Amending Chapter 50, Offenses and Miscellaneous Provisions, Article VI. - Offenses Involving Underage Persons, Sec. 50-312. - Opium-Smoking Paraphernalia; Possession.

Motion adopted unanimously.

12. Other Business

Councilmember Saroya acknowledged the attendees from the open form and offered her deepest condolences. She stated she could feel the pain in the room and apologized that the council did not respond to anyone who spoke, noting this was not a reflection of how she felt. She requested a response or action be taken by the mayor.

Mayor Sanders stated while it was the practice of council to not respond during open forum He heard the comments and thanked everyone for sharing their voices. He offered his condolences and encouraged all Blaine residents to reaffirm one another as neighbors and to hold each other up. He encouraged all residents to treat each other with dignity, honor and respect.

13. Adjournment

Moved by Councilmember Massoglia , seconded by Councilmember Robertson, to adjourn the meeting at 8:08PM.

Motion adopted unanimously.

City of Blaine
City Council Workshop

December 11, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

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

ABSENT: None.

Quorum Present.

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

2. New Business

2.1. 2023-642 Closed Session Pursuant to Minn. Stat. Section 13D.05 Subd. 3(d) for Security Briefing Relating to Council Chambers and Council Workshops
Sponsors: Tom Loonan, City Attorney , Brian Podany, Safety Services Manager/Police Chief

Motion was made and seconded to move into closed session pursuant to Minnesota State Statute Section 13D.05 Subd. 3(d) for security briefing relating to the council chambers and council workshops.

2.2. 2023-632 Closed Session Pursuant to MN Statute Section 13D.05, Subd. 3(b) Attorney Client Privileged Discussion Regarding Pending Litigation

Sponsors: Tom Loonan, City Attorney

Closed session continued pursuant to Minnesota State Statute Section 13D.05, Subd. 3(b) in order to hold an attorney client privileged discussion regarding pending litigation. Upon conclusion and motion and second, the meeting was opened.

2.3. 2023-633 Budget Update

Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman provided the council with an update on the 2024 budget and tax levy. He stated a 15.26% levy increase would be coming before the council for consideration. He further discussed the action items that would come before the council at the December 18 city council meeting. It was noted a Truth In Taxation hearing would be held at this meeting.

Councilmember Newland asked how many councilmembers had to approve the use of strageic priorities funds.

Mayor Sanders reported this required a 6/7s vote.

2.4. 2023-601 Concept Plan and Ordinance Discussion Related to Self-Storage for 8634 Central Avenue

Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the subject site is comprised of three parcels that contain a commercial building (Uram Insurance) and vacant land. The existing building was built in 1972. The three properties are under the same ownership. One property (8628 Central Avenue) is zoned Single Family Residential (R-1) and guided Low Density Residential (LDR) in the Comprehensive Plan. The property does not have street frontage and is only developable when combined with the parcel that fronts the Central Avenue frontage road. The property at 8634 Central Avenue is split between two zoning classifications, Community Commercial (B-2) and R-1, but is entirely guided Community Commercial. The third property abuts the Central Avenue frontage road and is zoned B-2 and guided Community Commercial. The property to the north is developed with a multi-tenant commercial building (Batteries Plus and a salon) and the parcel to the south is also developed with a commercial building (Caliber Collision). The parcels to the west are single-family residential. Staff commented further on the proposed project and requested feedback from the council.

Councilmember Massoglia stated he was not supportive of opening up B-2 for self-storage. He explained suggested this only be allowed south of Highway 10 through an overlay district.

Councilmember Fleming supported this recommendation.

Councilmember Newland explained he did not support allowing self-storage in the B-2 zoning district. He stated if an overlay district were created, he would have to recuse himself from discussing this matter because he has a commercial property in this area of Blaine.

Councilmember Larson believed self-storage made sense for the area south of Highway 10. She indicated she was not familiar with overlay districts and would like to hear more from the council before deciding if this was the way the council should move forward.

Councilmember Robertson asked if variances could be provided for the businesses in this area due to the shallow nature of the lots. She supported this option versus creating an overlay district. She commented she did not want to create an issue with Spring Lake Park by placing the proposed self-storage units on the border with this neighboring community. She feared the proposed overlay district would be pocket zoning. She stated there was a reason the council spent a year changing the zoning for self-storage to ensure they were not along the Highway 65 corridor. She cautioned the council from pursuing the overlay district.

Councilmember Larson questioned if this concept was allowed in the overlay district would this mean self-storage was not allowed in B-2 throughout the rest of the city. Ms. Sellman reported this would be the case, noting self-storage would only be allowed in the overlay district.

Councilmember Larson indicated she believed allowing self-storage in the overlay district would be the best option going forward.

Mayor Sanders stated an overlay district would assist the council in spurring development for this area of Blaine in the future.

Councilmember Saroya explained she supported this project moving forward. She liked the idea that the office was in the front. She noted she was previously told self-storage was not possible on this property. She explained she was now being told self-storage could be allowed through an overlay district and this was creating confusion for her. She apologized to the applicant for how long they have been working with the city on this project and was of the opinion this developer was kind and gracious, and not difficult to work with.

Ms. Sellman reported self-storage was not allowed in the B-2 zoning district. She stated the only way to allow self-storage in the B-2 zoning district would be to amend the ordinance. She explained the council could agree to move forward with an ordinance amendment or could create an overlay district. She indicated this property could not be rezoned to I-2 because it was adjacent to residential.

City Manager Wolfe commented the overlay district would not be for just one parcel, but rather would be for an area south of Highway 10.

2.5. 2023-583 MWF Development Proposal at 9550 Central Avenue

Community Development Specialist Showalter stated staff was approached by MWF Properties, a multifamily housing developer about property at 9550 Central Avenue. They are requesting feedback on a comprehensive plan amendment and a financial request related to affordable housing. This proposal is being brought to workshop in accordance with the policy that all comprehensive plan amendment applications are reviewed at a workshop prior to formal application, and the consensus by the City Council at the May 22, 2021 retreat to consider financial requests related to affordable or workforce housing on a case by case basis, starting with a workshop discussion. Staff explained feedback at the workshop would be advisory in nature and can be used by the developer to determine whether to move forward with formal applications, which would include the required neighborhood meeting and public hearing. Alternatively, if the feedback isn't positive, the developer may choose to abandon the project.

Matt Yetzer, MWF, thanked the council for their time. He provided background information on MWF and further discussed his proposal. He explained he has 3,300 units in his portfolio in the Twin Cities and Rochester. He noted his motto was to focus on high quality construction that would last. He indicated he was the long term owner and operator of these developments. He provided examples of some recent workforce projects he completed throughout the metro area. He indicated this multi-family project would have community rooms, a secure package room, and mail room. He commented further on the finishes that would be used within the building. He explained he was looking to construct 102 units with an average of 60% AMI. He reported he would apply for tax-exempt bonds for this project and stated he would be requesting pooled TIF funds as well. He indicated he really liked the location of this site along Central Avenue and believed his project would provide a high quality buffer to the surrounding residential to the west. He stated he looked forward to hearing the council's feedback and thoughts.

Ms. Showalter requested the council begin their discussion by focusing on the land use request.

Councilmember Robertson thanked Mr. Yetzer for his interest in developing in Blaine. She reported this was a challenging project to consider because apartments were unpopular among residents. However, she understood there was a need for them. She stated in her opinion, this use does not align with the property because there was no mass transit in the area. She indicated she did not want the existing mobile home community to feel book-ended by large apartment buildings. She wanted these residents to feel that their quality of life was being considered by the city. She did not believe the synergy was right for this location and noted she would oppose the land use request for the applicant.

Councilmember Massoglia agreed with Councilmember Robertson. He agreed the proposed apartment building would take away from the mobile home community and was not the right fit for this property.

Councilmember Newland agreed with his colleagues stating he did not believe it would sit well with the residents of the mobile home community to have apartment buildings on each side. In addition, he noted this was a challenging site. He commented he would not support

a comprehensive plan amendment for this property.

Councilmember Larson stated she agreed with everything that has been stated.

Councilmember Fleming thanked the applicant for his presentation, but noted she could not support this use either.

Mayor Sanders indicated he could support a rezoning from R-4 to something else. He explained it does not appear there was support for this project on this property. Community Development Director Thorvig stated this was a challenging site and he anticipated the council would see other proposals for it in the future.

2.6. 2023-540 99th Avenue and 101st Avenue Traffic Study
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated council directed staff to conduct a neighborhood traffic study for the neighborhood bordered by the streets of 99th Avenue/101st Avenue to 97th Avenue and University Avenue Service Drive and 6th Street. The engineering firm, Bolton and Menk, was hired by the city to prepare the traffic study on February 7, 2023. The process started with a neighborhood meeting, held on March 7, 2023, to determine what concerns the neighborhood had and what they were experiencing. There were 29 residents, representing 22 properties, in attendance and some of the concerns that were expressed included lack of sidewalks, cut-through traffic, traffic speeds, and parking. Data was then collected at the locations needed to determine the traffic patterns and to determine what was occurring at some of the locations identified in the neighborhood meeting. The study was prepared and posted on the project page on August 28, 2023. The neighborhood was sent a link to the page along with an invitation to another neighborhood meeting, held on September 14, 2023, to review the report and discuss the data and the findings. There were 12 residents, representing 11 properties, present at this meeting and there was discussion on what the findings of the report recommended and when some of these improvements could be constructed. Staff commented further on the mitigation options available to the city and requested feedback from the council on how to proceed.

Councilmember Newland thanked staff for completing a comprehensive traffic study for this area. He believed the sidewalks were great along with adding the crosswalk. He questioned if the city would put two roundabouts that close together. He understood that one roundabout made sense. Mr. Schluender explained the roundabouts could be further studied. He commented further on how the two roundabouts would work in tandem to assist in slowing traffic, which may detour cut through traffic.

Councilmember Saroya stated she has been receiving a lot of positive feedback on the traffic study from the neighborhood. She thanked Mr. Schluender and the consulting firm for their efforts. She stated she understood a speed bump was being considered on 97th and suggested speed bumps also be considered on 6th and 3rd. Mr. Schluender indicated the neighborhood was not very supportive about speed bumps.

Counclimember Saroya asked if any turn lanes were considered. Mr. Schluender stated turn lanes were not proposed at this time. He commented on how the turn lanes would be addressed should the roundabout be pursued.

Councilmember Saroya indicated she supported the roundabouts moving forward. She questioned if a stop light at Polk and 99th was part of this study. Mr. Schluender indicated this was a separate issue from a study that was completed in 2019. He reported this intersection was put in the CIP and would be addressed in 2025.

Mayor Sanders asked if staff had enough feedback to move forward. Mr. Schluender asked if staff should find costs for the roundabouts and place the project in the five years CIP.

Councilmember Massoglia indicated he supported the original stop light remaining in place. However, if the project were tied to future development, and the cost for the roundabouts would be paid by a future developer, he could support the roundabouts moving forward.

Councilmember Saroya explained she supported placing the roundabouts in the five year CIP.

Councilmember Newland stated he would be interested to see how traffic flows in this area after TH65 was completed. He commented on how traffic would back up at the roundabout due to the traffic signal. He questioned if city funding should be set aside for this project. Mr. Schluender reported 99th was an MSA roadway and would be eligible for state aid funding.

2.7. 2023-604 105th Avenue Redevelopment Financial Discussion
Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated various agreements have recently been approved by the City Council and other entities regarding the 105th Redevelopment Project. As the City Council is aware, a key initial component of advancing the project is determining the financing structure for turf fields at the National Sports Center. The agreements approved by the City Council on October 16, 2023, and the ground lease between the MASC and the developer identify the installation of ten turf fields at the NSC. Funding and installation of the turf fields is the mechanism for the MASC/NSC to enter into the ground lease with the developer which allows the developer control of approximately 16 acres of MASC land for private development. The concept of the City issuing a $12MM bond has been discussed with the City Council. City staff, with the assistance of their municipal financial consultant Baker Tilly, identified a payment structure for the $12MM bond. The payment structure is in the form of tax abatement. The annual debt service for the bond is approximately $1,300,000. The term of the debt is 15 years. Tax abatement is like tax increment financing (TIF), where the increased property taxes received because of new development can be captured to pay debt for various improvements related to a project. Unlike TIF, the county and school district have the option to participate in tax abatement. County and school district participation is crucial in making debt service payments feasible.

Mr. Thorvig stated approximately $125MM in new value is needed to generate annual taxes in the amount of $1.3MM to cover the annual debt service. The developer has identified approximately $100MM in new development that would occur on the MASC property. This property does not generate any tax dollars today. Because the ground lease allowing the developer control of the MASC property is dependent upon financing of the fields, no development, nor new tax value would be generated on the MASC property unless the turf field financing is approved. The remainder of the project would likely be captured in a TIF district to assist in typical redevelopment costs such as demolition, environmental, infrastructure and public parking facilities. Any taxes currently collected from properties in a future TIF district would continue to be collected by the various taxing entities. The $100MM in new development on the west side of the project would be captured in the tax abatement. The remaining $25MM in value needed would be captured elsewhere in the City, likely from one or two new apartment builds that opened in 2023. The apartments are Arris II, which is located at 9460 Ulysses Street and Glenfield Park Estates, which is located at 8585 and 8615 Groveland Court. Both are in the SLP school district. Baker Tilly is analyzing whether both buildings are needed to achieve the value necessary to generate the needed abatement dollars. Because the apartments are new, the full value hasn't been realized on the tax rolls. Therefore, there is no "take" of existing tax dollars collected by the various taxing authorities.

Mr. Thorvig reported the financial analysis is still being reviewed and revised. It is dependent on estimated values and actual development. The developer is currently finalizing a concept master plan which will provide better clarity on values, timing, etc. The final development and financial proposal would be completed prior to any formal action. The City of Blaine is requesting Anoka County and Spring Lake Park Schools to consider a formal participation request at a board meeting in January, ahead of the City formally considering bond issuance in February. City staff are having ongoing discussions with Anoka County and Spring Lake Park Schools regarding their participation in tax abatement. Spring Lake Park Schools was provided with information on the tax abatement option. Their staff are meeting in small groups with their board and could potentially take action on January 9.

Mr. Thorvig indicated staff presented to the Anoka County Board on November 9, 2023, outlining the project and request. The county board discussed the proposal at their November 28, 2023, workshop. In general, the county board is supportive of the project, however, some commissioners have concerns about using tax abatement as a tool. Tax abatement has not been used by Anoka County and there is concern about setting a precedent and whether the proposal meets the current county tax abatement policy. County staff presented an alternative funding method through the Anoka County HRA. The county has used this entity for economic development purposes in other cities, most recently a $1MM grant for expansion of an industrial facility in the City of Anoka. The Anoka County HRA has separate levy authority and 12 of the 21 cities in Anoka County participate in the HRA. Blaine does not. Most cities are smaller, except for Columbia Heights and Ramsey. Ramsey, Columbus and Columbia Heights have an Anoka HRA levy, along with city HRA and/or EDA levies. Discussions between Anoka County and city staff outlined a potential scenario where Anoka County would front either all or a portion of the $12MM funding needed for the turf fields at 0% interest. This would eliminate the need to utilize tax abatement to repay debt. Anoka County would require the City of Blaine to participate in the Anoka County HRA, with an estimated annual levy of $1.8-1.9MM issued by the Anoka County HRA, which would allow the Anoka County HRA to repay themselves with levy

proceeds. This repayment would occur in 6–7 years. The levy would be from the Anoka County HRA. For a median valued home in Blaine, the additional levy would be approximately $47 annually. Staff commented further on the financial options available to the city and requested feedback from the Council on how to proceed.

Councilmember Newland asked if a new line item would appear on the residents' property tax statement. Mr. Thorvig reported this was the case.

Councilmember Newland inquired if there was a catch and asked why the county would offer this funding to the city without interest. Mr. Thorvig stated after attending the county board meeting, it appeared this was the more protective option than having to consider future tax abatement requests. He stated the Anoka County HRA was a tool available for economic development projects.

Councilmember Newland explained he supported the city pursuing the HRA levy with Anoka County.

Councilmember Robertson indicated she could support this as well. She stated she was curious if there was anything expected from the city if the county were to administer this levy to the city.

Councilmember Fleming supported the city pursuing the Anoka County HRA levy as well. She suggested staff speak with other cities that have taken advantage of an Anoka County HRA levy in order to learn more about how it will work.

Councilmember Massoglia stated he did not support this option because the project was not supposed to be a tax burden on Blaine residents. He supported the city staying with the original plan, which was to move forward with tax abatement.

Mayor Sanders questioned if the city could help mitigate the $47 per year for residents would Councilmember Massoglia then support this option. Councilmember Massoglia explained the city was continuing to raise taxes and fees for Blaine residents and he did not support council proceeding in this manner. He asked if the tax abatement option was off the table. Mr. Thorvig reported the direction the commission gave to staff was to explore the Anoka County HRA option first and if this was not supported, to further reconsider the tax abatement option.

Councilmember Massoglia recommended the original plan move forward for the tax abatement.

Mayor Sanders stated if the Anoka County HRA option was as good as it seems, saving $5 million in interest or debt service would greatly benefit the city. In addition, the city would get $100 in commercial property value on the tax rolls within a year of the new fields being built. He reported if the tax abatement option were to move forward, the city would be responsible for the debt service and it delays the commercial property taxes for 11 to 12 years.

Councilmember Massoglia stated this may be the case, but there would be no burden on the taxpayers.

Mayor Sanders explained taxpayers would be indirectly burdened by the $5 million in debt service. He questioned if through the EDA or through revenue sharing from the project, the $1.8 million were mitigated.

Councilmember Massoglia stated if there were no additional taxes, he could support the Anoka County HRA levy moving forward.

Councilmember Newland asked if the city were to opt into the Anoka County HRA, could the city opt out in the future. Mr. Thorvig stated this would be allowed.

Councilmember Saroya indicated she did not like the Anoka County HRA levy option. She supported the developer coming up with options to fund this project. She feared there were conflict of interest issues and was not comfortable moving forward with this project the way it was. She questioned if there was an out of state private developer that would be willing to take this project on. She explained she was concerned with the fact the city council was making major decisions about an entertainment district without gaining feedback from the public. She stated she would want an independent review of this project before it moves forward.

Mr. Thorvig explained 13 months ago the city completed an RFP process and four developers submitted proposals for this project.

Councilmember Saroya asked if any of the councilmembers recused themselves from this process and if not she had concerns. Mr. Thorvig stated this did not occur.

Councilmember Fleming noted there was a different council in place 13 months ago.

Councilmember Saroya stated she was not comfortable with the relationship some of the councilmembers had with the chosen developer.

Mayor Sanders encouraged Councilmember Saroya to stop using divisive narrative and used his gavel to gain order over the meeting. Councilmember Saroya said she believed the gavel was an abuse of power and should not be done to a woman.

Mayor Sanders explained he took this action in order to stop the cross talk at the meeting. He stated the gavel was not directed at any one person but was used to gain order. He reported the divisive narrative Councilmember Saroya continues to pursue was false and noted the city attorney has addressed all of Councilmember Saroya's concerns.

Councilmember Saroya stated she wanted an independent review and explained she had the right to ask for this.

Mayor Sanders indicated there was no conflict of interest with this project according to the city attorney and per the policies and procedures of the city. He stated this project has been in the works for years. He commented on how the developer that was selected would be investing hundreds of millions of dollars into this project. He reported the city was working to purchase land in order to have rights over the land. He explained the council was now being asked to consider what was the best method forward for funding the turf fields.

Councilmember Massoglia directed staff to not waste any staff time on issues that were not clearly council consensus for this project, because some members of the council were not on the same page. He stated if Councilmember Saroya wanted to do her own independent review, this could be done on her own time. He explained he did not agree with what Councilmember Saroya was saying on this topic. He encouraged the council to be clear with what the consensus of council was along with the direction to staff when it came to this project.

Councilmember Larson asked which option would save the city money or cost the city less money. Mr. Thorvig explained Baker Tilly has been working through this, and he could further investigate the longer term impacts before a decision is made on this.

Councilmember Larson stated she looked forward to learning more about the cost savings from these options. Ms. Wolfe indicated the goal tonight was to see if there was enough interest to explore the Anoka County HRA option and noted staff would continue to gather information.

Councilmember Larson supported the exploration of the HRA option.

Mr. Thorvig commented on the pre-development agreement that was approved between the city and Elevage in December of 2022. He noted this agreement outlines three different phases in an effort to get shovels in the ground. He explained one of the things in the agreement identifies a process where the EDA will front the cost of certain work until the developer has land control. He reported if the project moves forward, the EDA would be reimbursed for these costs. He explained the developer was ready to move forward with some of this work and the cost to the EDA would be $450,000. He indicated the council would be looking at concept plans on January 17, 2024 after which time public feedback would be pursued. He then provided a breakdown on the preliminary engineering work that was being proposed for the site. He stated because this was such a large number, staff wanted to receive approval from the council before moving forward.

Ms. Wolfe explained the EDA has been purchasing land in the 105th area for years in hopes of redevelopment. She discussed how the preliminary engineering work would be of value to the city because the city owned this property.

Councilmember Newland stated he supported the preliminary engineering work moving forward, noting the city would be fronting the expense and would be reimbursed at a later date.

Councilmember Robertson thanked staff for bringing this matter to the council for transparency purposes. She explained she supported the city moving forward with the preliminary engineering work in order to keep this project moving forward. She stated it was her understanding the AUAR had a strict timeline. Mr. Thorvig reported this was the case noting the AUAR would take six months to complete.

Councilmember Massoglia supported the preliminary engineering work moving forward as well.

The consensus of council was to direct staff to move forward with the preliminary engineering work.

2.8. 2023-625 Review State and Federal Lobbying Contracts and Update Current Legislative Agenda

Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe reviewed the current lobbying contracts and legislative agenda for 2024. It was noted the city maintained contract relationships with three lobbying firms during 2023, which were Lockridge Grindal Nauen P.L.L.P. ("LGN"), The Ferguson Group ("TFG") and Jacobson Law Group. Staff reviewed the year-end reports from all three lobbying firms. It was an extremely successful year, with all three firms supporting our efforts to secure funding necessary to proceed with the TH65 project, which was the city's top legislative priority. LGN and TFG assisted the city with a number of other legislative efforts, as outlined in the year-end reports. The contract with The Jacobson Group runs through March 31, 2024. Discussions about a new contract will take place in the first quarter of the year.

Ms. Wolfe explained the contracts with LGN and TFG run with the calendar year. Therefore, they expire at the end of 2023. It is necessary to renew contracts for 2024. The LGN contract would be a proposed three-year agreement and LGN was proposing an annual fee of $38,000. The current annual fee is $38,000. The contract fee was $36,000 annually from 2018 through 2022. LGN has been lobbying for the city since 2018. The TFG contract currently had a monthly fee of $5,000 or $60,000 annually, and that rate will remain in effect for 2024. She reported staff is awaiting information regarding the proposed fee for 2024. The Ferguson Group was selected as the city's federal lobbying firm following an RFP process, and a contract was awarded effective April 5, 2022 through the end of December.

Ms. Wolfe reported a legislative agenda including city council's 2024 priorities needs to be developed. An hour of time at a January workshop has been set aside for discussion of the 2024 legislative agenda. In preparation for that discussion, staff would be interested in initial input from mayor and city councilmembers. In addition, staff has prepared a draft of items to potentially include in the 2024 priorities.

Council consensus was to direct staff to pursue contracts with TFG and LGN.

3. Other Business

None.

4. Adjournment

The workshop was adjourned at 7:28PM.

City of Blaine
City Council Workshop

December 18, 2023 | 5:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

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

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:00PM.

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson (arrived at 5:05PM), Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya (arrived at 5:11PM).

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Captain Mark Boerboom; Captain Matt Carlson; Officer Justin Pohlman; Finance Director Jason Zimmerman; Finance Analyst Jenna Trittin; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Senior Parks and Recreation Manager Jerome Krieger; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

2. New Business

2.1. 2023-634 Plate Reader Demo
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Director/Police Chief Podany and Captain Boerboom explained there were representatives from Flock to provide the council with a demonstration on the Flock Safety License Plate Reader.

Kristin MacLeod, Flock Safety, introduced herself to the council and shared information on Flock's mission to eliminate crime and create a safer future. She noted Flock was created in

2017 after the founder saw an uptick in crime in his neighborhood. The data retention policies were discussed with the council. She commented further on how license plate readers were used to assist with solving and deterring crime. She then provided examples on how Flock assisted with solving crimes in communities throughout the country.

Councilmember Larson asked how many cities in Minnesota had a Flock system in place. Kyle Whyte, Flock Safety, explained Mounds View, Fridley, Coon Rapids, the Anoka County Sheriff's Office, Brooklyn Center, Champlin, Roseville and the Ramsey County Sheriff's Office were all participants. He estimated 25 to 30 agencies in Minnesota had a Flock system in place. He indicated there were 4,000 agencies across the country that had a Flock system in place.

Police Chief Podany reported he reached out to several other agencies in Minnesota in order to learn more about the benefits of the Flock system. He commented on a recent event that occurred in the community where this technology would have benefited his officers in finding a suspect. Mr. Whyte commented on how several large retailers such as Lowe's and Target had invested in Flock systems in order to reduce and deter crime. He noted systems were also being installed at schools.

Councilmember Newland stated he saw the benefit of the Flock cameras but questioned where the department would have them installed. Mr. Whyte explained he has different types of cameras that can be installed based on where they would be installed to ensure the department was receiving high quality images. He reported Flock would maintain and service all cameras if the event there were issues with the quality of the images. He indicated the majority of Flock cameras were installed on traffic signal poles.

Councilmember Newland asked how many cameras would be installed in 2024 and questioned where they would be located. Mr. Whyte stated 30 cameras would be installed in 2024. He noted cameras would be installed at all entry points to the community and around shopping areas. Police Chief Podany explained he would be applying for grants to assist with purchasing additional mobile units and cameras. He stated the more private partnerships the department can pursue, the better the Flock system will be for the community. He commented further on how the cameras from Mounds View and Anoka County would compliment Blaine's system.

Councilmember Newland inquired if Flock cameras could be relocated. Mr. Whyte stated the cameras could be relocated for a nominal fee.

Councilmember Saroya requested further information regarding the data that was collected and if mistakes were made when license plates were entered into the system then shared she spent thousands of dollars in attorneys fees to get off a similar watch list. Mr. Whyte described the checks and balances that were in place within the system to ensure this doesn't occur.

Ms. MacLeod further discussed how law enforcement agencies enter information into the system and commented on how this information is coordinated and integrated with the NCIC. Police Chief Podany explained information on stolen vehicles was updated four times daily within the Flock system.

Council consensus was for support of the Flock system plate reader.

2.2. 2023-463 Introductory Car Wash Study Discussion

Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated on September 6, 2023, the city council adopted a six-month moratorium to study the zoning of car washes in the city. The moratorium identified the following study areas:

- Appropriate locations where car washes should be located. Things to be considered will include what zoning districts car washes are currently allowed in, and existing zoning of priority development areas. The study will generally focus on stand-alone car washes. Car washes as an accessory use to convenience stores will also be reviewed. The zoning ordinance treats these uses differently.
- The general impact on the health, safety and welfare that car washes may impose specifically related to traffic, infrastructure, environment, noise and light.
- Economic impact and benefits of the nature of the business as it relates to the intent of certain zoning districts.

Mr. Thorvig reviewed the initial information staff had gathered related to the study areas. It was noted staff was in the process of reviewing other city ordinances to determine what specific regulations are placed on car washes that could be incorporated into Blaine's zoning code. The recently approved standalone car washes recycle approximately 33% of the water used. This allows a reduction in sewer access charges (SAC) that is regulated by the Metropolitan Council. The Met Council reserves the right to inspect systems to ensure recycling is in place. While recycling is not required, the reduction in SAC charges is significant.

Councilmember Robertson asked if other cities consider variances when it comes to car washes. Mr. Thorvig reported this would depend on each city's requirements.

Councilmember Robertson stated she struggled with the car wash on Lexington Avenue because it was adjacent to people's homes. She recommended car washes only be allowed across the street from residential properties. She supported the city treating standalone car washes differently than car washes that were an accessory to a gas station.

Councilmember Newland questioned when the car wash moratorium would end. Mr. Thorvig reported the moratorium was put in place in September and would run for six months through March. He indicated the council would have the opportunity to extend this moratorium an additional six months if required.

Councilmember Newland asked if the city has received additional inquiries about new car washes. City Planner Sellman explained she has received two requests in the Northtown area.

Councilmember Newland stated he anticipated the market would balance itself out when it comes to car washes in the community.

Councilmember Larson explained she supported car washes being across the street from residential properties.

Councilmember Saroya questioned what the distance was between Tommy's Car Wash and the adjacent homes. Ms. Sellman stated this was somewhere between 300 to 400 feet.

Councilmember Massoglia asked if an overlay district could be considered along TH65 or in the Northtown area. Mr. Thorvig reported the city had an overlay district along TH65. He stated an overlay district could be put in place to limit certain uses.

Councilmember Massoglia indicated he supported car washes having to be separated by a street from residential properties. In addition, he recommended an overlay district be considered in order to assist with limiting the number of car washes in the community.

Council supported car washes not being located adjacent to residential properties; to allow car washes near residential only if across a street; consider separating standalone car washes from accessory car washes when reviewing applications; and to consider an overlay district for areas to restrict car washes.

2.3. 2023-608 Proposed Charter Amendment - Council Salaries
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated following council discussion at the November 6 workshop, the charter commission met to review council's request to make a specific salary recommendation as opposed to a salary range. After discussion, the commission agreed to remove the recommendation of an "up to" salary range amounts and recommended the following salary increases effective 2025:

- Mayor - $18,315.03/year - currently $14,313.60/year
- Councilmembers - $13,461.54/year - currently $10,500/year

Ms. Sorensen explained the commission wanted to echo their belief that their role was to recommend charter language that provided for regular salary review going forward based on established criteria, but that decisions regarding specific salaries should be made by council. Staff will schedule a public hearing regarding the proposed charter amendment as well as a proposed ordinance amending salaries for council consideration.

Councilmember Massoglia and Councilmember Newland supported this charter commission moving forward.

Councilmember Robertson stated this was a difficult topic to discuss and thanked the charter commission for passing along this recommendation.

Councilmember Saroya believed there were many other topics the council could be discussing other than a raise, considering how many people in her ward were struggling. She stated she did not support the pay increase for the council and mayor.

Councilmember Larson reiterated that the pay increase would not go into effect until 2025.

Council supported the charter amendment putting a mechanism in place for regular review going forward and recommended adding "charter commission" to the language to provide clarity on who does the review. Staff was directed to bring this charter amendment forward.

2.4. 2023-610 Proposed Charter Amendment - Council Recall
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated council requested the commission draft language that allowed for a recall petition as it currently does not exist in charter. Several city charters were reviewed. Minnesota Constitution/state case law restricts reasons for a recall to serious malfeasance or nonfeasance:

-Malfeasance - performance of an act in their official capacity that is wholly illegal and wrongful
-Nonfeasance means neglect or refusal, without sufficient excuse, to do what is a member's legal duty to do

Ms. Sorensen explained council requested the commission consider removing reference to nonfeasance and lowering the threshold of registered voters from 25% to 20%. The commission agreed to those recommendations and the revised charter amendment is being presented for final input prior to scheduling for public hearing.

Councilmember Newland thanked staff for bringing forward the proposed language.

Councilmember Saroya stated malfeasance was an act committed in a councilmember's official capacity and questioned what action could be taken if a councilmember were to commit fraud or some other crime in a private capacity. Ms. Sorensen explained doing something outside of city business would not apply here. She commented on how there was already a provision in charter that a vacancy shall be called should a councilmember be unable to serve if convicted of certain crimes.

Councilmember Saroya supported the community being able to do a recall if a councilmember were convicted of a DUI or if they committed fraud. City Attorney Loonan explained the charter amendment applied specifically to when counclimembers were serving in an official capacity. He reported a vacancy shall exist on the council in the case of the conviction of any such person of a crime, for which a sentence of more than one year in prison shall be imposed. He stated this meant a recall process would not have to be followed, but rather a vacancy shall be declared for anyone convicted of a crime with a one year prison sentence.

Councilmebmer Newland stated he did not believe the council should regulate people's lives outside of the council chambers.

Councilmember Saroya expressed concern that if a councilmember were to plea out or was not convicted of a crime, they would still be allowed to serve as a councilmember.

Councilmember Robertson recommended the charter language not be manipulated too much. She stated if a felony were committed by a councilmember, the council would have a vacant seat.

Councilmember Saroya indicated she would like to know more about how the state and other cities handled these situations and supported adding serious crimes and malfeasance language to the charter.

Councilmember Massoglia supported the language moving forward as presented by staff.

Council consensus was not to include additional reasons for recall and supported the charter language moving forward as proposed.

2.5. 2023-609 Proposed Charter Amendment - Redetermination of Ward Boundaries
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated the charter commission reviewed council's recommendation to postpone consideration of the proposed charter amendment regarding re-determination of ward boundaries until 2027 as part of the comprehensive plan update at their November 14 meeting. After discussion they respectfully request a joint workshop be scheduled in 2024 to further share their reasons and allow council to ask questions regarding this proposed amendment.

Council was generally supportive of having the commission appear to better explain their reasoning for the proposed amendment.

3. Other Business

City Manager Wolfe shared proposed amendments to the board/commission policy, including the term and appointment process.

Ms. Sorensen explained that staff will work to schedule tours of an edible cannabis facility and Hope 4 Youth.

Ms. Wolfe noted staff would be working to schedule a council retreat in the first quarter of 2024.

4. Adjournment

The workshop was adjourned at 6:40PM.

City of Blaine
City Council

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

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Captain Mark Boerboom; Captain Matt Carlson; Officer Justin Pohlman; Finance Director Jason Zimmerman; Finance Analyst Jenna Trittin; Public Works Director Nick Fleishhacker; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Senior Parks and Recreation Manager Jerome Krieger; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

4.1. 2023-648ORD Ordinance Amending Blaine Code of Ordinances - City Council, Article II. - 23-2538 Sec. 2-33. Rules of Order and Procedure.
Sponsors: Michelle Wolfe, City Manager

Safety Services Manager/Police Chief Podany stated Council is asked to adopt an emergency ordinance amending Section 2-33 Rules and Procedures regarding attendance upon the Council Chambers dais. To better ensure a safe and secure environment for the public,

elected officials, and staff during public meetings in council chambers, staff is recommending council waive first reading and adopt an emergency ordinance regarding who is allowed on the dais during council meetings. Per Section 3.06, an emergency ordinance can be adopted by at least five votes of councilmembers in order to preserve public peace, health, morals, safety or welfare. If adopted, the ordinance will be published and posted in at least three conspicuous places until the ordinance has been published.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia to adopt an Ordinance Amending Blaine Code of Ordinances - City Council, Article II. - Sec. 2-33, Rules of Order and Procedure.

Motion adopted unanimously.

5. Communications

None.

6. Open Forum

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

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

Darryl Carlberg, 11286 Baltimore Street, shared concerns regarding the proposed roundabout at 117th/Ulysses Street and asked that council reconsider their direction due to potential delays in medical response calls this roundabout would cause.

There being no further input, Mayor Sanders closed the Open Forum at 7:06PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

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

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following items on the Consent Agenda be approved as presented.

Motion adopted unanimously.

8.1. 2023-631 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2023-599 Approve 2024 Annual Business License Renewals
Sponsors: Cathy Sorensen, City Clerk

8.3. 2023-620 Approve Flock Safety License Plate Reader Camera System
Sponsors: Mark Boerboom

8.4. RES 23-199 Resolution Releasing Lots 2 & 3, Block 3, Radisson Industrial Park from Recorded Development Agreement (Case File No. 23-0084/SAS)
Sponsors: Sheila Sellman, City Planner

8.5. 2023-637 Reject Bids for 2024 Water Treatment Plant Chemicals
Sponsors: Nick Fleischhacker, Public Works Director

8.6. RES 23-210 Approving Interfund Transfers and Fund Closures
Sponsors: Jason Zimmerman, Finance Director

8.7. RES 23-174 Resolution to Receive Feasibility Report and Order Public Hearing for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05
Sponsors: Daniel Schluender, Director of Engineering

8.8. RES 23-177 Resolution to Receive Feasibility Report and Order Public Hearing for the 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06
Sponsors: Daniel Schluender, Director of Engineering

8.9. RES 23-178 Resolution to Receive Feasibility Report and Order Public Hearing for the 2024 Southwest Area Street Reconstructions, I/P 24-07.
Sponsors: Daniel Schluender, Director of Engineering

8.10. 2023-644 Approve Lobbying Agreement with The Ferguson Group
Sponsors: Michelle Wolfe, City Manager

9. 7:00 PM - Public Hearings/Meetings and Items Published for a Certain Time

9.1. RES 23-196 Resolution Vacating Drainage and Utility Easement Lying Over, Under and Across Outlot A, Preserve at Lexington Waters, Vacation No. V23-06
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated the City received a petition dated October 30, 2023 from Lori Krueger-Kopischke, Blaine 2002, LLC, requesting the vacation of the existing drainage and utility easement lying over, under and across Outlot A, Preserve at Lexington Waters; according to the recorded plat thereof, Anoka County, Minnesota. The property was originally platted as Outlot A, Preserve at Lexington Waters. The existing drainage and utility easements are no longer needed and new easements will be platted in accordance to requirements with the platting of Preserve at Lexington Waters 2nd Addition. Engineering staff has reviewed the request and agrees with the vacation.

Mayor Sanders opened the public hearing at 7:08PM.

There being no public input, Mayor Sanders closed the public hearing at 7:09PM.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Vacating Drainage and Utility Easement Lying Over, Under and Across Outlot A, Preserve at Lexington Waters, Vacation No. V23-06.

Motion adopted unanimously.

9.2. RES 23-203 Granting an Interim Use Permit for a Land Reclamation Permit to Allow for Stockpile of Top Soil Onsite and Prepare Property for Future Development
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated the city of Blaine received an application for earth removal and or land reclamation permit on November 8, 2023 from Menomonie Land 11 LLC. The contractor is proposing to demolish existing buildings, clear and grub site, scrape topsoil and stockpile along north edge of site as well as import sand to raise the site to grade per grading plan at 3100 101st Avenue.

Mayor Sanders opened the public hearing at 7:11PM.

There being no public input, Mayor Sanders closed the public hearing at 7:12PM.

Moved by Councilmember Fleming, seconded by Councilmember Newland, Granting an Interim Use Permit for a Land Reclamation Permit to Allow for Stockpile of Top Soil Onsite

and Prepare Property for Future Development.

Motion adopted unanimously.

9.3. RES 23-209 2024 Truth in Taxation Meeting: Adopting the 2024 Property Tax Levy and City Budgets
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated the 2024 budget process began with the discussions at the July and August small group meetings and continued with workshops held between August and December to discuss department requests, prioritize city services, and identify the estimated tax impacts on property owners at various tax levies. On September 18, 2023, the City Council adopted the preliminary 2024 budget and property tax levy and set December 18, 2023, as the date to hold the Truth in Taxation meeting and consider adopting the final 2024 budget and property tax levy. The preliminary 2024 property tax levy for the City of Blaine was certified at $44,222,501, an increase of 19.16%, or $7,110,501, over 2023. As a reminder, this amount can only be reduced at the time the final levy is set per Minnesota State Statute 275.065.

Mr. Zimmerman explained in November 2023, parcel specific estimates of property taxes for 2024 were mailed by Anoka and Ramsey Counties to property owners. The estimated taxes were based on the preliminary tax levy adopted at the September 18, 2023, City Council Meeting. This parcel specific mailing also included the notice of December 18, 2023, as the Truth in Taxation budget meeting for the City of Blaine. At the December 4, 2023, City Council Workshop staff discussed actions to reduce the preliminary levy with council. Staff reviewed the changes that were made to the proposed levy at that meeting.

Mr. Zimmerman reported the proposed final 2024 property tax levy for City of Blaine is presented this evening to be $42,909,600, an increase of 15.62% or $5,797,600 over 2023. City-wide assessed property values are up 11.41% from 2023. At the proposed preliminary levy amount, the median value single family property in Blaine valued at $327,400, which experienced an increase in valuation of 2.18%, is estimated to have the city's share of their property tax bill increase by approximately $69.42 or 7.00% for 2024. As a reminder, assessed values are still subject to change slightly. The proposed levy is anticipated to result in an approximate tax capacity rate of 33.216%. The difference between the preliminary levy and the final proposal this evening results in an approximate reduction of $35.93 annually for taxes payable in 2024 on the median value residential property. Property tax relief programs were reviewed with the council. Staff commented further on the property tax levy, city budgets and requested the council hold the Truth in Taxation Hearing.

Mayor Sanders opened the Truth in Taxation Hearing at 7:40PM.

There being no public input, Mayor Sanders closed the Truth in Taxation Hearing at 7:40PM.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to adopt the 2024 Property Tax Levy and City Budgets.

Councilmember Massoglia thanked staff for their work on this budget and said while he would support this year's budget, he stressed the need for reduced spending going forward.

Councilmember Robertson thanked the finance team for all of their efforts on the budget. She commented further on how the budget before the council addressed the city's values and priorities.

Councilmember Newland stated this was a challenging budget cycle and he appreciated the efforts of both staff and the council. He stated he supported the budget and tax levy as presented.

Motion adopted unanimously.

10. Development Business

10.1. ORD 23-2534 Second Reading
Ordinance Granting a Rezoning from Planned Office District (POD) to Development Flex (DF) at 4321 109th Avenue NE. Infinite Campus (Case File No. 23-0077/SAS)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the applicant is requesting a rezoning from Planned Office District (POD) to Development Flex (DF) in order to allow for a residence in the existing headquarters. No new development is proposed. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt the Second Reading of Ordinance No. 23-2537, Granting a Rezoning from Planned Office District (POD) to Development Flex (DF) at 4321 109th Avenue NE.

Motion adopted unanimously.

10.2. RES 23-186 Resolution Granting a Conditional Use Permit for a 213,295 Square Foot Two-Story Office Building with a Tower, Auditorium, 8,700 Square Foot Residence on the 5th Floor, and a Parking Structure in a Development Flex (DF) Zoning District at 4321 109th Avenue NE. Infinite Campus (23-0077/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning to Development Flex (DF) in order to allow for a residence in an existing office space. No new development is proposed. Staff commented further on the request and stated the planning commission recommended approval.

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to adopt a Resolution Granting a Conditional Use Permit for a 213,295 Square Foot Two-Story Office

Building with a Tower, Auditorium, 8,700 Square Foot Residence on the 5th Floor, and a Parking Structure in a Development Flex (DF) Zoning District at 4321 109th Avenue NE.

Councilmember Saroya stated she appreciated what an amazing job this business owner has done with his property and thanked him for his service to the community.

Motion adopted unanimously.

10.3. ORD 23-2535 Second Reading
Ordinance Granting Annual Revisions to the Blaine Zoning and Parking Ordinances. City of Blaine (Case File No. 23-0076/EES)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the proposed ordinance includes updates to the parking requirements, previously discussed at City Council Workshop, and housekeeping changes to the Zoning Code. Staff commented on the proposed language changes and stated the planning commission recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 23-2535, Granting Annual Revisions to the Blaine Zoning and Parking Ordinances.

Councilmember Massoglia thanked staff for bringing forward the proposed revisions. He requested staff take a look at the parking requirements for smaller shopping centers in order to ensure they were adequately parked.

Motion adopted unanimously.

10.4. RES 23-204 Summary Resolution for Publication of an Ordinance Granting Annual Revisions to the Blaine Zoning and Parking Ordinances. City of Blaine (Case File No. 23-0076/EES)
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen requested the council adopt the proposed resolution allowing for publication of title and summary of Ordinance 23-2535.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Summary Resolution for Publication of an Ordinance Granting Annual Revisions to the Blaine Zoning and Parking Ordinances.

Motion adopted unanimously.

11. Administration

11.1. ORD 23-2537 Second Reading of an Ordinance Repealing the Fee Schedule From City Code and Adopting the 2024 Fee Schedule

Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated first reading and public hearing of an ordinance repealing the City's fee schedule from code and placing in a separate schedule was held on December 4, 2023; no comments or changes have been received since first reading. Staff recommended approval of the proposed changes to the 2024 fees.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt the Second Reading of Ordinance No. 23-2537 Repealing the Fee Schedule From City Code and Adopting the 2024 Fee Schedule.

Motion adopted 6-1 (Councilmember Massoglia opposed).

11.2. RES 23-208 Summary Resolution for Publication of an Ordinance Removing Appendix D - City Fee Schedule

Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen requested the council adopt the proposed resolution allowing for publication of title and summary of Ordinance 23-2537.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Summary Resolution for Publication of an Ordinance Removing Appendix D - City Fee Schedule.

Motion adopted 6-1 (Councilmember Massoglia opposed).

11.3. RES 23-207 Adopting the 2024-2028 Capital Improvement Program and Authorizing 2024 Purchases and Projects

Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman stated the city of Blaine plans for capital maintenance and improvements by preparing a five-year Capital Improvement Plan (CIP). The CIP represents a framework for planning the preservation and expansion of capital, including infrastructure, facilities, and equipment in a way that is sustainable and affordable for the community. It sets forth the estimated schedule, timing, and details of specific improvements by year, together with the estimated cost, the need for the improvement, and sources of revenue to pay for the improvement. The plan supports the city's goals as identified by the City Council and discussed during the 2024 budget process. These goals include enhancing and preserving service levels, continual review for service efficiencies and innovations, and maintaining a strong financial position. He asked the council to approve the 2024-2028 Capital Improvement Program and 2024 Purchases and Projects.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt the

2024-2028 Capital Improvement Program and Authorizing 2024 Purchases and Projects.

Councilmember Robertson stated the council spent a great deal of time reviewing the CIP for 2024 through 2028. She thanked Public Works Director Fleischhacker for reviewing the public works pieces of equipment with her in detail.

Motion adopted unanimously.

11.4. RES 23-205 Approve 2024 Transfer and Budget Amendment from the Strategic Priorities Fund to the Parks and Trails Fund
Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman requested the council approve the transfer and budget amendment from the Strategic Priorities Fund to the Parks and Trails Fund for 2024 playground replacements and trail maintenance. Staff described when Strategic Priorities Funds can be utilized by the city council. He commented further on the proposed transfer and recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to approve the 2024 Transfer and Budget Amendment from the Strategic Priorities Fund to the Parks and Trails Fund.

Motion adopted unanimously.

11.5. 2023-645 Approve Renewal of City Attorney Prosecution and Civil Contracts with Eckberg Lammers Attorneys at Law
Sponsors: Michelle Wolfe, City Manager

City Manager Wolfe stated council is asked to approve the renewal of the prosecution and civil attorney contracts with Eckberg Lammers Attorneys at Law for 2024. She reported the current five year contracts would expire on December 31, 2023. It was noted the proposed contract would be for three years and included a 3% increase per year within the contract.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to Approve Renewal of City Attorney Prosecution and Civil Contracts with Eckberg Lammers Attorneys at Law.

Councilmember Massoglia thanked Eckberg Lammers for being a great partner with the city of Blaine.

Motion adopted unanimously.

12. Other Business

Mayor Sanders thanked all city staff for their hard work and dedicated service to the community all year. He asked that the council support a motion that would close city offices on Tuesday,

December 26, 2023 in order to provide staff with one more day of holiday time as a thank you.

Moved by Mayor Sanders, seconded by Councilmember Robertson to close City Offices on Tuesday, December 26, 2023.

Motion adopted unanimously.

13. Adjournment

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adjourn the meeting at 8:24PM.

Motion adopted unanimously.

City of Blaine
Staff Report

File Number: RES 24-6

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.3

Designate Official City Depositories for 2024

Executive Summary

Pursuant to Minnesota statutes, Council is required to annually designate depositories of city funds.

Background

Minnesota State Statute 118A.02 requires the city council to designate depository and investment brokerages annually. A financial institution not already designated may be designated as a depository at any council meeting during the year. All deposits must meet strict criteria established in Minnesota law for the safekeeping of public funds. Investments are held for safekeeping in designated depositories.

Strategic Plan Relationship

Compliance with statutes governing the deposit and investment of city funds contributes to the financial stability of the city.

Board/Commission Review

N/A

Financial Impact

The city incurs approximately $85,000 in banking and investment advisory fees anually.

Public Outreach/Input

N/A

Staff Recommendation

Adopt the resolution herein designating the official depositories for city funds in 2024.

Attachment List

None

City of Blaine

Signature Copy
Resolution: RES 24-6

Designate Official City Depositories for 2024

WHEREAS, Annually, the City Council is required to designate depositories of city funds in accordance with Minnesota State Statute 118A.02.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby designates the following depositories:
21st Century Bank
US Bank
PFM Asset Management

BE IT FURTHER RESOLVED that these depository designations are effective for 2024.

PASSED by the City Council of the City of Blaine this 3rd day of January 2024.

City of Blaine
Staff Report

File Number: RES 24-7

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.4

Designate the Finance Director to Make Electronic Funds Transfers

Executive Summary

Council is requested to delegate to the Finance Director the authority to make electronic funds transfers (EFT) on behalf of the city.

Background

In 2019, the city adopted its Electronic Funds Transfer (EFT) Policy, per Minnesota State Statute 471.38. Pursuant to this policy, the City Council annually delegates the authority to make EFT's to the City's Finance Director.

Strategic Plan Relationship

Delegating authority to make electronic funds transfers to the Finance Director maintains compliance with statutes governing city funds and contributes to the financial stability of the city.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Adopt the resolution herein delegating the authority to make EFT's to the City's Finance Director.

Attachment List

None

City of Blaine

Signature Copy

Resolution: RES 24-7

Designate the Finance Director to Make Electronic Funds Transfers

WHEREAS, Minnesota State Statute 471.38 provides legal requirements for the payment of claims or demands against a local government for any property or services; and

WHEREAS, electronic fund transfers are an allowable method of payment; and

WHEREAS, a local government may make electronic fund transfers for claims for payroll, anticipation certificates, contributions to pension or retirement funds, vendor payments, and for payment of bond principal, interest, and fiscal agent fees; and

WHEREAS, eligibility to make electronic fund transfers requires an annual delegation of authority by the City Council to the Finance Director; and

WHEREAS, the city Finance Director is charged with making payments on claims for goods and services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby designates the Finance Director, with the authority to make electronic fund transfers for payment of claims, including, but not limited to, payroll, anticipation certificates, contributions to pension or retirement funds, vendor payments, and for payment of bond principal, interest, and fiscal agent fees.

PASSED by the City Council of the City of Blaine this 3rd day of January 2024.

City of Blaine
Staff Report

File Number: 2024-010

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.5

Acknowledgment of Financial Contributions of Organizations Conducting Lawful Gambling

Executive Summary

The Council annually acknowledges those organizations that contribute charitable gambling proceeds to the city.

Background

Pursuant to Minnesota State Statute 349.213, the city is required to acknowledge the financial contributions of organizations conducting lawful gambling to the community. With regard to the statute, the city council acknowledges the following organizations for their contributions to the city's charitable gambling program:

Blaine Backcourt Club dba Blaine Youth Basketball
Blaine Festival/Blazin 4th Inc.
Blaine Youth Hockey
Centennial HS Football Boosters
Sgt. John Rice VFW
Spring Lake Park Lions
Spring Lake Park District #16 Hockey Association

In total, the groups listed above contributed over $185,000 in charitable contributions to Blaine in 2023, helping to fund numerous charitable organizations including local food shelves and shelter services.

Strategic Plan Relationship

While there are no direct links to specific Strategic Plan initiatives, contributions to charitable organizations help to support and strengthen the community.

Board/Commission Review

N/A

Financial Impact

While no funding is retained to fund city services, lawful gambling contributions will be provided to numerous organizations benefiting Blaine community members.

Public Outreach/Input

N/A

Staff Recommendation

By motion, acknowledge the aforementioned organizations.

Attachment List

None

City of Blaine
Staff Report

File Number: 2024-011

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.6

Approve Payment to Insight Public Sector for Microsoft Enterprise Agreement Annual License Renewal.

Executive Summary

Staff requests Council approval of the 2024 payment of $95,397.13 for the above referenced contract pursuant to the Blaine City Charter section 6.05, which requires City Council approval of all purchases or contracts more than $50,000.

Background

The City is entering the final year of a three-year Enterprise Licensing Agreement with Microsoft, based upon contracts negotiated by the State of Minnesota for 2022-2024. The licensing includes PC operating systems, Microsoft Office 365, network connectivity licensing, network server licenses, as well as other specific licensed products. The 2024 budget appropriated $96,000 for this expenditure.

Strategic Plan Relationship

This item aligns with the strategic initiatives of well-maintained infrastructure and enhanced customer service.

Board/Commission Review

N/A

Financial Impact

Funds were appropriated for this expenditure in the 2024 General Fund budget.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve the payment.

Attachment List

1. 2024 Microsoft Licensing

INSIGHT PUBLIC SECTOR SLED
2701 E INSIGHT WAY
CHANDLER AZ 85286-1930
Tel: 800-467-4448

SOLD-TO PARTY 10010392

CITY OF BLAINE
10801 TOWN SQUARE DR NE
BLAINE MN 55449-8100

SHIP-TO

CITY OF BLAINE
10801 TOWN SQUARE DR NE
BLAINE MN 55449-8100

Quotation

Quotation Number : 0226890995
Document Date : 27-NOV-2023
PO Number :
PO release: :
Sales Rep : Douglas Orman
Email : DOUGLAS.ORMAN@INSIGHT.COM
Telephone : 8664571375

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Electronic Delivery
Terms of Delivery : FOB DESTINATION
Currency : USD

Material	Material Description	Quantity	Unit Price	Extended Price
312-02257-ESA3	Microsoft Exchange Server - software assurance - 1 server Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	1	127.65	127.65
4ES-00001-ESA3	Microsoft Exchange Online Archiving for Exchange Online - subscription license - 1 user STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	45	28.26	1,271.70
77D-00111-ESA3	Microsoft Visual Studio Professional with MSDN - software assurance - 1 user Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	1	307.79	307.79
7NQ-00292-ESA3	Microsoft SQL Server Standard Core Edition - software assurance - 2 cores Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	6	587.69	3,526.14

Material	Material Description	Quantity	Unit Price	Extended Price
	DEPLOY DATE : 01-JAN-2024			
7NQ-00302-ESA3	Microsoft SQL Server Standard Core Edition - license & software assurance - 2 cores Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	6	1,371.27	8,227.62
9EA-00278-ESA3	Microsoft Windows Server Datacenter Edition - software assurance - 2 cores Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	32	126.18	4,037.76
9EM-00270-ESA3	Microsoft Windows Server Standard Edition - software assurance - 2 cores Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	82	19.37	1,588.34
9EM-00562-ESA3	Microsoft Windows Server Standard Edition - license & software assurance - 2 cores Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	11	45.84	504.24
AAD-34700-ESA3	Microsoft 365 G3 - subscription license - 1 user STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	200	292.56	58,512.00
AAD-34704-ESA3	Microsoft 365 G3 - subscription license - 1 user STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	28	349.93	9,798.04

Material	Material Description	Quantity	Unit Price	Extended Price
AAD-63092-ESA3	Microsoft 365 F3 Unified - subscription license - 1 user STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	74	83.19	6,156.06
D87-01159-ESA3	Microsoft Visio Professional - software assurance - 1 user Coverage Dates: 01-JAN-2024 - 31-DEC-2024 STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024 DEPLOY DATE : 01-JAN-2024	1	110.23	110.23
DDJ-00001-ESA3	Power BI Pro - subscription license (1 month) - 1 user STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	3	90.98	272.94
P3U-00001-ESA3	Microsoft Visio Pro for Office 365 - subscription license - 1 user STATE OF MINNESOTA NASPO VALUEPOINT SOFTWARE VAR(# CTR060025 / 222281) coverage period: 01/01/24 - 12/31/24 LICENSE : 79495656 AUTHORIZATION NUMBER : ANNUAL BILLING DUE 1/1/2024	7	136.66	956.62

Product Subtotal	95,397.13
TAX	0.00
Total	95,397.13

Thank you for choosing Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Douglas Orman
8664571375
DOUGLAS.ORMAN@INSIGHT.COM

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

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SOFTWARE AND CLOUD SERVICES PURCHASES: If your purchase contains any software or cloud computing offerings ("Software and Cloud Offerings"), each offering will be subject to the applicable supplier's end user license and use terms ("Supplier Terms") made available by the supplier or which can be found at the "terms-and-policies" link below. By ordering, paying for, receiving or using Software and Cloud Offerings, you agree to be bound by and accept the Supplier Terms unless you and the applicable supplier have a separate agreement which governs.
https://www.insight.com/terms-and-policies

City of Blaine
Staff Report

File Number: RES 24-8

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

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

Agenda Item # 8.7

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2022 Street Reconstructions, Improvement Project No. 22-04

Executive Summary

Improvement Project No. 22-04 was ordered by the City Council on February 7, 2022 with Resolution 22-018. A construction contract was awarded to Park Construction Company by the City Council on June 6, 2022 with Resolution No. 22-100 and construction was completed in the summer of 2023.

Background

Improvement Project No. 22-04 included the following project areas:

Project Area 1:

- 123rd Avenue from Buchanan Street to Ulysses Street
- 124th Court from West cul-de-sac to Buchanan Street
- 124th Court from West cul-de-sac to Pierce Street
- 124th Lane from Pierce Street to Buchanan Street
- Pierce Street from 123rd Avenue to 124th Lane
- Pierce Court from Pierce Street to east cul-de-sac
- Buchanan Street from Paul Parkway to 124th Lane

Project Area 2:

- 126th Avenue from Polk Street to Taylor Street
- 126th Lane from Taylor Street to Buchanan Street
- 127th Avenue from Taylor Street to Buchanan Street
- 127th Lane from Taylor Street to Central Avenue

- Polk Street from 125th Avenue to 126th Avenue
- Taylor Street from 126th Avenue to 129th Avenue
- Buchanan Street from 126th Avenue to 127th Lane

Project Area 3:

- 129th Avenue from 180' West of Isanti Street to Radisson Road

The total cost of the project is as follows:

Construction Costs:	$3,845,099.09
Engineering Costs:	$748,565.09
Interest:	$63,773.17
Administration, Assessing, Other:	$252,219.23
Total:	$4,909,656.58

The total project cost indicated in the Feasibility Report was $5,290,576.00.

The Assessment Roll has been prepared consistent with the Feasibility Report.
Of the total cost, the amount to be assessed is $1,002,400.22. The Public Utility Funds will contribute $407,896.69 for water and sanitary sewer improvements, Pavement Management Program funds will contribute $3,099,980.09 and MSAS will contribute $399,379.58.

Strategic Plan Relationship

The 2022 Street Reconstructions project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 2022 Street Reconstructions Location Map
2. 22-04 Proposed Final Assessment Roll

City of Blaine

Signature Copy
Resolution: RES 24-8

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2022 Street Reconstructions, Improvement Project No. 22-04

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

Project Area 1:

- 123rd Avenue from Buchanan Street to Ulysses Street
- 124th Court from West cul-de-sac to Buchanan Street
- 124th Court from West cul-de-sac to Pierce Street
- 124th Lane from Pierce Street to Buchanan Street
- Pierce Street from 123rd Avenue to 124th Lane
- Pierce Court from Pierce Street to east cul-de-sac
- Buchanan Street from Paul Parkway to 124th Lane

Project Area 2:

- 126th Avenue from Polk Street to Taylor Street
- 126th Lane from Taylor Street to Buchanan Street
- 127th Avenue from Taylor Street to Buchanan Street
- 127th Lane from Taylor Street to Central Avenue
- Polk Street from 125th Avenue to 126th Avenue
- Taylor Street from 126th Avenue to 129th Avenue
- Buchanan Street from 126th Avenue to 127th Lane

Project Area 3:

- 129th Avenue from 180' West of Isanti Street to Radisson Road

AND WHEREAS, the construction cost for such improvement is $3,845,099.09 and the expenses incurred in the making of said improvements amounts to be $1,064,557.49 making the total cost $4,909,656.58.

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

1. The total cost of such improvements is hereby declared to be $4,909,656.58.

2. The amount to be assessed is hereby declared to be $1,002,400.22. The Public Utility Funds will contribute $407,896.69 for water and sanitary sewer improvements, Pavement Management Program Funds will contribute $3,099,980.09 and MSAS will contribute $399,379.58.

3. Assessments shall be payable in annual installments extending over a period of fifteen (15) years. The first of the installments to be payable on or before the first Monday in January 2025, and shall bear interest at the rate of 5.5% per annum from the date of the adoption of the assessment resolution.

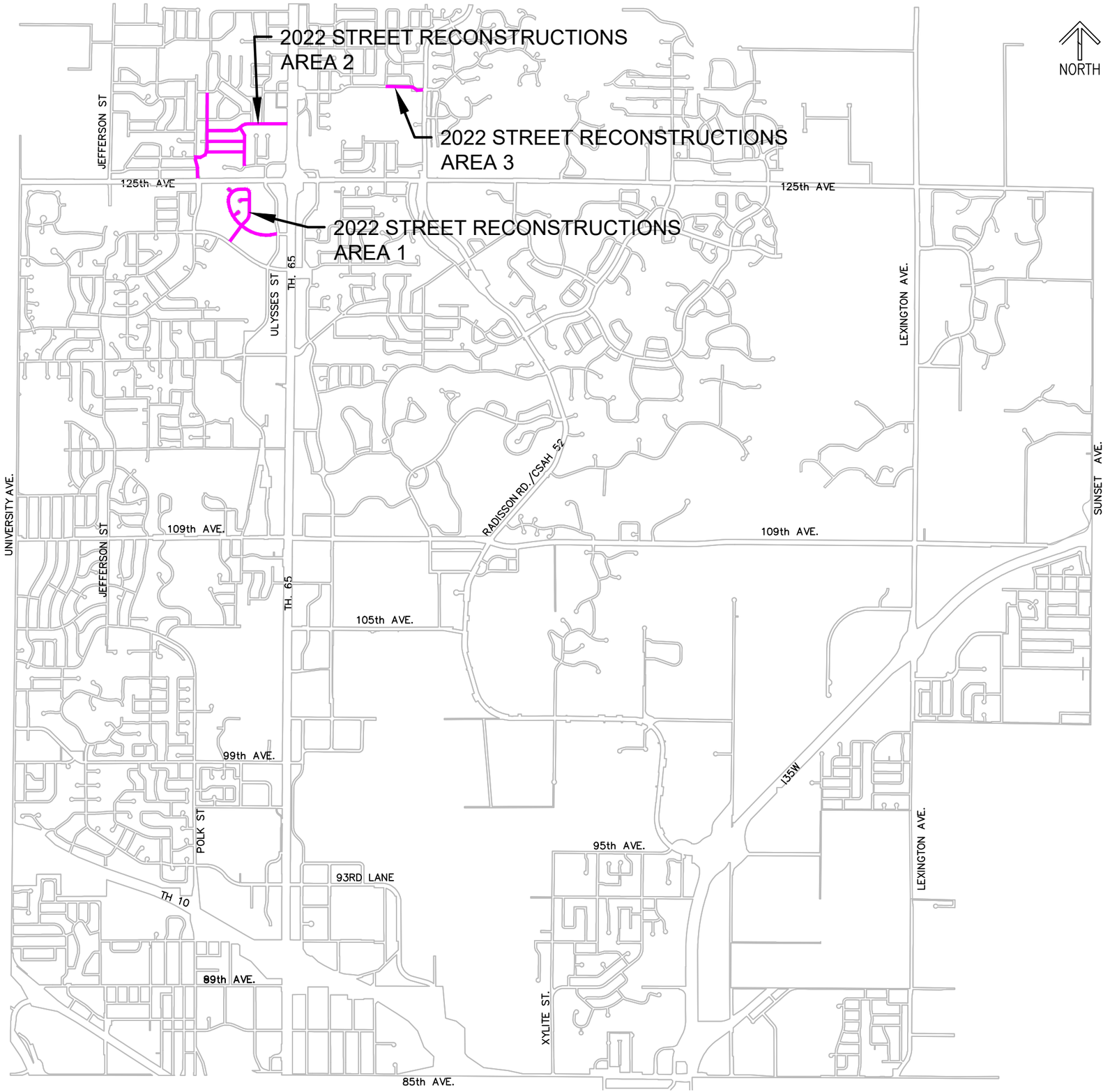
4. The City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected without regard to cash valuation, as provided by law, and she shall file a copy of such proposed assessment in her office for public inspection.

5. The City Clerk has notified the City Council that such proposed assessment has been completed and filed in her office for public inspection.

6. A hearing shall be held on the 5th day of February 2024, in the Council Chambers at the Blaine City Hall at 7:00PM, or as near that time as possible, to pass upon the proposed assessment at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

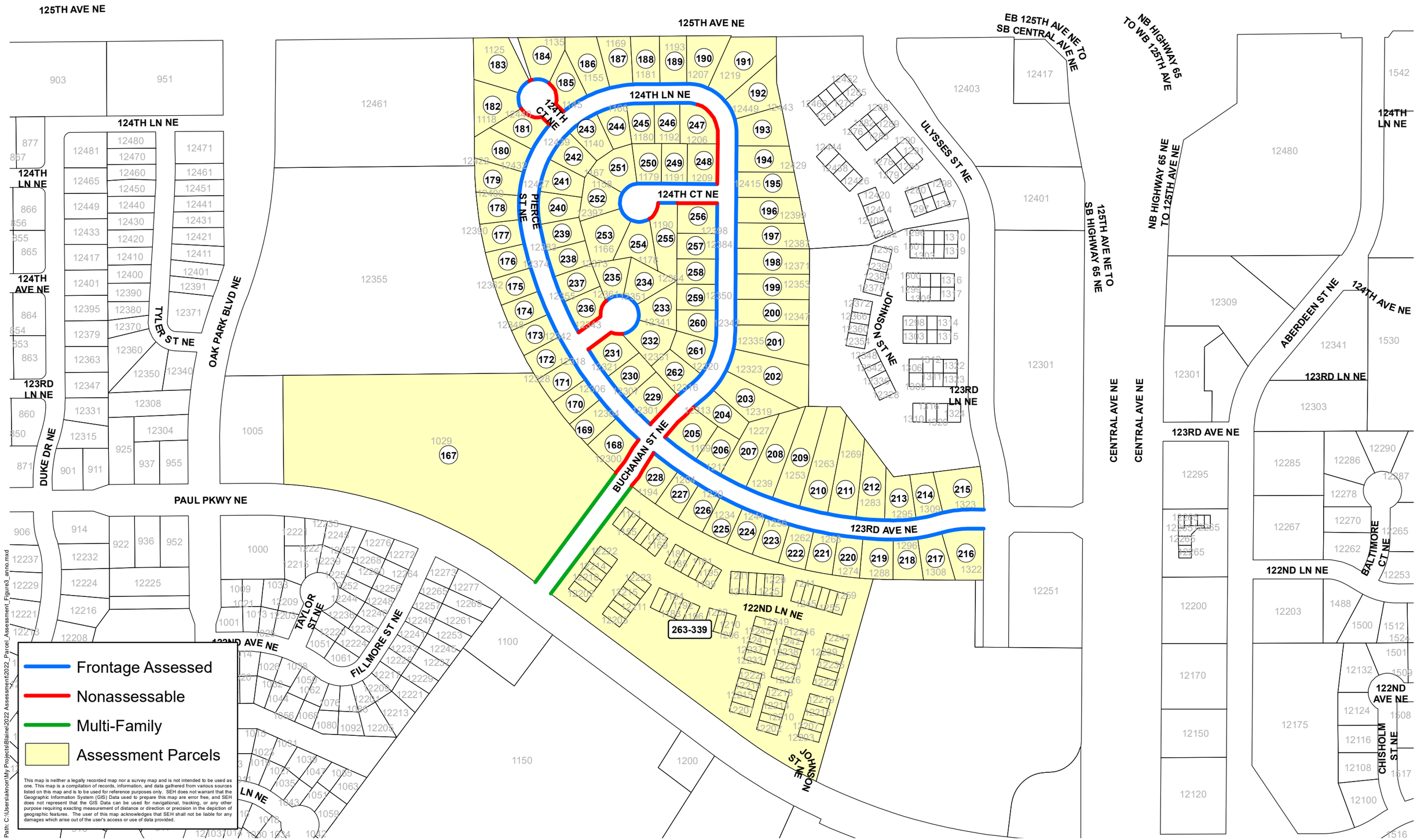
7. The City Clerk shall give published and mailed notice of such hearing as required by law.

PASSED by the City Council of the City of Blaine this 3rd day of January, 2024.



2022 STREET RECONSTRUCTIONS
PROJECT NO. 22-04
CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

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

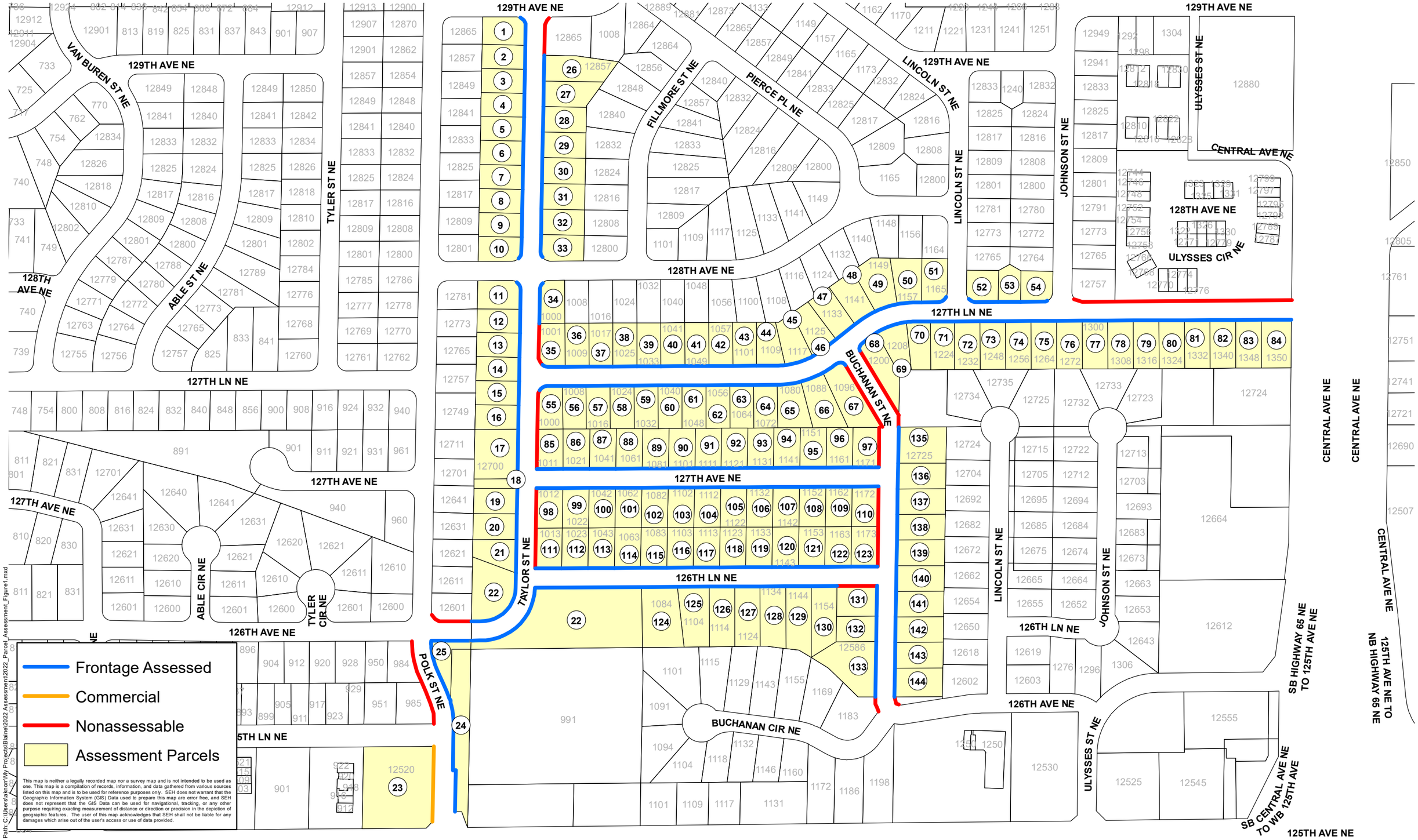


Project Number: BLAIN 159199
Print Date: 12/7/2021

1 inch = 275 feet

PROJECT AREA 1 - (123rd Ave. Area)
Blaine, Minnesota

EXHIBIT 8
2022 Streets



Project Number: BLAIN 159199
Print Date: 12/30/2021

SEH

1 inch = 275 feet

PROJECT AREA 2 - (127th Ave. Area)
Blaine, Minnesota

EXHIBIT 9
2022 Streets

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Path: C:\Users\aknorr\My Projects\Blaine\2022 Assessment\2022_Parcel_Assessment_Figure2.mxd

Project Number: BLAIN 159199
Print Date: 12/7/2021

1 inch = 100 feet

PROJECT AREA 3 - (129th Ave. Area)
Blaine, Minnesota

EXHIBIT 10
2022 Streets

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 1 (123RD AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$546,056	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$151,181				
TOTAL COST		$697,237			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST		**$244,033**	**÷**	**10307.0 LF**	**=**	**$23.68**

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$23.68	**X**	**9194.0 LF**	**=**	**$217,713.92**	**÷**	**95**	**=**	**$2,291.73**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
168	83123230087	12300 PIERCE ST NE	NDAGA, VERONICA	1	$2,291.73	$2,291.73
169	83123220017	12304 PIERCE ST NE	TIRADO J JESUS GOMEZ	1	$2,291.73	$2,291.73
170	83123220016	12306 PIERCE ST NE	SERBUS SCOTT T & PATRICIA N	1	$2,291.73	$2,291.73
171	83123220015	12318 PIERCE ST NE	THELEN, JANE M	1	$2,291.73	$2,291.73
172	83123220014	12328 PIERCE ST NE	TEKLE, BELEN	1	$2,291.73	$2,291.73
173	83123220013	12342 PIERCE ST NE	REDDINGTON MELISSA V	1	$2,291.73	$2,291.73
174	83123220030	12348 PIERCE ST NE	MATHIASON DANIEL L & KRISTINE	1	$2,291.73	$2,291.73
175	83123220029	12362 PIERCE ST NE	HERNANDEZ CORTES ANGEL U	1	$2,291.73	$2,291.73
176	83123220028	12374 PIERCE ST NE	HANS TRUSTEE, RANDELL J	1	$2,291.73	$2,291.73
177	83123220027	12390 PIERCE ST NE	LAUTIZI STEVEN E & TAMMY	1	$2,291.73	$2,291.73
178	83123220026	12400 PIERCE ST NE	LAM, TRAM M	1	$2,291.73	$2,291.73
179	83123220025	12422 PIERCE ST NE	GUERRA ROBERTO & CORNELL MICHELLE LYNN	1	$2,291.73	$2,291.73
180	83123220024	12432 PIERCE ST NE	MALIKOWSKI CHAD & WELTER SALLY	1	$2,291.73	$2,291.73
181	83123220023	12440 PIERCE ST NE	WELLS, BONNIE JEAN	1	$2,291.73	$2,291.73
182	83123220022	1118 124TH CT NE	SCHALESKY ALWOOD JAMES	1	$2,291.73	$2,291.73
183	83123220021	1125 124TH CT NE	LUX CRAIG M & BARBARA M	1	$2,291.73	$2,291.73
184	83123220019	1135 124TH CT NE	IHEANACHO OKECHUKWU	1	$2,291.73	$2,291.73
185	83123220020	1145 124TH LN NE	ICKLER KIM L & BETTY L	1	$2,291.73	$2,291.73
186	83123220042	1155 124TH LN NE	DANG HOAPHUONG T & NGUYEN KHUE	1	$2,291.73	$2,291.73
187	83123220041	1169 124TH LN NE	HARGROVE ERIC J & LEAH M	1	$2,291.73	$2,291.73
188	83123220040	1181 124TH LN NE	DHEIN AMANDA J	1	$2,291.73	$2,291.73
189	83123220039	1193 124TH LN NE	DINH THOAT T & NGUYEN MAI T	1	$2,291.73	$2,291.73
190	83123210025	1207 124TH LN NE	DOLINSKY MARY LOU & BAXLEY J L	1	$2,291.73	$2,291.73
191	83123210024	1219 124TH LN NE	SPARRE CHAD D & SHEILA I	1	$2,291.73	$2,291.73
192	83123210023	12449 BUCHANAN ST NE	LARSON T M & K T CARPENTER-	1	$2,291.73	$2,291.73
193	83123210022	12443 BUCHANAN ST NE	MARTIMO JEANETTE	1	$2,291.73	$2,291.73
194	83123210021	12429 BUCHANAN ST NE	HENDRICKSON BRENT H & C R	1	$2,291.73	$2,291.73
195	83123210020	12415 BUCHANAN ST NE	KROHNBERG TERRY R & SUSAN M	1	$2,291.73	$2,291.73
196	83123210019	12399 BUCHANAN ST NE	SHINDE DEVENDRA	1	$2,291.73	$2,291.73
197	83123210018	12387 BUCHANAN ST NE	ALWIN, PETER S	1	$2,291.73	$2,291.73
198	83123210017	12371 BUCHANAN ST NE	PUTZ, KRISTINE E	1	$2,291.73	$2,291.73
199	83123210016	12353 BUCHANAN ST NE	WIRKKULA, EMILY M	1	$2,291.73	$2,291.73
200	83123210015	12347 BUCHANAN ST NE	SMITH TIMOTHY E & KATHLEEN M	1	$2,291.73	$2,291.73
201	83123210014	12335 BUCHANAN ST NE	FRANCIS RIGOBERTO F & MIESCHE	1	$2,291.73	$2,291.73

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 1 (123RD AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$546,056	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$151,181				
TOTAL COST		$697,237			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE		PER FRONT FOOT	
ASSESSABLE COST		**$244,033**	**÷**	**10307.0 LF**	**=**	**$23.68**

202	83123210013	12323 BUCHANAN ST NE	DISTEL MARK D	1	$2,291.73	$2,291.73
203	83123210012	12319 BUCHANAN ST NE	BOYER CHRISTOPHER W	1	$2,291.73	$2,291.73
204	83123210011	12313 BUCHANAN ST NE	BEAUDETTE JESSICA & JOSEPH	1	$2,291.73	$2,291.73
205	83123210008	1199 123RD AVE NE	BARNEY JEROME R	1	$2,291.73	$2,291.73
206	83123240005	1211 123RD AVE NE	MARLOW RYAN J & TAMMY L	1	$2,291.73	$2,291.73
207	83123240006	1227 123RD AVE NE	VAN HORN MICHAEL G & RANDELL K	1	$2,291.73	$2,291.73
208	83123240007	1239 123RD AVE NE	RADER RICHARD JOHN & PATRICIA	1	$2,291.73	$2,291.73
209	83123240008	1253 123RD AVE NE	ABDI, ADBIRASHID	1	$2,291.73	$2,291.73
210	83123240009	1263 123RD AVE NE	BUCKREY, BENJAMIN J	1	$2,291.73	$2,291.73
211	83123240010	1269 123RD AVE NE	KRAWCZYK JAMES J	1	$2,291.73	$2,291.73
212	83123240011	1283 123RD AVE NE	WHEELAN DANNY R & JULIANNE M	1	$2,291.73	$2,291.73
213	83123240012	1295 123RD AVE NE	BURNS, TYRONE	1	$2,291.73	$2,291.73
214	83123240013	1309 123RD AVE NE	HEIT JAMES L & LAUREL N	1	$2,291.73	$2,291.73
215	83123240014	1323 123RD AVE NE	HAYFORD, HEIDI	1	$2,291.73	$2,291.73
216	83123240025	1322 123RD AVE NE	RAZZAQI, SYED S	1	$2,291.73	$2,291.73
217	83123240024	1308 123RD AVE NE	MATTSON ROBERT J & GAIDA M L	1	$2,291.73	$2,291.73
218	83123240023	1296 123RD AVE NE	QUESNELL, GERALDINE B	1	$2,291.73	$2,291.73
219	83123240022	1288 123RD AVE NE	PROM, BORY	1	$2,291.73	$2,291.73
220	83123240021	1274 123RD AVE NE	MUREITHI, CHRIS M	1	$2,291.73	$2,291.73
221	83123240020	1268 123RD AVE NE	KHAN, NADIYA	1	$2,291.73	$2,291.73
222	83123240019	1262 123RD AVE NE	EVANS THOMAS J & SARA S	1	$2,291.73	$2,291.73
223	83123240018	1256 123RD AVE NE	GARCIA III, JOSEPH	1	$2,291.73	$2,291.73
224	83123240017	1244 123RD AVE NE	FRUKE, BRIAN	1	$2,291.73	$2,291.73
225	83123240016	1234 123RD AVE NE	STOTTLER, CAM	1	$2,291.73	$2,291.73
226	83123240015	1220 123RD AVE NE	TESCH, FIANNA CRYSIA	1	$2,291.73	$2,291.73
227	83123230086	1204 123RD AVE NE	MORKEN MATTHEW J & TAMARA L	1	$2,291.73	$2,291.73
228	83123230085	1194 123RD AVE NE	WELLE PAUL A	1	$2,291.73	$2,291.73
229	83123220012	12301 PIERCE ST NE	WAHLBERG DOUGLAS C & R K	1	$2,291.73	$2,291.73
230	83123220011	12307 PIERCE ST NE	HER, XAY & THAO PHENG	1	$2,291.73	$2,291.73
231	83123220010	12321 PIERCE ST NE	HOCKERT, BLAKE	1	$2,291.73	$2,291.73
232	83123220009	12331 PIERCE CT NE	FRISK, PAULA E	1	$2,291.73	$2,291.73
233	83123220008	12341 PIERCE CT NE	SLAGERMAN, JOHN C	1	$2,291.73	$2,291.73
234	83123220007	12351 PIERCE CT NE	CURTIS, BLAIR	1	$2,291.73	$2,291.73
235	83123220006	12361 PIERCE CT NE	ASTORGA JUAN M	1	$2,291.73	$2,291.73
236	83123220005	12343 PIERCE ST NE	JOHNSON ROGER B & NANCY J	1	$2,291.73	$2,291.73
237	83123220037	12355 PIERCE ST NE	GIDDINGS DAVID	1	$2,291.73	$2,291.73
238	83123220036	12373 PIERCE ST NE	SHEHATA, MOHAMED	1	$2,291.73	$2,291.73
239	83123220035	12383 PIERCE ST NE	NGUYEN, PATRICK P	1	$2,291.73	$2,291.73
240	83123220034	12397 PIERCE ST NE	KILTHAU, SCOTT FREDERICK	1	$2,291.73	$2,291.73
241	83123220033	12427 PIERCE ST NE	FILSTRUP, KRISTIN JO	1	$2,291.73	$2,291.73
242	83123220032	12439 PIERCE ST NE	MAGNUSSON SHANNON K	1	$2,291.73	$2,291.73
243	83123220031	1140 124TH LN NE	MEHMETI SKENDER	1	$2,291.73	$2,291.73
244	83123220053	1160 124TH LN NE	ALHALTA, NIVEEN	1	$2,291.73	$2,291.73
245	83123220052	1180 124TH LN NE	RENNAKER PAMELA L	1	$2,291.73	$2,291.73
246	83123220051	1192 124TH LN NE	HEIL, TYLER E	1	$2,291.73	$2,291.73
247	83123210033	1206 124TH LN NE	BRIGGS, PATRICK	1	$2,291.73	$2,291.73

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 1 (123RD AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$546,056	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$151,181				
TOTAL COST		$697,237			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST		**$244,033**	**÷**	**10307.0 LF**	**=**	**$23.68**

248	83123210032	1209 124TH CT NE	LAAKSO BRIAN K	1	$2,291.73	$2,291.73
249	83123220050	1191 124TH CT NE	ISLER, DEAN R	1	$2,291.73	$2,291.73
250	83123220049	1179 124TH CT NE	TENZEN, JIGME	1	$2,291.73	$2,291.73
251	83123220048	1167 124TH CT NE	MENKOVIC SENAD & DIKA	1	$2,291.73	$2,291.73
252	83123220047	1158 124TH CT NE	LINDERHOLM SEAN F & DENISE E	1	$2,291.73	$2,291.73
253	83123220046	1166 124TH CT NE	EMERY WILLIAM J & LORI A	1	$2,291.73	$2,291.73
254	83123220045	1178 124TH CT NE	CURRIER, DAWN RENE	1	$2,291.73	$2,291.73
255	83123220044	1190 124TH CT NE	SPANO DOUGLAS E & MARIA L	1	$2,291.73	$2,291.73
256	83123210031	12398 BUCHANAN ST NE	STOTT NICOLE E	1	$2,291.73	$2,291.73
257	83123210030	12384 BUCHANAN ST NE	GRANT, DANIEL	1	$2,291.73	$2,291.73
258	83123210029	12364 BUCHANAN ST NE	MORRIS, ERIKA	1	$2,291.73	$2,291.73
259	83123210028	12350 BUCHANAN ST NE	NIVALA, KARI A	1	$2,291.73	$2,291.73
260	83123210027	12342 BUCHANAN ST NE	KIRSCHER, JENNIFER M	1	$2,291.73	$2,291.73
261	83123210026	12320 BUCHANAN ST NE	HOLLE, LAURA A	1	$2,291.73	$2,291.73
262	83123220043	12316 BUCHANAN ST NE	VASILEV, ROZANA IZZETOVNA	1	$2,291.73	$2,291.73

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 1 (123RD AVE. AREA)

CITY OF BLAINE

MULTI FAMILY/COMMERCIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$603,641	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN AND SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$167,125				
TOTAL COST		$770,766				COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT
	MULTI FAMILY/COMMERCIAL RATE	x 50%		TOTAL FRONT FOOTAGE		
ASSESSABLE COST		**$385,383**	**÷**	**10307.0 LF**	**=**	**$37.39**

COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE MULTI FAMILY/COMM. FOOTAGE		AMOUNT ASSESSED		ASSESSABLE FRONTAGE FEET		ASSESSMENT RATE PER FRONT FOOT
$37.39	**X**	**1113.0 LF**	**=**	**$41,615.07**	**÷**	**1113**	**=**	**$37.39**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONTAGE FOOT	PROPOSED ASSESSMENT
167	83123230084	1029 PAUL PKWY NE	BLAINE PARTNERS LLC	657	$37.39	$24,565.23
263	83123230125	1151 122ND LN NE	ROSENBERG, LINA & CHRISTOPHER	6	$37.39	$224.34
264	83123230126	1155 122ND LN NE	MCMILLIAN HENRY & PENNY	6	$37.39	$224.34
265	83123230127	1159 122ND LN NE	MWAKALUNDWA GWANTWA	6	$37.39	$224.34
266	83123230128	1161 122ND LN NE	PLUM, ELLEN M	6	$37.39	$224.34
267	83123230129	1165 122ND LN NE	LORENZEN, GARY V	6	$37.39	$224.34
268	83123230130	1169 122ND LN NE	CORBETT, THOMAS	6	$37.39	$224.34
269	83123230131	1181 122ND LN NE	SUSICK, KEELY	6	$37.39	$224.34
270	83123240121	1185 122ND LN NE	BESCH JANET M	6	$37.39	$224.34
271	83123240122	1189 122ND LN NE	SYKES, CLEO	6	$37.39	$224.34
272	83123240123	1191 122ND LN NE	BECK, ROBYN RENEE	6	$37.39	$224.34
273	83123240124	1195 122ND LN NE	KRAMER, KALLIE & SCHOONOVER JACOB	6	$37.39	$224.34
274	83123240125	1199 122ND LN NE	KALUZA LINDA K	6	$37.39	$224.34
275	83123240126	1211 122ND LN NE	KHAN ANIS	6	$37.39	$224.34
276	83123240127	1215 122ND LN NE	ATKINSON TRUSTEE, VONDA R	6	$37.39	$224.34
277	83123240128	1219 122ND LN NE	THOMPSON, FORREST R	6	$37.39	$224.34
278	83123240129	1221 122ND LN NE	JOHNSON TRACY A	6	$37.39	$224.34
279	83123240130	1225 122ND LN NE	OCONNOR, KATHY	6	$37.39	$224.34
280	83123240131	1229 122ND LN NE	TISDALE, SANDRA JEAN	6	$37.39	$224.34
281	83123240132	1241 122ND LN NE	SIIRA SALLY K	6	$37.39	$224.34
282	83123240133	1245 122ND LN NE	SCHOTT, LINDA L	6	$37.39	$224.34
283	83123240134	1249 122ND LN NE	SONG, SICHEN & ZHANG WENJUAN	6	$37.39	$224.34
284	83123240135	1251 122ND LN NE	BAKER JOHN G	6	$37.39	$224.34
285	83123240136	1255 122ND LN NE	JACOBSON, DOUGLAS R	6	$37.39	$224.34
286	83123240137	1259 122ND LN NE	GREENE, FREDRICK C	6	$37.39	$224.34
287	83123230110	12222 BUCHANAN CT NE	NADOLNEY, DANIEL ANDRES	6	$37.39	$224.34
288	83123230111	12218 BUCHANAN CT NE	MURRAY TRUSTEE, KATHLEEN M	6	$37.39	$224.34
289	83123230112	12214 BUCHANAN CT NE	DIFFLEY TERRY J	6	$37.39	$224.34
290	83123230113	12210 BUCHANAN CT NE	HA THAO NGUYEN	6	$37.39	$224.34
291	83123230114	12206 BUCHANAN CT NE	HOLLENBECK, DIANE	6	$37.39	$224.34
292	83123230115	12202 BUCHANAN CT NE	GATZKE SHIRLEY A	6	$37.39	$224.34
293	83123230116	12223 BUCHANAN CT NE	STAVISH, JENNIFER A	6	$37.39	$224.34
294	83123230117	12219 BUCHANAN CT NE	HUSSAIN, MURTAZA	6	$37.39	$224.34
295	83123230118	12215 BUCHANAN CT NE	MWAKALUNDWA TRUSTEE, GWANTWA	6	$37.39	$224.34

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 1 (123RD AVE. AREA)

CITY OF BLAINE

MULTI FAMILY/COMMERCIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	$603,641	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN AND SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	$167,125				
TOTAL COST	$770,766				COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT
MULTI FAMILY/COMMERCIAL RATE	x 50%		TOTAL FRONT FOOTAGE		
ASSESSABLE COST	**$385,383**	**÷**	**10307.0 LF**	**=**	**$37.39**

296	83123230119	12211 BUCHANAN CT NE	ESTRADA, FRANCISCO MICHEL	6	$37.39	$224.34
297	83123230120	12207 BUCHANAN CT NE	FAGERLIE CHRISTOPHER B	6	$37.39	$224.34
298	83123230121	12203 BUCHANAN CT NE	VRABEC, STACY	6	$37.39	$224.34
299	83123230122	1180 122ND LN NE	BERNIER, RYAN	6	$37.39	$224.34
300	83123230123	1184 122ND LN NE	HOENIE, DEBORAH S	6	$37.39	$224.34
301	83123230124	1188 122ND LN NE	CASTLE, CAROLYN C	6	$37.39	$224.34
302	83123240083	1192 122ND LN NE	LOSEE TRUSTEE, KENNETH ALLEN	6	$37.39	$224.34
303	83123240084	1196 122ND LN NE	KLEIN JOANNE E	6	$37.39	$224.34
304	83123240086	1202 122ND LN NE	HOLMAN, LISA	6	$37.39	$224.34
305	83123240087	1206 122ND LN NE	TOMCZAK, JULIANNE R	6	$37.39	$224.34
306	83123240088	1210 122ND LN NE	DRUSKO, AMIR	6	$37.39	$224.34
307	83123240089	12249 LINCOLN ST NE	BURKETT THEODORE III	6	$37.39	$224.34
308	83123240090	12245 LINCOLN ST NE	DOMOGALLA, KRAIG A	6	$37.39	$224.34
309	83123240091	12241 LINCOLN ST NE	TAYLOR, TIMOTHY	6	$37.39	$224.34
310	83123240092	12237 LINCOLN ST NE	GOMEZ, MARNA L	6	$37.39	$224.34
311	83123240093	12233 LINCOLN ST NE	GIANG, LILY HANH	6	$37.39	$224.34
312	83123240094	12223 LINCOLN ST NE	NELSON DENISE	6	$37.39	$224.34
313	83123240095	12219 LINCOLN ST NE	PLUFF BRAD	6	$37.39	$224.34
314	83123240096	12215 LINCOLN ST NE	DEBA, FARAH	6	$37.39	$224.34
315	83123240097	12211 LINCOLN ST NE	ZEIER, RYAN	6	$37.39	$224.34
316	83123240098	12207 LINCOLN ST NE	SPENCER, SARAH R	6	$37.39	$224.34
317	83123240099	12246 JOHNSON ST NE	BRIGGS, DOUGLAS M	6	$37.39	$224.34
318	83123240100	12242 JOHNSON ST NE	WIECKS DONNA J	6	$37.39	$224.34
319	83123240101	12238 JOHNSON ST NE	AUBART, STACIE MARIKO	6	$37.39	$224.34
320	83123240102	12234 JOHNSON ST NE	CUNNINGHAM, CHRISTOPHER L	6	$37.39	$224.34
321	83123240103	12230 JOHNSON ST NE	TESSEMA MENBERE & BABETA KONJITE	6	$37.39	$224.34
322	83123240104	12226 JOHNSON ST NE	ROSSI, JORGE A	6	$37.39	$224.34
323	83123240105	12218 JOHNSON ST NE	SUN WOO PROPERTIES LLC	6	$37.39	$224.34
324	83123240106	12214 JOHNSON ST NE	LEMKE, JESSICA J	6	$37.39	$224.34
325	83123240107	12210 JOHNSON ST NE	TRINH TRI HOANG NHAT	6	$37.39	$224.34
326	83123240108	12206 JOHNSON ST NE	PEEK, EDWARD	6	$37.39	$224.34
327	83123240109	12202 JOHNSON ST NE	TURNBULL, CHRIS A	6	$37.39	$224.34
328	83123240110	12247 JOHNSON ST NE	FISHER TRUSTEE, SCOTT D	6	$37.39	$224.34
329	83123240111	12243 JOHNSON ST NE	SCHLEGEL, JANINE	6	$37.39	$224.34
330	83123240112	12239 JOHNSON ST NE	DIZDAREVIC, MIRSAD	6	$37.39	$224.34
331	83123240113	12235 JOHNSON ST NE	OMUNDSON DALE E & SANDRA M	6	$37.39	$224.34
332	83123240114	12231 JOHNSON ST NE	GONZALEZ, LAURA	6	$37.39	$224.34
333	83123240115	12227 JOHNSON ST NE	SWIERZEWSKI, MICHAEL P	6	$37.39	$224.34
334	83123240116	12219 JOHNSON ST NE	MORTENSON, LORI A	6	$37.39	$224.34
335	83123240117	12215 JOHNSON ST NE	HILLOCK CONNIE S	6	$37.39	$224.34
336	83123240118	12211 JOHNSON ST NE	BOHMAN, JILL M	6	$37.39	$224.34
337	83123240119	12207 JOHNSON ST NE	HIRUY, YEZINA S	6	$37.39	$224.34
338	83123240120	12203 JOHNSON ST NE	HAMILTON, KRISTI	6	$37.39	$224.34

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 2 (127TH AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,749,134				
ADMINISTRATIVE COSTS		$484,267				
TOTAL COST		$2,233,401				
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$781,690**	**÷**	**15879.0 LF**	**=**	**$49.23**

*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$49.23	**X**	**11123.0 LF**	**=**	**$547,585.29**	**÷**	**138**	**=**	**$3,968.01**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
1	53123320096	12872 TAYLOR ST NE	BROMLEY, BRADY STORM	1	$3,968.01	$3,968.01
2	53123320097	12864 TAYLOR ST NE	ERICKSON, JOAN A	1	$3,968.01	$3,968.01
3	53123320098	12856 TAYLOR ST NE	JOHNSON LISA D & REED H	1	$3,968.01	$3,968.01
4	53123320099	12848 TAYLOR ST NE	ZIESKA PHILIP WOODWARD & JAMIE MARIE KELLY	1	$3,968.01	$3,968.01
5	53123320100	12840 TAYLOR ST NE	SANDIN, PATRICIA L	1	$3,968.01	$3,968.01
6	53123320101	12832 TAYLOR ST NE	YANG KOOTAWS	1	$3,968.01	$3,968.01
7	53123320102	12824 TAYLOR ST NE	ARSENEAU, BRYAN C	1	$3,968.01	$3,968.01
8	53123320103	12816 TAYLOR ST NE	KASPSZAK DAVID L & JOAN J	1	$3,968.01	$3,968.01
9	53123320104	12808 TAYLOR ST NE	PLATZ JAMES G JR & TONI M	1	$3,968.01	$3,968.01
10	53123320105	12800 TAYLOR ST NE	FRANZEN, DANIELLE L	1	$3,968.01	$3,968.01
11	53123320106	12788 TAYLOR ST NE	SNELL JEAN M TRUSTEE	1	$3,968.01	$3,968.01
12	53123320107	12780 TAYLOR ST NE	LALONDE, BENJAMIN D	1	$3,968.01	$3,968.01
13	53123320108	12772 TAYLOR ST NE	BURCH, JOHN	1	$3,968.01	$3,968.01
14	53123320109	12764 TAYLOR ST NE	SCHEELER S P & HINRICHS K A	1	$3,968.01	$3,968.01
15	53123320110	12756 TAYLOR ST NE	FISCHER TYLER & JACLYN	1	$3,968.01	$3,968.01
16	53123320111	12748 TAYLOR ST NE	PEREZ, JOSE M	1	$3,968.01	$3,968.01
17	53123330007	12700 TAYLOR ST NE	ZAFKE MARLENE M	1	$3,968.01	$3,968.01
19	53123330021	12680 TAYLOR ST NE	KIM OK C	1	$3,968.01	$3,968.01
20	53123330022	12660 TAYLOR ST NE	JUNTUNEN THOMAS M & LINDA G	1	$3,968.01	$3,968.01
21	53123330023	12640 TAYLOR ST NE	PIEH RUSSELL G & JOAN K	1	$3,968.01	$3,968.01
26	53123320095	12857 TAYLOR ST NE	BROUGH TRUSTEE, MARGARET A	1	$3,968.01	$3,968.01
27	53123320094	12849 TAYLOR ST NE	ERICKSON LEW A	1	$3,968.01	$3,968.01
28	53123320093	12841 TAYLOR ST NE #A	JARA PAUCAR ISAC GEOVANNY	1	$3,968.01	$3,968.01
29	53123320092	12833 TAYLOR ST NE	JOST JAY J & JUDITH K	1	$3,968.01	$3,968.01
30	53123320091	12825 TAYLOR ST NE	BROUGH TRUSTEE, MARGARET A	1	$3,968.01	$3,968.01
31	53123320090	12817 TAYLOR ST NE	VERSTYAK, NADIYA	1	$3,968.01	$3,968.01
32	53123320089	12809 TAYLOR ST NE	FISHER DUANE	1	$3,968.01	$3,968.01
33	53123320088	12801 TAYLOR ST NE	CASTILLO MARCOS	1	$3,968.01	$3,968.01
34	53123320027	1000 128TH AVE NE	OSTHOFF, CHRISTOPHER T	1	$3,968.01	$3,968.01
35	53123320056	1001 127TH LN NE	WHALEN, MICHAEL P	1	$3,968.01	$3,968.01
36	53123320055	1009 127TH LN NE	JULIN, THOMAS A	1	$3,968.01	$3,968.01
37	53123320054	1017 127TH LN NE	HESSENO MUKTAR FEKI	1	$3,968.01	$3,968.01
38	53123320053	1025 127TH LN NE	OLSON STEVEN M & RUFINA H	1	$3,968.01	$3,968.01

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 2 (127TH AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,749,134	*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$484,267				
TOTAL COST		$2,233,401			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST		**$781,690**	**÷**	**15879.0 LF**	**=**	**$49.23**

39	53123320052	1033 127TH LN NE	DARRINGTON JOSEPH & MARY	1	$3,968.01	$3,968.01
40	53123320051	1041 127TH LN NE	BROWN, MATTHEW	1	$3,968.01	$3,968.01
41	53123320050	1049 127TH LN NE	TIGNOR, PETER	1	$3,968.01	$3,968.01
42	53123320049	1057 127TH LN NE	FARRAR, GISELA	1	$3,968.01	$3,968.01
43	53123320048	1101 127TH LN NE	WOELFFER MICHAEL D & JODIE A	1	$3,968.01	$3,968.01
44	53123320047	1109 127TH LN NE	DEJONG, KARLA A	1	$3,968.01	$3,968.01
45	53123320046	1117 127TH LN NE	TROM TRUSTEE, JODI L	1	$3,968.01	$3,968.01
46	53123320045	1125 127TH LN NE	MACKCOW STANLEY B & K M	1	$3,968.01	$3,968.01
47	53123320044	1133 127TH LN NE	LEMOINE JILL M	1	$3,968.01	$3,968.01
48	53123320043	1141 127TH LN NE	EDIN LAURA	1	$3,968.01	$3,968.01
49	53123320042	1149 127TH LN NE	JOHNSON, DAVID L	1	$3,968.01	$3,968.01
50	53123310063	1157 127TH LN NE	HILL OXFORD TWO LLC	1	$3,968.01	$3,968.01
51	53123310062	1165 127TH LN NE	THILL, BRADLEY	1	$3,968.01	$3,968.01
52	53123310024	1231 127TH LN NE	NURANI, JAVED S	1	$3,968.01	$3,968.01
53	53123310023	1241 127TH LN NE	ROSIER, RADHAMES	1	$3,968.01	$3,968.01
54	53123310022	1251 127TH LN NE	NATHE KEVIN J & SHERRI A	1	$3,968.01	$3,968.01
55	53123320014	1000 127TH LN NE	DITZIG DENNIS J & CHRISTINE L	1	$3,968.01	$3,968.01
56	53123320015	1008 127TH LN NE	CULP, NICHOLAS	1	$3,968.01	$3,968.01
57	53123320016	1016 127TH LN NE	WIMPFHEIMER, SCOTT A	1	$3,968.01	$3,968.01
58	53123320017	1024 127TH LN NE	HUJANEN TODD A & SHANNON C	1	$3,968.01	$3,968.01
59	53123320018	1032 127TH LN NE	DOWD, BETTY ARLENE TRUSTEE	1	$3,968.01	$3,968.01
60	53123320019	1040 127TH LN NE	MILLER, THOMAS TRUSTEE	1	$3,968.01	$3,968.01
61	53123320020	1048 127TH LN NE	LOPEZ, BRENDA	1	$3,968.01	$3,968.01
62	53123320021	1056 127TH LN NE	SWANSON DONNA M	1	$3,968.01	$3,968.01
63	53123320022	1064 127TH LN NE	PETTIJOHN KEVIN L & WANDA L	1	$3,968.01	$3,968.01
64	53123320023	1072 127TH LN NE	BABLER JUDY L	1	$3,968.01	$3,968.01
65	53123320024	1080 127TH LN NE	HOFSCHILD TRUSTEE, SUSAN M	1	$3,968.01	$3,968.01
66	53123320025	1088 127TH LN NE	JOHNSON ROBERT L & KAREN M	1	$3,968.01	$3,968.01
67	53123320026	1096 127TH LN NE	ANDERSON, BLAIN	1	$3,968.01	$3,968.01
68	53123320012	1200 127TH LN NE	NIEMI RICHARD E & DARLENE M	1	$3,968.01	$3,968.01
69	53123320013	1208 127TH LN NE	BENOIT, RACHEL	1	$3,968.01	$3,968.01
70	53123310045	1216 127TH LN NE	PETERSON J J & ERICKSEN J M	1	$3,968.01	$3,968.01
71	53123310046	1224 127TH LN NE	SWENSON, MARY H	1	$3,968.01	$3,968.01
72	53123310047	1232 127TH LN NE	YANG CELINE	1	$3,968.01	$3,968.01
73	53123310048	1248 127TH LN NE	ABDULWAHED ALI	1	$3,968.01	$3,968.01
74	53123310049	1256 127TH LN NE	GAARD, SANFORD A	1	$3,968.01	$3,968.01
75	53123310050	1264 127TH LN NE	PEARCE, BRANDI	1	$3,968.01	$3,968.01
76	53123310051	1272 127TH LN NE	CHA RAINBOW & YANG KAXONG	1	$3,968.01	$3,968.01
77	53123310052	1300 127TH LN NE	AUNE, BRUCE ARNOLD	1	$3,968.01	$3,968.01
78	53123310053	1308 127TH LN NE	ELVESTER TRUSTEE, MARK A	1	$3,968.01	$3,968.01
79	53123310054	1316 127TH LN NE	MARTIGNACCO, MARIA H	1	$3,968.01	$3,968.01
80	53123310055	1324 127TH LN NE	JORDAN JENNIFER & CONNELLY C J	1	$3,968.01	$3,968.01
81	53123310056	1332 127TH LN NE	CIDER ROAD LLC	1	$3,968.01	$3,968.01
82	53123310057	1340 127TH LN NE	KHAFAJY SATTAR AL	1	$3,968.01	$3,968.01
83	53123310058	1348 127TH LN NE	KATKE, CHRISTINA M	1	$3,968.01	$3,968.01

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 2 (127TH AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,749,134	*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$484,267				
TOTAL COST		$2,233,401			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST		**$781,690**	**÷**	**15879.0 LF**	**=**	**$49.23**

84	53123310059	1350 127TH LN NE	LOPEZ ISAAC FLORES	1	$3,968.01	$3,968.01
85	53123330008	1011 127TH AVE NE	GENOSKY MARK	1	$3,968.01	$3,968.01
86	53123330009	1021 127TH AVE NE	FABER SHARON A & CRAIG H	1	$3,968.01	$3,968.01
87	53123330010	1041 127TH AVE NE	YANG VERONIQUE	1	$3,968.01	$3,968.01
88	53123330011	1061 127TH AVE NE	KIRCHNER, DENIS R	1	$3,968.01	$3,968.01
89	53123330012	1081 127TH AVE NE	OGURA WILLIAM	1	$3,968.01	$3,968.01
90	53123330013	1101 127TH AVE NE	BROWNLEE, MATTHEW TRUSTEE	1	$3,968.01	$3,968.01
91	53123330014	1111 127TH AVE NE	PERKINS, NICOLE	1	$3,968.01	$3,968.01
92	53123330015	1121 127TH AVE NE	FUNKHOUSER, LINDSAY	1	$3,968.01	$3,968.01
93	53123330016	1131 127TH AVE NE	HEEM SARAH	1	$3,968.01	$3,968.01
94	53123330017	1141 127TH AVE NE	GARCIA, VICTOR TRINIDAD	1	$3,968.01	$3,968.01
95	53123330018	1151 127TH AVE NE	DOBESH DARRYL & KATHLEEN	1	$3,968.01	$3,968.01
96	53123330019	1161 127TH AVE NE	HALE, TERRY	1	$3,968.01	$3,968.01
97	53123330020	1171 127TH AVE NE	URGESSA, GAMMADA	1	$3,968.01	$3,968.01
98	53123330024	1012 127TH AVE NE	GINTER, NANCY L	1	$3,968.01	$3,968.01
99	53123330025	1022 127TH AVE NE	DAVIS, THERESA S	1	$3,968.01	$3,968.01
100	53123330026	1042 127TH AVE NE	SCHROEDER, EDMUND A	1	$3,968.01	$3,968.01
101	53123330027	1062 127TH AVE NE	COPLAN, DANIEL S	1	$3,968.01	$3,968.01
102	53123330028	1082 127TH AVE NE	BENGSTON MICAH JON	1	$3,968.01	$3,968.01
103	53123330029	1102 127TH AVE NE	COLEMAN, PAUL JAMES	1	$3,968.01	$3,968.01
104	53123330030	1112 127TH AVE NE	JOYCE, LUCILLE M	1	$3,968.01	$3,968.01
105	53123330031	1122 127TH AVE NE	SATOVICH-ROUSSELL, KIMBERLY	1	$3,968.01	$3,968.01
106	53123330032	1132 127TH AVE NE	CREMERS STEVEN H & P C	1	$3,968.01	$3,968.01
107	53123330033	1142 127TH AVE NE	ZUTZ MICHELE DAWN	1	$3,968.01	$3,968.01
108	53123330034	1152 127TH AVE NE	VANRIPER MAX H & JULIE A	1	$3,968.01	$3,968.01
109	53123330035	1162 127TH AVE NE	HOGLUND, JODIE L	1	$3,968.01	$3,968.01
110	53123330036	1172 127TH AVE NE	MURPHY, MEGAN G	1	$3,968.01	$3,968.01
111	53123330049	1013 126TH LN NE	DALEIDEN JOHN G & JULIE A	1	$3,968.01	$3,968.01
112	53123330048	1023 126TH LN NE	SULLIVAN, CONNIE SUE	1	$3,968.01	$3,968.01
113	53123330047	1043 126TH LN NE	ANDERSEN, DOUGLAS O	1	$3,968.01	$3,968.01
114	53123330046	1063 126TH LN NE	ERICKSON GARY A & JANE E	1	$3,968.01	$3,968.01
115	53123330045	1083 126TH LN NE	SWANSON STEVEN W & JANET L	1	$3,968.01	$3,968.01
116	53123330044	1103 126TH LN NE	LEO, MEGAN ELIZABETH	1	$3,968.01	$3,968.01
117	53123330043	1113 126TH LN NE	MALPASS, JULIE	1	$3,968.01	$3,968.01
118	53123330042	1123 126TH LN NE	BIETZ, KENNETH	1	$3,968.01	$3,968.01
119	53123330041	1133 126TH LN NE	SUN CITY ESTATE LLC	1	$3,968.01	$3,968.01
120	53123330040	1143 126TH LN NE	MUND TRUSTEE, DELWIN L	1	$3,968.01	$3,968.01
121	53123330039	1153 126TH LN NE	MILES, DUSTIN	1	$3,968.01	$3,968.01
122	53123330038	1163 126TH LN NE	HANSEN WAYNE A & LOLA J	1	$3,968.01	$3,968.01
123	53123330037	1173 126TH LN NE	WATCHKE KIM A	1	$3,968.01	$3,968.01
124	53123330078	1084 126TH LN NE	CAMPBELL STEVEN CHRISTOPHER	1	$3,968.01	$3,968.01
125	53123330051	1104 126TH LN NE	UMAR MOHAMMED HAJJ	1	$3,968.01	$3,968.01
126	53123330052	1114 126TH LN NE	VERGARA-SANCHEZ GUADALUPE ETAL	1	$3,968.01	$3,968.01
127	53123330053	1124 126TH LN NE	WONG KAYLA MARIE	1	$3,968.01	$3,968.01
128	53123330054	1134 126TH LN NE	FRITZ, CHRISTINE M	1	$3,968.01	$3,968.01

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 2 (127TH AVE. AREA)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,749,134	*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$484,267				
TOTAL COST		$2,233,401			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST		**$781,690**	**÷**	**15879.0 LF**	**=**	**$49.23**

129	53123330055	1144 126TH LN NE	HOVLAND HAROLD D & MARY B	1	$3,968.01	$3,968.01
130	53123330056	1154 126TH LN NE	JOHNSON, SAMUEL	1	$3,968.01	$3,968.01
131	53123330057	12626 BUCHANAN ST NE	GREGORY TRUSTEE, SCOTT E	1	$3,968.01	$3,968.01
132	53123330058	12606 BUCHANAN ST NE	HELGESON, JONATHAN ARLEN	1	$3,968.01	$3,968.01
133	53123330059	12586 BUCHANAN ST NE	WISNIEWSKI MITCHELL W & CAROLE	1	$3,968.01	$3,968.01
135	53123340014	12725 BUCHANAN ST NE	NYLAND DONALD L & P A	1	$3,968.01	$3,968.01
136	53123340015	12705 BUCHANAN ST NE	CANTELE JOSEPH & CAROL	1	$3,968.01	$3,968.01
137	53123340016	12695 BUCHANAN ST NE	LABROSSE EDWARD P & CHERYL	1	$3,968.01	$3,968.01
138	53123340017	12685 BUCHANAN ST NE	MINET HARVEY D & NOREEN K	1	$3,968.01	$3,968.01
139	53123340018	12665 BUCHANAN ST NE	HSINI MUSTAPHA	1	$3,968.01	$3,968.01
140	53123340019	12645 BUCHANAN ST NE	LARSON, ROBIN LYNN	1	$3,968.01	$3,968.01
141	53123340020	12625 BUCHANAN ST NE	RADMAN LLOYD & BERNA CHRISTINE	1	$3,968.01	$3,968.01
142	53123340021	12605 BUCHANAN ST NE	MENNE, JOSHUA	1	$3,968.01	$3,968.01
143	53123340022	12585 BUCHANAN ST NE	CARLSON WILLIAM H & L J	1	$3,968.01	$3,968.01
144	53123340023	12565 BUCHANAN ST NE	NGUYEN TAN TRI	1	$3,968.01	$3,968.01

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 2 (127TH AVE. AREA)

CITY OF BLAINE

MULTI FAMILY/COMMERCIAL/ISD

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,163,347	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN AND SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$598,946				
TOTAL COST		$2,762,293				
	MULTI FAMILY/COMMERCIAL RATE	x 50%	TOTAL FRONT FOOTAGE		COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		**$1,381,146**	**÷**	**15879.0 LF**	**=**	**$86.98**

COMM./MULTI FAMILY ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE MULTI FAMILY/COMM. FOOTAGE		AMOUNT ASSESSED		ASSESSABLE FRONTAGE FEET		ASSESSMENT RATE PER COMMERCIAL FRONT FOOT
$86.98	**X**	**105.0 LF**	**=**	**$9,132.90**	**÷**	**105**	**=**	**$86.98**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
23	63123440101	12520 POLK ST NE	NORTH METRO TELECOMMUNICATIONS	105	$86.98	$9,132.90

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 2 (127TH AVE. AREA)

CITY OF BLAINE

INDEPENDENT SCHOOL DISTRICT

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,749,134	*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$484,267				
TOTAL COST		$2,233,401			ISD (RESIDENTIAL) ASSESSMENT RATE PER FRONT FOOT	
	ISD RATE (RESIDENTIAL)	x 35%		TOTAL FRONT FOOTAGE		
ASSESSABLE COST		**$781,690**	÷	**15879.0 LF**	=	**$49.23**

ISD (RESIDENTIAL) ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE ISD FOOTAGE		AMOUNT ASSESSED		ASSESSABLE FRONTAGE FEET		ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT
$49.23	**X**	**1280.0 LF**	=	**$63,014.40**	÷	**1280**	=	**$49.23**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
18	53123330079	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	30	$49.23	$1,476.90
22	53123330079	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	719	$49.23	$35,396.37
24	63123440002	1355 W MAIN STREET	ANOKA HENN IND SCHOOL DIST #220	358	$49.23	$17,624.34
25	63123440102	2727 N FERRY ST	ANOKA HENN IND SCHOOL DIST #11	173	$49.23	$8,516.79

PROJECT 22-04

2022 STREET RECONSTRUCTIONS

PROJECT AREA 3 (129TH AVE.)

CITY OF BLAINE

SINGLE FAMILY RESIDENTIAL

PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$346,445	*(CONSTRUCTION COSTS DO NOT INCLUDE STREET OVERSIZING, WATER MAIN, SANITARY SEWER, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS		$95,917				
TOTAL COST		$442,362			RESIDENTIAL ASSESSMENT RATE	
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE	PER FRONT FOOT	
ASSESSABLE COST		**$154,827**	**÷**	**2459.0 LF**	**=**	**$62.96**

RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$62.96	**X**	**1959.0 LF**	**=**	**$123,338.64**	**÷**	**22**	**=**	**$5,606.30**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
145	43123230080	1805 129TH AVE NE	TRACY MARK	1	$5,606.30	$5,606.30
146	43123230081	1835 129TH AVE NE	CAMPAGNA ANTHONY JR	1	$5,606.30	$5,606.30
147	43123230082	1847 129TH AVE NE	LUNZER DAVID M & NANCY J	1	$5,606.30	$5,606.30
148	43123230083	1859 129TH AVE NE	BRENEMAN, JOHN	1	$5,606.30	$5,606.30
149	43123230084	1871 129TH AVE NE	SCHNEIDER, KRYSTA	1	$5,606.30	$5,606.30
150	43123230085	1883 129TH AVE NE	SABA, JOSEPH	1	$5,606.30	$5,606.30
151	43123230086	1895 129TH AVE NE	RAJALA, TRACY ANN	1	$5,606.30	$5,606.30
152	43123230087	1907 129TH AVE NE	WEHR GERHARD P JR & RENEE M	1	$5,606.30	$5,606.30
153	43123230088	1919 129TH AVE NE	COOK MARVIN E & MARY L	1	$5,606.30	$5,606.30
154	43123230009	12932 RADISSON RD NE	PANGBURN WILLIAM A	1	$5,606.30	$5,606.30
155	43123230092	1804 129TH AVE NE	OTTOSEN, JEFFREY S	1	$5,606.30	$5,606.30
156	43123230093	1816 129TH AVE NE	OBRIEN MICHAEL R & KIMBERLY R	1	$5,606.30	$5,606.30
157	43123230094	1828 129TH AVE NE	BUCK AARON L & SARAH L B	1	$5,606.30	$5,606.30
158	43123230095	1840 129TH AVE NE	FORTMAN STEVEN J	1	$5,606.30	$5,606.30
159	43123230096	1852 129TH AVE NE	CARBAJAL LORI	1	$5,606.30	$5,606.30
160	43123230097	1864 129TH AVE NE	MADDEN GARY J	1	$5,606.30	$5,606.30
161	43123230098	1876 129TH AVE NE	CASALE, DAVID F	1	$5,606.30	$5,606.30
162	43123230099	1888 129TH AVE NE	ANDERSON, AMBER R	1	$5,606.30	$5,606.30
163	43123230100	1900 129TH AVE NE	HASSE, CAROLE J	1	$5,606.30	$5,606.30
164	43123230101	1912 129TH AVE NE	BURNETT MORGAN	1	$5,606.30	$5,606.30
165	43123230102	1924 129TH AVE NE	RUSZA JACOB & KNIGHT LAURA	1	$5,606.30	$5,606.30
166	43123230103	1932 129TH AVE NE	JOHANNSEN WILLIAM G & CHARLENE	1	$5,606.30	$5,606.30

City of Blaine
Staff Report

File Number: RES 24-9

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

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

Agenda Item # 8.8

Resolution Approving State of Minnesota Joint Powers Agreements with the City of Blaine on Behalf of its City Attorney and Police Department.

Executive Summary

Council is asked to approve the State of Minnesota Joint Powers Agreements (JPA) with the City of Blaine on behalf of its City Attorney and the Police Department for prosecution services.

Background

The City of Blaine, on behalf of its Prosecuting Attorney and Police Department, desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, and the Bureau of Criminal Apprehension (BCA), to use systems and tools available over the State's criminal justice data communication network for which the City is eligible. The Joint Powers Agreements further provide the City with the ability to add, modify and delete connectivity, systems and tools over the five-year life of the agreement and obligates the City to pay the costs for the network connection.

Strategic Plan Relationship

The Joint Powers Agreement ensures that the Blaine Police Department has the needed systems and tools available for prosecution services to continue to provide public safety services to the community.

Board/Commission Review

No Board/Commission Review

Financial Impact

The City of Blaine is obligated to pay the costs of a network connection over the five-year life of the agreement.

Public Outreach/Input

No Public Outreach/Input

Staff Recommendation

By motion, adopt the Resolution

Attachment List

1. Blaine Pros Attny Court Amendment
2. Blaine Pros Attny Master JPA

City of Blaine

Signature Copy
Resolution: RES 24-9

Resolution Approving State of Minnesota Joint Powers Agreements with the City of Blaine on Behalf of its City Attorney and Police Department.

WHEREAS, the City of Blaine on behalf of its Prosecuting Attorney and Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension to use systems and tools available over the State's criminal justice data communications network for which the City is eligible. The Joint Powers Agreements further provide the City with the ability to add, modify and delete connectivity, systems and tools over the five year life of the agreement and obligates the City to pay the costs for the network connection.

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

1. That the State of Minnesota Joint Powers Agreements by and between the State of Minnesota acting through its Department of Public Safety, Bureau of Criminal Apprehension and the City of Blaine on behalf of its Prosecuting Attorney and Police Department, are hereby approved.

2. That Tom Weidner, the supervising attorney, or his or her successor, is designated the Authorized Representative for the Police Department. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the City's connection to the systems and tools offered by the State.

3. That Tom Weidner, the supervising attorney, or his or her successor, is designated the Authorized Representative for the Prosecuting Attorney. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the City's connection to the systems and tools offered by the State.

4. That Tim Sanders, the Mayor for the City of Blaine and Michelle Wolfe, the City Manager, are authorized to sign the State of Minnesota Joint Powers Agreements.

Passed and Adopted by the Council on this 3rd day of January, 2024.

CITY OF BLAINE

_____
By: Tim Sanders
Its Mayor

ATTEST:_____

By: Michelle Wolfe
Its City Manager

COURT DATA SERVICES SUBSCRIBER AMENDMENT TO CJDN SUBSCRIBER AGREEMENT

This Court Data Services Subscriber Amendment ("Subscriber Amendment") is entered into by the State of Minnesota, acting through its Department of Public Safety, Bureau of Criminal Apprehension, ("BCA") and the City of Blaine on behalf of its Prosecuting Attorney ("Agency"), and by and for the benefit of the State of Minnesota acting through its State Court Administrator's Office ("Court") who shall be entitled to enforce any provisions hereof through any legal action against any party.

Recitals

This Subscriber Amendment modifies and supplements the Agreement between the BCA and Agency, SWIFT Contract number 230684, of even or prior date, for Agency use of BCA systems and tools (referred to herein as "the CJDN Subscriber Agreement"). Certain BCA systems and tools that include access to and/or submission of Court Records may only be utilized by the Agency if the Agency completes this Subscriber Amendment. The Agency desires to use one or more BCA systems and tools to access and/or submit Court Records to assist the Agency in the efficient performance of its duties as required or authorized by law or court rule. Court desires to permit such access and/or submission. This Subscriber Amendment is intended to add Court as a party to the CJDN Subscriber Agreement and to create obligations by the Agency to the Court that can be enforced by the Court. It is also understood that pursuant to the Master Joint Powers Agreement for Delivery of Court Data Services to CJDN Subscribers ("Master Authorization Agreement") between the Court and the BCA, the BCA is authorized to sign this Subscriber Amendment on behalf of Court. Upon execution the Subscriber Amendment will be incorporated into the CJDN Subscriber Agreement by reference. The BCA, the Agency and the Court desire to amend the CJDN Subscriber Agreement as stated below.

The CJDN Subscriber Agreement is amended by the addition of the following provisions:

1. **TERM; TERMINATION; ONGOING OBLIGATIONS.** This Subscriber Amendment shall be effective on the date finally executed by all parties and shall remain in effect until expiration or termination of the CJDN Subscriber Agreement unless terminated earlier as provided in this Subscriber Amendment. Any party may terminate this Subscriber Amendment with or without cause by giving written notice to all other parties. The effective date of the termination shall be thirty days after the other party's receipt of the notice of termination, unless a later date is specified in the notice. The provisions of sections 5 through 9, 12.b., 12.c., and 15 through 24 shall survive any termination of this Subscriber Amendment as shall any other provisions which by their nature are intended or expected to survive such termination. Upon termination, the Subscriber shall perform the responsibilities set forth in paragraph 7(f) hereof.

2. **Definitions**. Unless otherwise specifically defined, each term used herein shall have the meaning assigned to such term in the CJDN Subscriber Agreement.

a. **"Authorized Court Data Services"** means Court Data Services that have been authorized for delivery to CJDN Subscribers via BCA systems and tools pursuant to an Authorization Amendment to the Joint Powers Agreement for Delivery of Court Data Services to CJDN Subscribers ("Master Authorization Agreement") between the Court and the BCA.

b. **"Court Data Services"** means one or more of the services set forth on the Justice Agency Resource webpage of the Minnesota Judicial Branch website (for which the current address is www.courts.state.mn.us) or other location designated by the Court, as the same may be amended from time to time by the Court.

c. "**Court Records**" means all information in any form made available by the Court to Subscriber through the BCA for the purposes of carrying out this Subscriber Amendment, including:

i. "**Court Case Information**" means any information in the Court Records that conveys information about a particular case or controversy, including without limitation Court Confidential Case Information, as defined herein.

ii. "**Court Confidential Case Information**" means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access and that conveys information about a particular case or controversy.

iii. "**Court Confidential Security and Activation Information"** means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access and that explains how to use or gain access to Court Data Services, including but not limited to login account names, passwords, TCP/IP addresses, Court Data Services user manuals, Court Data Services Programs, Court Data Services Databases, and other technical information.

iv. "**Court Confidential Information**" means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access, including without limitation both i) Court Confidential Case Information; and ii) Court Confidential Security and Activation Information.

d. "**DCA**" shall mean the district courts of the state of Minnesota and their respective staff.

e. "**Policies & Notices**" means the policies and notices published by the Court in connection with each of its Court Data Services, on a website or other location designated by the Court, as the same may be amended from time to time by the Court. Policies & Notices for each Authorized Court Data Service identified in an approved request form under section 3, below, are hereby made part of this Subscriber Amendment by this reference and provide additional terms and conditions that govern Subscriber's use of Court Records accessed through such services, including but not limited to provisions on access and use limitations.

f. "**Rules of Public Access**" means the Rules of Public Access to Records of the Judicial Branch promulgated by the Minnesota Supreme Court, as the same may be amended from time to time, including without limitation lists or tables published from time to time by the Court entitled *Limits on Public Access to Case Records or Limits on Public Access to Administrative Records*, all of which by this reference are made a part of this Subscriber Amendment. It is the obligation of Subscriber to check from time to time for updated rules, lists, and tables and be familiar with the contents thereof. It is contemplated that such rules, lists, and tables will be posted on the Minnesota Judicial Branch website, for which the current address is www.courts.state.mn.us.

g. "**Court**" shall mean the State of Minnesota, State Court Administrator's Office.

h. **"Subscriber"** shall mean the Agency.

i. "**Subscriber Records**" means any information in any form made available by the Subscriber to the Court for the purposes of carrying out this Subscriber Amendment.

3. REQUESTS FOR AUTHORIZED COURT DATA SERVICES. Following execution of this Subscriber Amendment by all parties, Subscriber may submit to the BCA one or more separate requests for Authorized Court Data Services. The BCA is authorized in the Master Authorization Agreement to process, credential and approve such requests on behalf of Court and all such requests approved by the BCA are adopted and incorporated herein by this reference the same as if set forth verbatim herein.

a. **Activation**. Activation of the requested Authorized Court Data Service(s) shall occur promptly following approval.

b. **Rejection**. Requests may be rejected for any reason, at the discretion of the BCA and/or the Court.

c. **Requests for Termination of One or More Authorized Court Data Services**. The Subscriber may request the termination of an Authorized Court Data Services previously requested by submitting a notice to Court with a copy to the BCA. Promptly upon receipt of a request for termination of an Authorized Court Data Service, the BCA will deactivate the service requested. The termination of one or more Authorized Court Data Services does not terminate this Subscriber Amendment. Provisions for termination of this Subscriber Amendment are set forth in section 1. Upon termination of Authorized Court Data Services, the Subscriber shall perform the responsibilities set forth in paragraph 7(f) hereof.

4. SCOPE OF ACCESS TO COURT RECORDS LIMITED. Subscriber's access to and/or submission of the Court Records shall be limited to Authorized Court Data Services identified in an approved request form under section 3, above, and other Court Records necessary for Subscriber to use Authorized Court Data Services. Authorized Court Data Services shall only be used according to the instructions provided in corresponding Policies & Notices or other materials and only as necessary to assist Subscriber in the efficient performance of Subscriber's duties

required or authorized by law or court rule in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body. Subscriber's access to the Court Records for personal or non-official use is prohibited. Subscriber will not use or attempt to use Authorized Court Data Services in any manner not set forth in this Subscriber Amendment, Policies & Notices, or other Authorized Court Data Services documentation, and upon any such unauthorized use or attempted use the Court may immediately terminate this Subscriber Amendment without prior notice to Subscriber.

5. GUARANTEES OF CONFIDENTIALITY. Subscriber agrees:

a. To not disclose Court Confidential Information to any third party except where necessary to carry out the Subscriber's duties as required or authorized by law or court rule in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body.

b. To take all appropriate action, whether by instruction, agreement, or otherwise, to ensure the protection, confidentiality and security of Court Confidential Information and to satisfy Subscriber's obligations under this Subscriber Amendment.

c. To limit the use of and access to Court Confidential Information to Subscriber's bona fide personnel whose use or access is necessary to effect the purposes of this Subscriber Amendment, and to advise each individual who is permitted use of and/or access to any Court Confidential Information of the restrictions upon disclosure and use contained in this Subscriber Amendment, requiring each individual who is permitted use of and/or access to Court Confidential Information to acknowledge in writing that the individual has read and understands such restrictions. Subscriber shall keep such acknowledgements on file for one year following termination of the Subscriber Amendment and/or CJDN Subscriber Agreement, whichever is longer, and shall provide the Court with access to, and copies of, such acknowledgements upon request. For purposes of this Subscriber Amendment, Subscriber's bona fide personnel shall mean individuals who are employees of Subscriber or provide services to Subscriber either on a voluntary basis or as independent contractors with Subscriber.

d. That, without limiting section 1 of this Subscriber Amendment, the obligations of Subscriber and its bona fide personnel with respect to the confidentiality and security of Court Confidential Information shall survive the termination of this Subscriber Amendment and the CJDN Subscriber Agreement and the termination of their relationship with Subscriber.

e. That, notwithstanding any federal or state law applicable to the nondisclosure obligations of Subscriber and Subscriber's bona fide personnel under this Subscriber Amendment, such obligations of Subscriber and Subscriber's bona fide personnel are founded independently on the provisions of this Subscriber Amendment.

6. APPLICABILITY TO PREVIOUSLY DISCLOSED COURT RECORDS. The Subscriber acknowledges and agrees that all Authorized Court Data Services and related Court Records disclosed to Subscriber prior to the effective date of this Subscriber Amendment shall be subject to the provisions of this Subscriber Amendment.

7. LICENSE AND PROTECTION OF PROPRIETARY RIGHTS. During the term of this Subscriber Amendment, subject to the terms and conditions hereof, the Court hereby grants to Subscriber a nonexclusive, nontransferable, limited license to use Court Data Services Programs and Court Data Services Databases to access or receive the Authorized Court Data Services identified in an approved request form under section 3, above, and related Court Records. The Court reserves the right to make modifications to the Authorized Court Data Services, Court Data Services Programs, and Court Data Services Databases, and related materials without notice to Subscriber. These modifications shall be treated in all respects as their previous counterparts.

a. Court Data Services Programs. Court is the copyright owner and licensor of the Court Data Services Programs. The combination of ideas, procedures, processes, systems, logic, coherence and methods of operation embodied within the Court Data Services Programs, and all information contained in documentation pertaining to the Court Data Services Programs, including but not limited to manuals, user documentation, and passwords, are trade secret information of Court and its licensors.

b. Court Data Services Databases. Court is the copyright owner and licensor of the Court Data Services Databases and of all copyrightable aspects and components thereof. All specifications and information pertaining to the Court Data Services Databases and their structure, sequence and organization, including without limitation data schemas such as the Court XML Schema, are trade secret information of Court and its licensors.

c. Marks. Subscriber shall neither have nor claim any right, title, or interest in or use of any trademark used in connection with Authorized Court Data Services, including but not limited to the marks “MNCIS” and “Odyssey.”

d. Restrictions on Duplication, Disclosure, and Use. Trade secret information of Court and its licensors will be treated by Subscriber in the same manner as Court Confidential Information. In addition, Subscriber will not copy any part of the Court Data Services Programs or Court Data Services Databases, or reverse engineer or otherwise attempt to discern the source code of the Court Data Services Programs or Court Data Services Databases, or use any trademark of Court or its licensors, in any way or for any purpose not specifically and expressly authorized by this Subscriber Amendment. As used herein, "trade secret information of Court and its licensors" means any information possessed by Court which derives independent economic value from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use. "Trade secret information of Court and its licensors" does not, however, include information which was known to Subscriber prior to Subscriber’s receipt thereof, either directly or indirectly, from Court or its licensors, information which is independently developed by Subscriber without reference to or use of information received from Court or its licensors, or information which would not qualify as a trade secret under Minnesota law. It will not be a violation of this section 7, sub-section d, for Subscriber to make up to one copy of training materials and configuration documentation, if any, for each individual authorized to access, use, or configure Authorized Court Data Services, solely for its own use in connection with this Subscriber Amendment. Subscriber will take all steps reasonably necessary to protect the copyright, trade secret, and trademark rights of Court and its licensors and Subscriber will advise its bona fide personnel who are permitted access to any of the Court Data Services Programs and Court Data Services Databases, and trade secret information of Court and its licensors, of the restrictions upon duplication, disclosure and use contained in this Subscriber Amendment.

e. Proprietary Notices. Subscriber will not remove any copyright or proprietary notices included in and/or on the Court Data Services Programs or Court Data Services Databases, related documentation, or trade secret information of Court and its licensors, or any part thereof, made available by Court directly or through the BCA, if any, and Subscriber will include in and/or on any copy of the Court Data Services Programs or Court Data Services Databases, or trade secret information of Court and its licensors and any documents pertaining thereto, the same copyright and other proprietary notices as appear on the copies made available to Subscriber by Court directly or through the BCA, except that copyright notices shall be updated and other proprietary notices added as may be appropriate.

f. Title; Return. The Court Data Services Programs and Court Data Services Databases, and related documentation, including but not limited to training and configuration material, if any, and logon account information and passwords, if any, made available by the Court to Subscriber directly or through the BCA and all copies, including partial copies, thereof are and remain the property of the respective licensor. Except as expressly provided in section 12.b., within ten days of the effective date of termination of this Subscriber Amendment or the CJDN Subscriber Agreement or within ten days of a request for termination of Authorized Court Data Service as described in section 4, Subscriber shall either: (i) uninstall and return any and all copies of the applicable Court Data Services Programs and Court Data Services Databases, and related documentation, including but not limited to training and configuration materials, if any, and logon account information, if any; or (2) destroy the same and certify in writing to the Court that the same have been destroyed.

8. INJUNCTIVE RELIEF. Subscriber acknowledges that the Court, Court's licensors, and DCA will be irreparably harmed if Subscriber's obligations under this Subscriber Amendment are not specifically enforced and that the Court, Court's licensors, and DCA would not have an adequate remedy at law in the event of an actual or threatened violation by Subscriber of its obligations. Therefore, Subscriber agrees that the Court, Court's licensors, and DCA shall be entitled to an injunction or any appropriate decree of specific performance for any actual or threatened violations or breaches by Subscriber or its bona fide personnel without the necessity of the Court, Court's licensors, or DCA showing actual damages or that monetary damages would not afford an adequate remedy. Unless Subscriber is an office, officer, agency, department, division, or bureau of the state of Minnesota, Subscriber shall be liable to the Court, Court's licensors, and DCA for reasonable attorney's fees incurred by the Court, Court's licensors, and DCA in obtaining any relief pursuant to this Subscriber Amendment.

9. LIABILITY. Subscriber and the Court agree that, except as otherwise expressly provided herein, each party will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of any others and the results thereof. Liability shall be governed by applicable law. Without limiting the foregoing, liability of the Court and any Subscriber that is an office, officer, agency, department, division, or bureau of the state of Minnesota shall be governed by the provisions of the Minnesota Tort Claims Act, Minnesota Statutes, section 3.376, and other applicable law. Without limiting the foregoing, if Subscriber is a political subdivision of the state of Minnesota, liability of the Subscriber shall be governed by the provisions of Minn. Stat. Ch. 466 (Tort Liability, Political Subdivisions) or other applicable law. Subscriber and Court further acknowledge that the liability, if any, of the BCA is governed by a separate agreement between the Court and the BCA dated December 13, 2010 with DPS-M -0958.

10. AVAILABILITY. Specific terms of availability shall be established by the Court and communicated to the Subscriber by the Court and/or the BCA. The Court reserves the right to terminate this Subscriber Amendment immediately and/or temporarily suspend Subscriber's Authorized Court Data Services in the event the capacity of any host computer system or legislative appropriation of funds is determined solely by the Court to be insufficient to meet the computer needs of the courts served by the host computer system.

11. [reserved]

12. ADDITIONAL USER OBLIGATIONS. The obligations of the Subscriber set forth in this section are in addition to the other obligations of the Subscriber set forth elsewhere in this Subscriber Amendment.

a. Judicial Policy Statement. Subscriber agrees to comply with all policies identified in Policies & Notices applicable to Court Records accessed by Subscriber using Authorized Court Data Services. Upon failure of the Subscriber to comply with such policies, the Court shall have the option of immediately suspending the Subscriber's Authorized Court Data Services on a temporary basis and/or immediately terminating this Subscriber Amendment.

b. Access and Use; Log. Subscriber shall be responsible for all access to and use of Authorized Court Data Services and Court Records by Subscriber's bona fide personnel or by means of Subscriber's equipment or passwords, whether or not Subscriber has knowledge of or authorizes such access and use. Subscriber shall also maintain a log identifying all persons to whom Subscriber has disclosed its Court Confidential Security and Activation Information, such as user ID(s) and password(s), including the date of such disclosure. The Subscriber shall maintain such logs for a minimum period of six years from the date of disclosure, and shall provide the Court with access to, and copies of, such logs upon request. The Court may conduct audits of Subscriber's logs and use of Authorized Court Data Services and Court Records from time to time. Upon Subscriber's failure to maintain such logs, to maintain accurate logs, or to promptly provide access by the Court to such logs, the Court may terminate this Subscriber Amendment without prior notice to Subscriber.

c. Personnel. Subscriber agrees to investigate, at the request of the Court and/or the BCA, allegations of misconduct pertaining to Subscriber's bona fide personnel having access to or use of Authorized Court Data Services, Court Confidential Information, or trade secret information of the Court and its licensors where such persons are alleged to have violated the provisions of this Subscriber Amendment, Policies & Notices, Judicial Branch policies, or other security requirements or laws regulating access to the Court Records.

d. Minnesota Data Practices Act Applicability. If Subscriber is a Minnesota Government entity that is subject to the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, Subscriber acknowledges and agrees that: (1) the Court is not subject to Minn. Stat. Ch. 13 (see section 13.90) but is subject to the Rules of Public Access and other rules promulgated by the Minnesota Supreme Court; (2) Minn. Stat. section 13.03, subdivision 4(e) requires that Subscriber comply with the Rules of Public Access and other rules

promulgated by the Minnesota Supreme Court for access to Court Records provided via the BCA systems and tools under this Subscriber Amendment; (3) the use of and access to Court Records may be restricted by rules promulgated by the Minnesota Supreme Court, applicable state statute or federal law; and (4) these applicable restrictions must be followed in the appropriate circumstances.

13. FEES; INVOICES. Unless the Subscriber is an office, officer, department, division, agency, or bureau of the state of Minnesota, Subscriber shall pay the fees, if any, set forth in applicable Policies & Notices, together with applicable sales, use or other taxes. Applicable monthly fees commence ten (10) days after notice of approval of the request pursuant to section 3 of this Subscriber Amendment or upon the initial Subscriber transaction as defined in the Policies & Notices, whichever occurs earlier. When fees apply, the Court shall invoice Subscriber on a monthly basis for charges incurred in the preceding month and applicable taxes, if any, and payment of all amounts shall be due upon receipt of invoice. If all amounts are not paid within 30 days of the date of the invoice, the Court may immediately cancel this Subscriber Amendment without notice to Subscriber and pursue all available legal remedies. The Subscriber certifies that funds have been appropriated for the payment of charges under this Subscriber Amendment for the current fiscal year, if applicable.

14. MODIFICATION OF FEES. Court may modify the fees by amending the Policies & Notices as provided herein, and the modified fees shall be effective on the date specified in the Policies & Notices, which shall not be less than thirty days from the publication of the Policies & Notices. The Subscriber shall have the option of accepting such changes or terminating this Subscriber Amendment as provided in section 1 hereof.

15. WARRANTY DISCLAIMERS.

a. WARRANTY EXCLUSIONS. EXCEPT AS SPECIFICALLY AND EXPRESSLY PROVIDED HEREIN, COURT, COURT'S LICENSORS, AND DCA MAKE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, NOR ARE ANY WARRANTIES TO BE IMPLIED, WITH RESPECT TO THE INFORMATION, SERVICES OR COMPUTER PROGRAMS MADE AVAILABLE UNDER THIS AGREEMENT.

b. ACCURACY AND COMPLETENESS OF INFORMATION. WITHOUT LIMITING THE GENERALITY OF THE PRECEDING PARAGRAPH, THE COURT, COURT'S LICENSORS, AND DCA MAKE NO WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE COURT RECORDS.

16. RELATIONSHIP OF THE PARTIES. The Subscriber is an independent contractor and shall not be deemed for any purpose to be an employee, partner, agent or franchisee of the Court, Court's licensors, or DCA. Neither Subscriber nor the Court, Court's licensors, or DCA shall have the right nor the authority to assume, create or incur any liability or obligation of any kind, express or implied, against or in the name of or on behalf of the other.

17. NOTICE. Except as provided in section 2 regarding notices of or modifications to Authorized Court Data Services and Policies & Notices, any notice to Court or Subscriber hereunder shall be deemed to have been received when personally delivered in writing or seventy-two (72) hours after it has been deposited in the United States mail, first class, proper postage prepaid, addressed to the party to whom it is intended at the address set forth on page one of this Agreement or at such other address of which notice has been given in accordance herewith.

18. NON-WAIVER. The failure by any party at any time to enforce any of the provisions of this Subscriber Amendment or any right or remedy available hereunder or at law or in equity, or to exercise any option herein provided, shall not constitute a waiver of such provision, remedy or option or in any way affect the validity of this Subscriber Amendment. The waiver of any default by either Party shall not be deemed a continuing waiver but shall apply solely to the instance to which such waiver is directed.

19. FORCE MAJEURE. Neither Subscriber nor Court shall be responsible for failure or delay in the performance of their respective obligations hereunder caused by acts beyond their reasonable control.

20. SEVERABILITY. Every provision of this Subscriber Amendment shall be construed, to the extent possible, so as to be valid and enforceable. If any provision of this Subscriber Amendment so construed is held by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable, such provision shall be deemed severed from this Subscriber Amendment, and all other provisions shall remain in full force and effect.

21. ASSIGNMENT AND BINDING EFFECT. Except as otherwise expressly permitted herein, neither Subscriber nor Court may assign, delegate and/or otherwise transfer this Subscriber Amendment or any of its rights or obligations hereunder without the prior written consent of the other. This Subscriber Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns, including any other legal entity into, by or with which Subscriber may be merged, acquired or consolidated.

22. GOVERNING LAW. This Subscriber Amendment shall in all respects be governed by and interpreted, construed and enforced in accordance with the laws of the United States and of the State of Minnesota.

23. VENUE AND JURISDICTION. Any action arising out of or relating to this Subscriber Amendment, its performance, enforcement or breach will be venued in a state or federal court situated within the State of Minnesota. The Subscriber hereby irrevocably consents and submits itself to the personal jurisdiction of said courts for that purpose.

24. INTEGRATION. This Subscriber Amendment contains all negotiations and agreements between the parties. No other understanding regarding this Subscriber Amendment, whether written or oral, may be used to bind either party, provided that all terms and conditions of the CJDN Subscriber Agreement and all previous amendments remain in full force and effect except as supplemented or modified by this Subscriber Amendment.

IN WITNESS WHEREOF, the Parties have, by their duly authorized officers, executed this Subscriber Amendment in duplicate, intending to be bound thereby.

1. SUBSCRIBER (AGENCY)

Subscriber must attach written verification of authority to sign on behalf of and bind the entity, such as an opinion of counsel or resolution.

Name: _____
(PRINTED) – Tim Sanders

Signed: _____

Title: _____Mayor_____
(with delegated authority)

Date: _____

Name: _____
(PRINTED) – Michelle Wolfe

Signed: _____

Title: City Manager
_____
(with delegated authority)

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name:
_____
(PRINTED)

Signed:
_____

Title:
_____
(with delegated authority)

Date:
_____

3. COMMISSIONER OF ADMINISTRATION
delegated to Materials Management Division

By:
_____

Date:
_____

4. COURTS
Authority granted to Bureau of Criminal Apprehension

Name:
_____
(PRINTED)

Signed:
_____

Title:
_____
(with authorized authority)

Date:
_____

State of Minnesota
Joint Powers Agreement

This Agreement is between the State of Minnesota, acting through its Department of Public Safety on behalf of the Bureau of Criminal Apprehension ("BCA"), and the City of Blaine on behalf of its Prosecuting Attorney ("Governmental Unit"). The BCA and the Governmental Unit may be referred to jointly as “Parties.”

Recitals

Under Minn. Stat. § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. Under Minn. Stat. § 299C.46, the BCA must provide a criminal justice data communications network to benefit political subdivisions as defined under Minn. Stat. § 299C.46, subd. 2 and subd. 2(a). The Governmental Unit is authorized by law to utilize the criminal justice data communications network pursuant to the terms set out in this Agreement. In addition, BCA either maintains repositories of data or has access to repositories of data that benefit authorized political subdivisions in performing their duties. The Governmental Unit wants to access data in support of its official duties.

The purpose of this Agreement is to create a method by which the Governmental Unit has access to those systems and tools for which it has eligibility, and to memorialize the requirements to obtain access and the limitations on the access.

Agreement

1 Term of Agreement

1.1 Effective Date. This Agreement is effective on the date the BCA obtains all required signatures under Minn. Stat. § 16C.05, subdivision 2.

1.2 Expiration Date. This Agreement expires five years from the date it is effective.

2 Agreement Between the Parties

2.1 General Access. BCA agrees to provide Governmental Unit with access to the Minnesota Criminal Justice Data Communications Network (CJDN) and those systems and tools which the Governmental Unit is authorized by law to access via the CJDN for the purposes outlined in Minn. Stat. § 299C.46.

2.2 Methods of Access.

The BCA offers three (3) methods of access to its systems and tools. The methods of access are:

A. **Direct access** occurs when individual users at the Governmental Unit use the Governmental Unit’s equipment to access the BCA’s systems and tools. This is generally accomplished by an individual user entering a query into one of BCA’s systems or tools.

B. **Indirect Access** occurs when individual users at the Governmental Unit go to another Governmental Unit to obtain data and information from BCA’s systems and tools. This method of access generally results in the Governmental Unit with indirect access obtaining the needed data and information in a physical format like a paper report.

C. **Computer-to-Computer System Interface** occurs when the Governmental Unit’s computer exchanges data and information with BCA’s computer systems and tools using an interface. Without limitation, interface types include: state message switch, web services, enterprise service bus and message queuing.

For purposes of this Agreement, Governmental Unit employees or contractors may use any of these methods to use BCA’s systems and tools as described in this Agreement. Governmental Unit will select a

method of access and can change the methodology following the process in Clause 2.10.

2.3 Federal Systems Access. In addition, pursuant to 28 CFR §20.30-38 and Minn. Stat. §299C.58, BCA may provide Governmental Unit with access to the Federal Bureau of Investigation (FBI) National Crime Information Center.

2.4 Governmental Unit Policies. Both the BCA and the FBI's Criminal Justice Information Systems (FBI-CJIS) have policies, regulations and laws on access, use, audit, dissemination, hit confirmation, logging, quality assurance, screening (pre-employment), security, timeliness, training, use of the system**,** and validation. Governmental Unit has created its own policies to ensure that Governmental Unit's employees and contractors comply with all applicable requirements. Governmental Unit ensures this compliance through appropriate enforcement. These BCA and FBI-CJIS policies and regulations, as amended and updated from time to time, are incorporated into this Agreement by reference. The policies are available at https://bcanextest.x.state.mn.us/launchpad/.

2.5 Governmental Unit Resources. To assist Governmental Unit in complying with the federal and state requirements on access to and use of the various systems and tools, information is available at https://sps.x.state.mn.us/sites/bcaservicecatalog/default.aspx. Additional information on appropriate use is found in the Minnesota Bureau of Criminal Apprehension Policy on Appropriate Use of Systems and Data available at https://bcanextest.x.state.mn.us/launchpad/cjisdocs/docs.cgi?cmd=FS&ID=795&TYPE=DOCS.

2.6 Access Granted.

A. Governmental Unit is granted permission to use all current and future BCA systems and tools for which Governmental Unit is eligible. Eligibility is dependent on Governmental Unit (i) satisfying all applicable federal or state statutory requirements; (ii) complying with the terms of this Agreement; and (iii) acceptance by BCA of Governmental Unit's written request for use of a specific system or tool.

B. To facilitate changes in systems and tools, Governmental Unit grants its Authorized Representative authority to make written requests for those systems and tools provided by BCA that the Governmental Unit needs to meet its criminal justice obligations and for which Governmental Unit is eligible.

2.7 Future Access. On written request from the Governmental Unit, BCA also may provide Governmental Unit with access to those systems or tools which may become available after the signing of this Agreement, to the extent that the access is authorized by applicable state and federal law. Governmental Unit agrees to be bound by the terms and conditions contained in this Agreement that when utilizing new systems or tools provided under this Agreement.

2.8 Limitations on Access. BCA agrees that it will comply with applicable state and federal laws when making information accessible. Governmental Unit agrees that it will comply with applicable state and federal laws when accessing, entering, using, disseminating, and storing data. Each party is responsible for its own compliance with the most current applicable state and federal laws.

2.9 Supersedes Prior Agreements. This Agreement supersedes any and all prior agreements between the BCA and the Governmental Unit regarding access to and use of systems and tools provided by BCA.

2.10 Requirement to Update Information. The parties agree that if there is a change to any of the information whether required by law or this Agreement, the party will send the new information to the other party in writing within 30 days of the change. This clause does not apply to changes in systems or tools provided under this Agreement.

This requirement to give notice additionally applies to changes in the individual or organization serving the Governmental Unit as its prosecutor. Any change in performance of the prosecutorial function must be provided to the BCA in writing by giving notice to the Service Desk, BCA.ServiceDesk@state.mn.us.

2.11 Transaction Record. The BCA creates and maintains a transaction record for each exchange of data utilizing its systems and tools. In order to meet FBI-CJIS requirements and to perform the audits described in Clause 7, there must be a method of identifying which individual users at the Governmental Unit conducted a

particular transaction.

If Governmental Unit uses either direct access as described in Clause 2.2A or indirect access as described in Clause 2.2B, BCA's transaction record meets FBI-CJIS requirements.

When Governmental Unit's method of access is a computer-to-computer interface as described in Clause 2.2C, the Governmental Unit must keep a transaction record sufficient to satisfy FBI-CJIS requirements and permit the audits described in Clause 7 to occur.

If a Governmental Unit accesses data from the Driver and Vehicle Services Division in the Minnesota Department of Public Safety and keeps a copy of the data, Governmental Unit must have a transaction record of all subsequent access to the data that are kept by the Governmental Unit. The transaction record must include the individual user who requested access, and the date, time and content of the request. The transaction record must also include the date, time and content of the response along with the destination to which the data were sent. The transaction record must be maintained for a minimum of six (6) years from the date the transaction occurred and must be made available to the BCA within one (1) business day of the BCA's request.

2.12 Court Information Access. Certain BCA systems and tools that include access to and/or submission of Court Records may only be utilized by the Governmental Unit if the Governmental Unit completes the Court Data Services Subscriber Amendment, which upon execution will be incorporated into this Agreement by reference. These BCA systems and tools are identified in the written request made by the Governmental Unit under Clause 2.6 above. The Court Data Services Subscriber Amendment provides important additional terms, including but not limited to privacy (see Clause 8.2, below), fees (see Clause 3 below), and transaction records or logs, that govern Governmental Unit's access to and/or submission of the Court Records delivered through the BCA systems and tools.

2.13 Vendor Personnel Screening. The BCA will conduct all vendor personnel screening on behalf of Governmental Unit as is required by the FBI CJIS Security Policy. The BCA will maintain records of the federal, fingerprint-based background check on each vendor employee as well as records of the completion of the security awareness training that may be relied on by the Governmental Unit.

3 Payment

The Governmental Unit currently accesses the criminal justice data communications network described in Minn. Stat. §299C.46. At the time this Agreement is signed, BCA understands that a third party will be responsible for the cost of access.

The Governmental Unit will identify the third party and provide the BCA with the contact information and its contact person for billing purposes so that billing can be established. The Governmental Unit will provide updated information to BCA's Authorized Representative within ten business days when this information changes.

If Governmental Unit chooses to execute the Court Data Services Subscriber Amendment referred to in Clause 2.12 in order to access and/or submit Court Records via BCA's systems, additional fees, if any, are addressed in that amendment.

4 Authorized Representatives

The BCA's Authorized Representative is the person below, or her successor:

Name: Dana Gotz, Deputy Superintendent
Address: Minnesota Department of Public Safety; Bureau of Criminal Apprehension
1430 Maryland Avenue

Saint Paul, MN 55106
Telephone: 651.793.1007
Email Address: Dana.Gotz@state.mn.us

The Governmental Unit's Authorized Representative is the person below, or his/her successor:

Name: Thomas Weidner, Attorney
Address: 1809 Northwestern Ave
Stillwater, MN 55082
Telephone: 651.351.2119
Email Address: tweidner@eckberglammers.com

5 Assignment, Amendments, Waiver, and Agreement Complete

5.1 Assignment. Neither party may assign nor transfer any rights or obligations under this Agreement.

5.2 Amendments. Any amendment to this Agreement, except those described in Clauses 2.6 and 2.7 above must be in writing and will not be effective until it has been signed and approved by the same parties who signed and approved the original agreement, their successors in office, or another individual duly authorized.

5.3 Waiver. If either party fails to enforce any provision of this Agreement, that failure does not waive the provision or the right to enforce it.

5.4 Agreement Complete. This Agreement contains all negotiations and agreements between the BCA and the Governmental Unit. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6 Liability

Each party will be responsible for its own acts and behavior and the results thereof and shall not be responsible or liable for the other party's actions and consequences of those actions. The Minnesota Torts Claims Act, Minn. Stat. § 3.736 and other applicable laws govern the BCA's liability. The Minnesota Municipal Tort Claims Act, Minn. Stat. Ch. 466 and other applicable laws, governs the Governmental Unit's liability.

7 Audits

7.1 Under Minn. Stat. § 16C.05, subd. 5, the Governmental Unit's books, records, documents, internal policies and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA, the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

Under Minn. Stat. § 6.551, the State Auditor may examine the books, records, documents, and accounting procedures and practices of BCA. The examination shall be limited to the books, records, documents, and accounting procedures and practices that are relevant to this Agreement.

7.2 Under applicable state and federal law, the Governmental Unit's records are subject to examination by the BCA to ensure compliance with laws, regulations and policies about access, use, and dissemination of data.

7.3 If the Governmental Unit accesses federal databases, the Governmental Unit's records are subject to examination by the FBI and BCA; the Governmental Unit will cooperate with FBI and BCA auditors and make any requested data available for review and audit.

7.4 If the Governmental Unit accesses state databases, the Governmental Unit's records are subject to examination by the BCA: the Governmental Unit will cooperate with the BCA auditors and make any requested data available for review and audit.

7.5 To facilitate the audits required by state and federal law, Governmental Unit is required to have an inventory of the equipment used to access the data covered by this Agreement and the physical location of each.

8 Government Data Practices

8.1 BCA and Governmental Unit. The Governmental Unit and BCA must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data accessible under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Agreement. The remedies of Minn. Stat. §§ 13.08 and 13.09 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

8.2 Court Records. If Governmental Unit chooses to execute the Court Data Services Subscriber Amendment referred to in Clause 2.12 in order to access and/or submit Court Records via BCA's systems, the following provisions regarding data practices also apply. The Court is not subject to Minn. Stat. Ch. 13 but is subject to the *Rules of Public Access to Records of the Judicial Branch* promulgated by the Minnesota Supreme Court. All parties acknowledge and agree that Minn. Stat. § 13.03, subdivision 4(e) requires that the BCA and the Governmental Unit comply with the *Rules of Public Access* for those data received from Court under the Court Data Services Subscriber Amendment. All parties also acknowledge and agree that the use of, access to or submission of Court Records, as that term is defined in the Court Data Services Subscriber Amendment, may be restricted by rules promulgated by the Minnesota Supreme Court, applicable state statute or federal law. All parties acknowledge and agree that these applicable restrictions must be followed in the appropriate circumstances.

9 Investigation of Alleged Violations; Sanctions

For purposes of this clause, "Individual User" means an employee or contractor of Governmental Unit.

9.1 Investigation. The Governmental Unit and BCA agree to cooperate in the investigation and possible prosecution of suspected violations of federal and state law referenced in this Agreement. Governmental Unit and BCA agree to cooperate in the investigation of suspected violations of the policies and procedures referenced in this Agreement. When BCA becomes aware that a violation may have occurred, BCA will inform Governmental Unit of the suspected violation, subject to any restrictions in applicable law. When Governmental Unit becomes aware that a violation has occurred, Governmental Unit will inform BCA subject to any restrictions in applicable law.

9.2 Sanctions Involving Only BCA Systems and Tools.

The following provisions apply to BCA systems and tools not covered by the Court Data Services Subscriber Amendment. None of these provisions alter the Governmental Unit internal discipline processes, including those governed by a collective bargaining agreement.

9.2.1 For BCA systems and tools that are not covered by the Court Data Services Subscriber Amendment, Governmental Unit must determine if and when an involved Individual User's access to systems or tools is to be temporarily or permanently eliminated. The decision to suspend or terminate access may be made as soon as alleged violation is discovered, after notice of an alleged violation is received, or after an investigation has occurred. Governmental Unit must report the status of the Individual User's access to BCA without delay. BCA reserves the right to make a different determination concerning an Individual User's access to systems or tools than that made by Governmental Unit and BCA's determination controls.

9.2.2 If BCA determines that Governmental Unit has jeopardized the integrity of the systems or tools covered in this Clause 9.2, BCA may temporarily stop providing some or all the systems or tools under this Agreement until the failure is remedied to the BCA's satisfaction. If Governmental Unit's failure is continuing or repeated, Clause 11.1 does not apply and BCA may terminate this Agreement immediately.

9.3 Sanctions Involving Only Court Data Services

The following provisions apply to those systems and tools covered by the Court Data Services Subscriber Amendment, if it has been signed by Governmental Unit. As part of the agreement between the Court and the BCA for the delivery of the systems and tools that are covered by the Court Data Services Subscriber Amendment, BCA is required to suspend or terminate access to or use of the systems and tools either on its own initiative or when directed by the Court. The decision to suspend or terminate access may be made as soon as an alleged violation is discovered, after notice of an alleged violation is received, or after an investigation has occurred. The decision to suspend or terminate may also be made based on a request from the Authorized Representative of Governmental Unit. The agreement further provides that only the Court has the authority to reinstate access and use.

9.3.1 Governmental Unit understands that if it has signed the Court Data Services Subscriber Amendment and if Governmental Unit's Individual Users violate the provisions of that Amendment, access and use will be suspended by BCA or Court. Governmental Unit also understands that reinstatement is only at the direction of the Court.

9.3.2 Governmental Unit further agrees that if Governmental Unit believes that one or more of its Individual Users have violated the terms of the Amendment, it will notify BCA and Court so that an investigation as described in Clause 9.1 may occur.

10 Venue

Venue for all legal proceedings involving this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

11 Termination

11.1 Termination. The BCA or the Governmental Unit may terminate this Agreement at any time, with or without cause, upon 30 days' written notice to the other party's Authorized Representative.

11.2 Termination for Insufficient Funding. Either party may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written notice to the other party's authorized representative. The Governmental Unit is not obligated to pay for any services that are provided after notice and effective date of termination. However, the BCA will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. Neither party will be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. Notice of the lack of funding must be provided within a reasonable time of the affected party receiving that notice.

12 Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: Liability; Audits; Government Data Practices; 9. Investigation of Alleged Violations; Sanctions; and Venue.

THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

The Parties indicate their agreement and authority to execute this Agreement by signing below.

1. GOVERNMENTAL UNIT

Name: _____
(PRINTED) – Tim Sanders

Signed: _____

Title: Mayor _____
(with delegated authority)

Date: _____

Name: _____
(PRINTED) – Michelle Wolfe

Signed: _____

Title: ____City Manager_____
(with delegated authority)

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with delegated authority)

Date: _____

3. COMMISSIONER OF ADMINISTRATION
As delegated to the Office of State Procurement

By: _____

Date: _____

City of Blaine
Staff Report

File Number: RES 24-10

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

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

Agenda Item # 9.1

Order Improvement and Order Preparation of Plans and Specifications for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05

Executive Summary

Council is asked to conduct the public hearing and consider ordering the improvements and preparation of the project plan and specification for the 2024 Northwest Area Street Reconstruction.

Background

Notice for this hearing has been published and mailed. An open house for affected property owners was held on December 19, 2023.

The proposed project will reconstruct the following streets:

Area 1
• 113th Court NE from cul-de-sac to Polk Street NE
• 113th Court NE from Polk Street NE to approximately 20-feet east (future street stub)
• 114th Avenue NE from Tyler Street NE to Polk Street NE
• 114th Court NE from cul-de-sac to Polk Street NE
• 115th Lane NE from Able Street NE to Polk Street NE
• Able Street NE from 115th Avenue NE to 115th Lane NE
• Able Street NE from 117th Avenue NE south to the dead end
• Polk Street NE from 113th Avenue NE to 117th Avenue NE (Polk Street NE is a Municipal State Aid Street)

Area 2
• 123rd Lane NE from Davenport Street NE to Goodhue Street NE
• 123rd Lane NE from Goodhue Street NE to cul-de-sac

• 124th Avenue NE from Davenport Street NE to Goodhue Street NE
• 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE
• Davenport Street NE from 123rd Avenue NE to 124th Lane NE
• Davenport Street from 124th Lane to cul-de-sac
• Fergus Court NE from 124th Lane NE to cul-de-sac
• Goodhue Court NE from 124th Lane NE to cul-de-sac
• Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

The proposed project will generally involve reconstructing the existing road by removing the existing pavement and installing new pavement. Spot replacement of damaged curb and gutter will also occur. In addition, storm sewer improvements and minor water main work will occur in certain areas.

The estimated cost of these proposed improvements is $3,191,442 with $650,302 to be assessed to the benefitting properties over a 15-year period. The remaining project cost is proposed to be funded with $1,647,736 from City Pavement Management Plan funds, $164,899 from City Public Utility Funds, $101,714 from City Storm Water Utility Funds, and $626,793 from State Aid Funds.

The proposed project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Schedule of Actions

August 7, 2023	Initiate Project and Order Preparation of Feasibility Report
December 18, 2023	Receive Feasibility Report and Order Public Hearing
December 19, 2023	Public Information Meeting
January 3, 2024	Hold Public Hearing, Order Improvement, and Order Preparation of Plans and Specifications
March 2024	Approve Plans & Specifications and Order Advertisement for Bids
April 2024	Open Bids
May 2024	Award Contract
May-October 2024	Construction of Improvements
February 2025	Assess Improvements
May 2026	First Assessment Payment Due with Real Estate Taxes

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a Well Maintained Infrastructure by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, City Storm Water Utility Funds and Municipal State Aid System funds. The 2023 project budget included $106,500 for consulting. The 2024 project budget in the 2024-2028 Capital Improvement Plan is $2,705,100 and includes consulting, construction, and contingency, resulting in a total project budget of $2,811,600. With estimated improvement costs of $3,191,442, the 2024 budget and CIP may need to be amended in 2024 and additional bond proceeds may need to be issued to finance project costs. Alternatively, the project could be split into multiple years or bids could be rejected and the project rebid in 2025. Any or all of these options will be brought to council when the contract is proposed to be awarded.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statues.

Staff Recommendation

Conduct the public hearing and by motion, approve the Resolution.

Attachment List

1. 24-05 Project Area Maps
2. 24-05 Feasibility Report - Final

City of Blaine

Signature Copy
Resolution: RES 24-10

Order Improvement and Order Preparation of Plans and Specifications for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05

WHEREAS, Resolution No. 23-174 the Blaine City Council, adopted on the 18th day of December, 2023, ordered a public hearing on the proposed project; and

WHEREAS, the required notices were published and mailed to benefitting property owners, and the public hearing was held on the 3rd day January, 2024, at which time all persons desiring to be heard were given an opportunity to be heard.

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

1. Such improvements are hereby ordered as proposed in the Feasibility Report, which was accepted by Resolution No. 23-174 adopted on the 18th day of December, 2023.
2. The City Engineer is hereby designated as the Engineer for this improvement and is directed to prepare plans and specifications for the making of this improvement.
3. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

PASSED by the City Council of the City of Blaine this 3rd day of January, 2024.

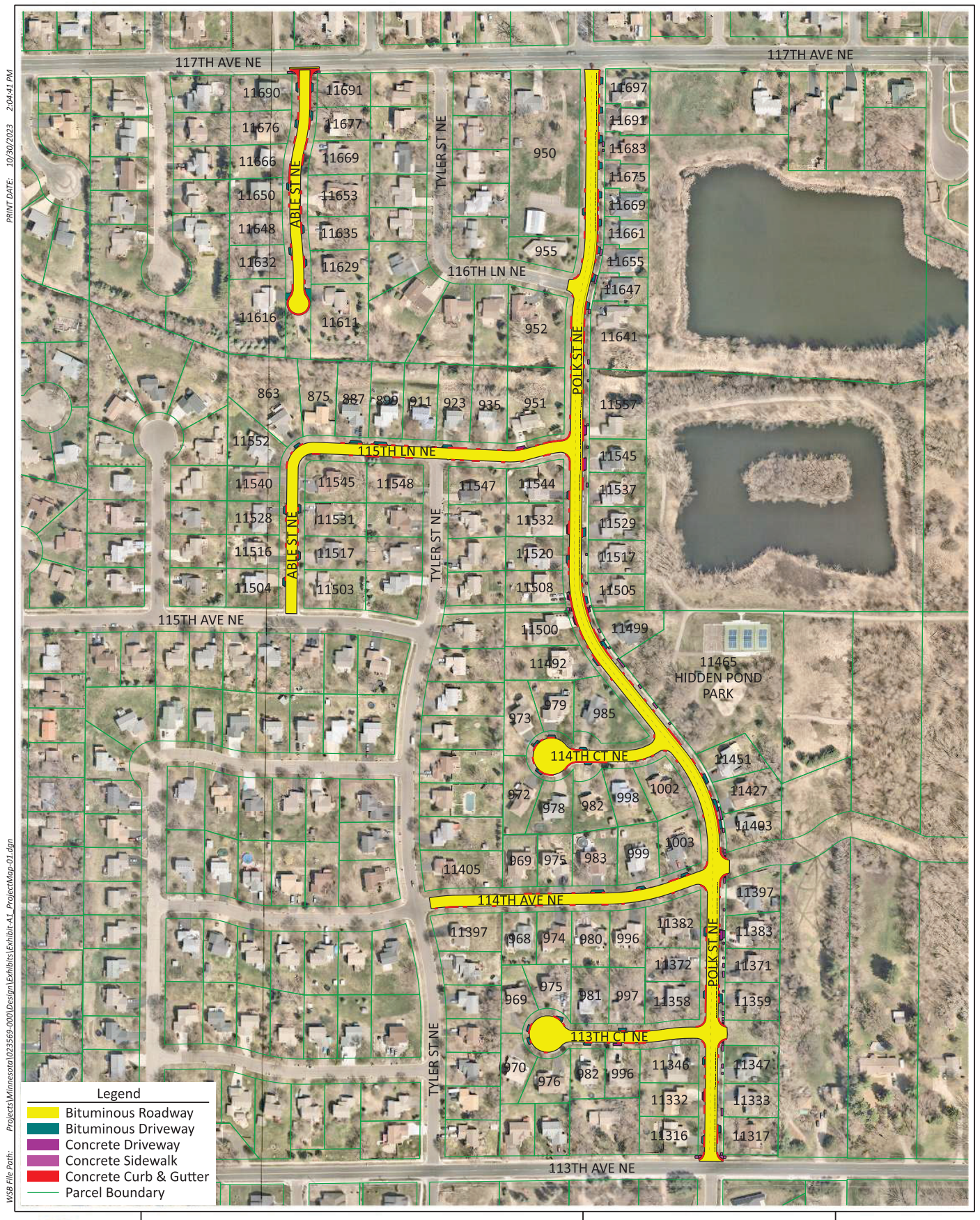


Exhibit 1: Area 1 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

N
0 150 300
SCALE IN FEET

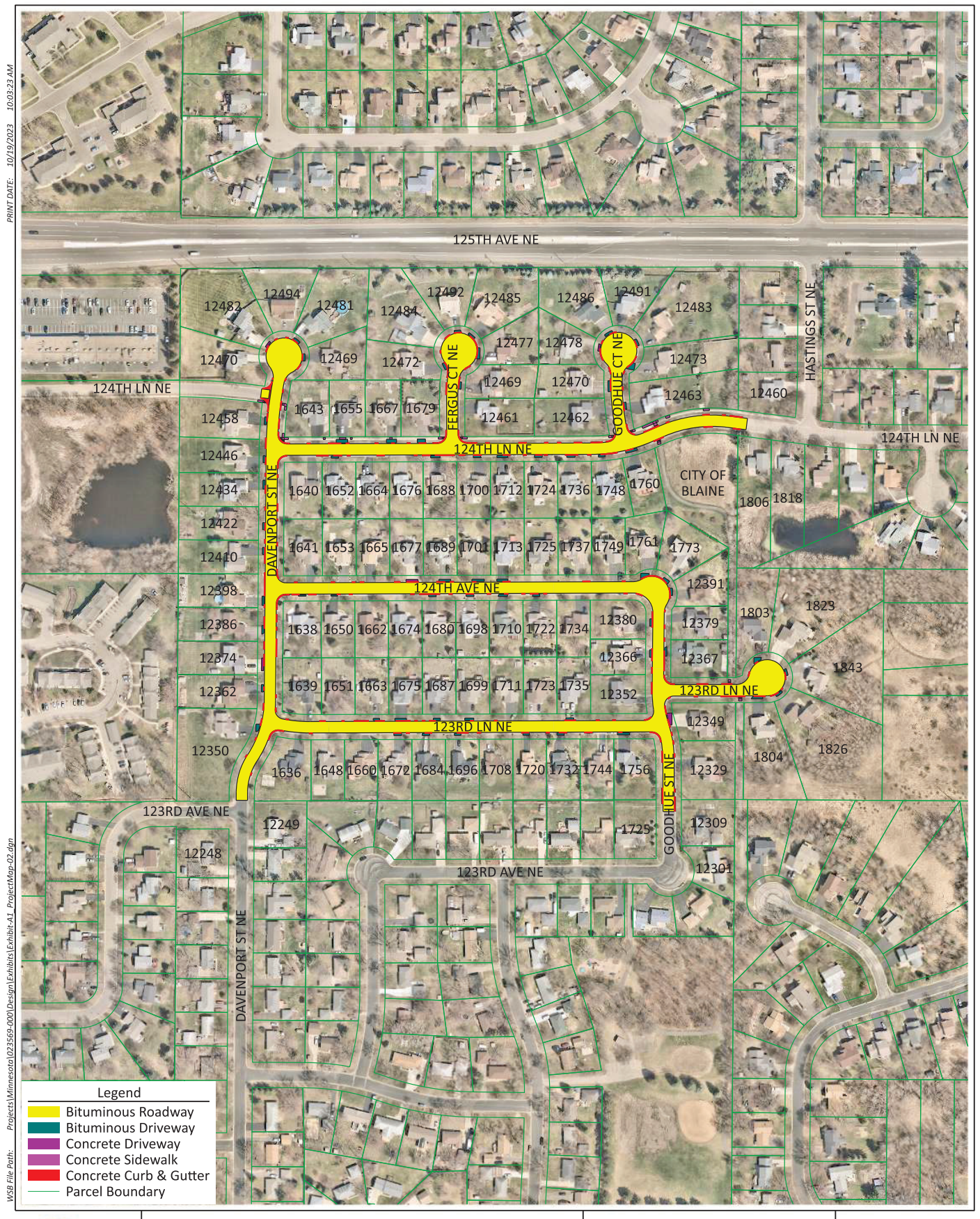


Exhibit 1: Area 2 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

N
0 150 300
SCALE IN FEET

FEASIBILITY REPORT

NORTHWEST AREA STREET RECONSTRUCTION

CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

DECEMBER 6, 2023

Prepared for:
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

CITY PROJECT NO. 24-05
WSB PROJECT NO. 023569-000

NORTHWEST AREA STREET RECONSTRUCTION

CITY PROJECT NO. 24-05

FOR THE CITY OF BLAINE, MINNESOTA

DECEMBER 6, 2023

Prepared By:

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Nicholas E. Hentges, PE

Date: December 6, 2023 License No.: 44620

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Appendix A
Exhibit 1: Project Area
Exhibit 2: Roadway Typical Section
Exhibit 3: Storm Sewer Design

Appendix B
Opinion of Probable Cost

Appendix C
Exhibit 1: Assessable Parcels Map
Exhibit 2: Assessment Roll

Appendix D
Pavement Investigation Report

EXECUTIVE SUMMARY

The proposed project includes the reconstruction of several streets, within two designated areas, in the general northwest area within the City of Blaine. The specific areas and associated streets to be reconstructed are as follows:

Area 1

- 113th Court NE from cul-de-sac to Polk Street NE
- 113th Court NE from Polk Street NE to approximately 20-feet east (future street stub)
- 114th Avenue NE from Tyler Street NE to Polk Street NE
- 114th Court NE from cul-de-sac to Polk Street NE
- 115th Lane NE from Able Street NE to Polk Street NE
- Able Street NE from 115th Avenue NE to 115th Lane NE
- Able Street NE from 117th Avenue NE south to the dead end
- Polk Street NE from 113th Avenue NE to 117th Avenue NE (Polk Street NE is a Municipal State Aid Street)

Area 2

- 123rd Lane NE from Davenport Street NE to Goodhue Street NE
- 123rd Lane NE from Goodhue Street NE to cul-de-sac
- 124th Avenue NE from Davenport Street NE to Goodhue Street NE
- 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE
- Davenport Street NE from 123rd Avenue NE to 124th Lane NE
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court NE from 124th Lane NE to cul-de-sac
- Goodhue Court NE from 124th Lane NE to cul-de-sac
- Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

Areas 1 and 2 are proposed to be reconstructed with spot curb and gutter replacement, full depth bituminous pavement reclamation, grading of the base material, and bituminous paving. The subgrade of these areas will not be exposed. The scope of storm sewer improvements includes adding a stormwater basin (BMP) in area 1 for water quality improvement as identified in the city's Volume Reduction & Water Quality Study (2021). Storm sewer improvements also include adding inlets at low points where there is currently limited inlet capacity and the replacement of block structures, back pitched pipes, inlet and manhole castings. Water improvements include replacement of select gate valves, select curb stops, and adjustment of other surface features. Sanitary sewer improvements are limited to replacement of manhole castings.

The total estimated cost of improvements is $3,191,442 with $650,302 proposed to be assessed over a 15-year period. The remaining project cost is proposed to be funded with $1,647,736 from City Pavement Management Plan funds, $164,899 from City Public Utility Funds, $101,714 from City Storm Drainage Funds, and $626,793 from State Aid Funds.

The proposed project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

1 PROJECT HISTORY

The Blaine City Council initiated this project and ordered the preparation of a feasibility report on August 7, 2023. Under Motion 2023-331 the City Council authorized the Mayor and City Manager to enter into a Contract with WSB for Professional Engineering services to complete the work.

This report is based on field observations, record drawing information, 2022 aerial photography, and topographic survey.

2 PROJECT AREA CHARACTERISTICS

The general project area includes the following specific areas and streets:

Area 1

- 113th Court NE from cul-de-sac to Polk Street NE
- 113th Court NE from Polk Street NE to approximately 20-feet east (future street stub)
- 114th Avenue NE from Tyler Street NE to Polk Street NE
- 114th Court NE from cul-de-sac to Polk Street NE
- 115th Lane NE from Able Street NE to Polk Street NE
- Able Street NE from 115th Avenue NE to 115th Lane NE
- Able Street NE from 117th Avenue NE south to the dead end
- Polk Street NE from 113th Avenue NE to 117th Avenue NE (Polk Street NE is a Municipal State Aid Street)

Area 2

- 123rd Lane NE from Davenport Street NE to Goodhue Street NE
- 123rd Lane NE from Goodhue Street NE to cul-de-sac
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- 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE
- Davenport Street NE from 123rd Avenue NE to 124th Lane NE
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court NE from 124th Lane NE to cul-de-sac
- Goodhue Court NE from 124th Lane NE to cul-de-sac
- Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

All of the streets that are a part of the Northwest Area Street Reconstruction Project are urban sections with existing curb and gutter. The pavement on all streets within the project sub-areas has reached the point of failure with significant alligator, block, transverse, and longitudinal cracking, as well as surface stripping, and has failed to the point where an overlay is not feasible.

The Anoka County Soil Survey from the United States Department of Agriculture indicates that the predominant soil types in the project area are Hydraulic Soils Group Iw, LnA, Rf, ZmB in Area 1 and Iw, LnA, Ma, Ru, SbB, Se, SmB in Area 2. This project is not anticipating groundwater to be present in the excavations at the assumed depths of the proposed storm sewer. If groundwater is encountered during watermain improvement construction, dewatering will be required. Deeper excavations below the groundwater table, in sandy soils, will likely require a sand point dewatering system.

The project area is contained wholly in the Coon Creek Watershed District. No portion of this project will impact wetlands as identified on the City's wetland inventory map.

See Appendix A, Exhibit 1 for Project Location Maps.

2.1 Road History

Area 1

The **Able Street NE** cul-de-sac off of 117th Avenue NE was constructed in 1984. This street was constructed with a pavement section consisting of approximately 3.75-inches of bituminous over 4-inches of aggregate base with surmountable concrete curb and gutter. No pavement rehabilitation has been performed to date on this street.

The following streets were constructed in 1995: **Able Street NE** from 115th Avenue NE to 115th Lane NE, **115th Lane NE** from Able Street NE to Polk Street NE. These streets were constructed with a pavement section consisting of approximately 3.25-inches of bituminous over approximately 4-inches of aggregate base with concrete curb and gutter design D312.

The following streets were constructed in 1998: **113th Court NE** (constructed as 113th Lane NE) from Polk Street NE to 340-feet west, **114th Avenue NE** from 325-feet east of Tyler Street NE to Polk Street NE, **114th Court NE** (constructed as 114th Lane NE). These streets were constructed with a pavement section consisting of approximately 3-inches to 4.5-inches of bituminous over 3-inches to 6-inches of aggregate base with concrete curb and gutter design D312.

The following streets were constructed in 2004: **114th Court NE** cul-de-sac extension, **114th Avenue NE** from Tyler Street to 325-feet east, **113th Court NE** from 340-feet west of Polk Street NE to the cul-de-sac. These streets were constructed with a pavement section consisting of approximately 3-inches to 4.5-inches of bituminous over 3-inches to 6-inches of aggregate base with concrete curb and gutter design D312. No pavement rehabilitation has been performed to date on this street.

Polk Street NE from 117th Avenue NE to approximately 1,300 feet south along Polk Street NE was constructed in 1996. This street section was constructed with approximately 4.5-inches of bituminous over approximately 6-inches of aggregate base with concrete curb and gutter design B618. Bituminous patching along large sections of Polk Street NE was performed in 2022. Polk Street NE from 113th Avenue NE to the terminus of Polk Street NE was constructed in 1995 and consists of approximately 3.5-inches of bituminous over 4-inches aggregate base with concrete curb and gutter design B618. Bituminous patching along large sections of Polk Street NE was performed in 2022. No other pavement rehabilitation has been performed to date on this street. Polk Street NE is a municipal state aid street. It was constructed to a width of 33 feet from back of curb to back of curb. The width accommodates a single through lane in each direction as well as a 6.33 foot wide shoulder on the northbound side.

Area 2

The following streets were constructed in 1996: **Davenport Street NE** from 123rd Avenue to the cul-de-sac, **123th Lane NE** from Davenport Street NE to 185-feet east of Goodhue Street NE, **Fergus Court NE**, **124th Avenue NE** from Davenport Street NE to Goodhue Street NE, **Goodhue Street NE** from 124th Avenue NE to 190-feet south of 123rd Lane NE, **Goodhue Court NE**, **124th Lane** from Davenport Street NE to 280-feet east of Goodhue Court NE. These streets were constructed with approximately 2.5-inches to 5-inches of bituminous over approximately 2-inches to 4-inches of aggregate base with concrete curb and gutter design D312.

123rd Lane NE from Goodhue Street NE to the cul-de-sac was constructed in 2000. This street was constructed with a pavement section consisting of approximately 3-inches of bituminous over 3-inches of aggregate base with concrete curb and gutter design D312. No pavement rehabilitation has been performed to date on this street.

2.2 Pavement Investigation

WSB completed a pavement investigation at twenty-four (24) coring locations throughout the project areas on September 19, 2023. The results of this investigation can be found in the Pavement Design Report in Appendix D. The investigation found that bituminous depths ranged from 2.25-inches to 5-inches over 2-inches to 7-inches of aggregate base consisting of sand with some gravel. Laboratory testing was completed on samples of the aggregate base material and determined that some areas passed the MnDOT 3138 – Class 5 gradation requirements and some failed due to much material passing the #40 sieve.

2.3 Existing Conditions Photos

The following photos were taken during a site inspection on September 19, 2023, and are representative of conditions of all streets included with this project.

Figure 2-1 Existing Conditions on Able Street NE

Figure 2-2 Existing Conitions on Polk Street NE

Figure 2-3 Existing Conditions on 113th Court NE

Figure 2-4 Existing Conditions on 115th Lane NE

Figure 2-5 Existing Conditions on Davenport Street NE

Figure 2-6 Existing Conditions on 124th Lane NE

Figure 2-7 Existing Conditions on 124th Avenue NE

Figure 2-8 Existing Conditions on Goodhue Street NE

3 PROPOSED IMPROVEMENTS

The proposed improvements will include pavement replacement, spot curb and gutter replacement, sidewalk and pedestrian ramp improvements to make them ADA compliant, adjustment of gate valves, adjustment of manholes, adjustment of catch basins, replacement of storm sewer and sanitary sewer castings, and construction of a stormwater basin (BMP) in area 1. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

3.1 Street Construction

The street typical section will be reconstructed to include 3-1/2-inches of bituminous pavement over compacted reclaim material. The existing curb and gutter will remain in place with spot replacement.

The typical section for Polk Street NE will be reconstructed to meet minimum flexible pavement design requirements per MnDOT State Aid design standards. The resulting typical section includes 3-1/2 inches of bituminous pavement over 4 inches of compacted reclaim material.

See Appendix A, Exhibit 2 for the proposed typical section.

It is not anticipated that additional right-of-way will be needed for the project.

3.2 Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer within the project area. This review has determined that the scope of sanitary sewer improvements is limited to the replacement of existing manhole castings and rings.

3.3 Water Main

Public Works and Engineering staff have reviewed the water main installation dates and water main break data in the project area and concur that the existing ductile iron water main pipe was installed just prior to when the roadways were first constructed and have no issues indicating the need for replacement or repair. However, three new gate valves will be installed with the project, two in area 1 and one in area 2. In addition, one gate vale will be eliminated in area 2.

All existing gate valve boxes located within the existing street section, that are not replaced, will be adjusted.

It is assumed that no curb stops require replacement. Curb stop boxes impacted by driveway reconstruction will be adjusted to the finished grade.

3.4 Storm Sewer and Stormwater Management

The scope of storm sewer improvements is limited to the replacement of block structures, existing catch basin and manhole castings, reconstructing back pitched pipes and adding catch basins at some of the low points to reduce the spread in the roadways. The full project area is located within the Coon Creek Watershed District (CCWD). The pavement replacement is proposed to be limited to the aggregate base being graded and recompacted but not removed so underlying soils will not be exposed as part of the project. Since the project will not expose underlying soils beneath the aggregate base CCWD stormwater management and erosion control rules are not triggered. Since the roadways will be put back to the same footprint and overall drainage patterns remain unchanged, proposed rates will match existing.

Storm sewer within Area 1 excluding Able Street, outlets to one of two existing stormwater ponds adjacent to the project area for treatment. Both stormwater ponds outlet to County Ditch 41 that runs through the middle of Area 1. Drainage from Able Street discharges directly to County Ditch 41. Work within the ditch is not proposed as part of the project. Since there is FEMA and CCWD floodplain covering County Ditch 41, if work within the ditch is added to the project permitting would be required with CCWD and all FEMA requirements would need to be documented as being met.

Most of the storm sewer within Area 2 with the exception of the storm sewer within the 123rd Lane Northeast cul de sac discharges to an existing stormwater pond in the northwest corner of the project where it is treated. Storm sewer in the 123rd Lane Northeast cul de sac outlets to an existing wetland area adjacent to the project.

Hidden Ponds Park adjacent to Area 1 was analyzed as part of the City of Blaine Volume Reduction and Water Quality Study completed by WSB in 2021. The area was determined to have a moderate potential benefit with moderate infiltration potential. An infiltration basin is proposed prior to the existing stormwater pond to treat drainage off of the southern half of Polk Street within Area 1. A figure for the proposed infiltration basin is included in the Appendix with the capacity analysis figures and a cost estimate for the proposed basin is included with the cost estimate. Because the Volume Reduction and Water Quality Study was a high-level analysis of identifying potential BMP locations, the proposed infiltration basin will need to be verified to be feasible during design with additional topographical data, soils information and confirmation of space limitations. Area 2 was not identified as a potential project location analyzed as part of the City of Blaine Volume Reduction and Water Quality Study.

Based on estimated construction dates and delineated drainage areas the ponds adjacent and receiving runoff from the project areas were not identified as needing maintenance or sediment excavation.
No storm sewer improvements have been performed to date in the project area.

4 IMPACT OF PROPOSED IMPROVEMENTS

The proposed street improvements will not create any new maintenance issues for the Public Works staff. The City will work with the affected property owners and the Contractor to resolve any situation that may arise during construction.

All streets will remain open to local traffic during construction with short-term traffic delays expected. Construction dust, noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards, sprinkler systems, and driveways will be restored.

5 SUMMARY OF ESTIMATED COSTS AND FUNDING

Project No.: 24-05
Description: Northwest Area Street Reconstruction

Cost Item	Percent	Amount
Construction Costs		
Assessable Street Construction		$ 1,696,547.03
Non-Assessable Street Construction		$ 318,554.36
Watermain Construction		$ 62,366.17
Sanitary Sewer Construction		$ 64,478.83
Storm Sewer Construction		$ 234,767.62
Stormwater BMP Construction		$ 78,240.87
Total Construction Costs		**$ 2,454,954.88**
Administrative Costs		
Engineering	18%	$ 441,891.88
Assessment	1%	$ 24,549.55
Legal	1%	$ 24,549.55
Administration	5%	$ 122,747.74
Capitalized Interest	4%	$ 98,198.19
Bonding	1%	$ 24,549.55
Total Administrative Costs	**30%**	**$ 736,486.46**
Total Estimated Project Costs:		**$ 3,191,441.33**

Temporary Funding Source: City Internal Funds

Permanent Funding Source: Assessments, Pavement Management Program (PMP) Funds, State Aid Funds, and Public Utility Funds

Funding

Total Generation from Assessments:	$ 650,301.79
Total Paid from Public Sanitary Sewer Funds:	$ 83,822.48
Total Paid from Public Water Utility Funds:	$ 81,076.02
Total Paid from Public Storm Drainage Funds:	$ 101,713.13
Total Paid from State Aid Funds:	$ 626,792.61
Total Paid from PMP Funds:	$ 1,647,735.30

ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City Assessment Policy. It is proposed to assess this project using the unit method for the residential properties (single unit) in Areas 1 and 2. Proposed assessments are based on 35% of the entire cost of the improved street sections for residential properties and do not include costs for water main construction, sanitary sewer construction, stormwater basin (BMP) construction, residential driveway construction, sidewalk construction, pedestrian ramp construction, irrigation replacement, and tree removal and replacement.

See Appendix C Exhibit 1 for the parcels proposed to be assessed and Appendix C Exhibit 2 for the proposed assessment rolls.

6 FINANCE

The proposed project will temporarily be financed by the city. Permanent funding will be provided by Pavement Management Program Funds, State Aid Funds, City Storm Drainage Funds, City Water and Sewer Utility Funds, and the costs assessed to the benefiting parcels in accordance with the City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

6.1 Finance Statement

With reference to this Feasibility Report for Improvement Project 24-05 as prepared by WSB dated December 6, 2023:

A. The project would be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the Pavement Management Program Funds, Public Utility Funds, State Aid Funds, and Assessments.

B. Sufficient monies are currently available from the City's Internal Fund to temporarily fund the special assessment portion of this project. It is estimated that $650,302 will be assessed.

C. Sufficient monies are currently available from the City's Pavement Management Program Fund to pay for the proposed street improvements at an estimated cost of $1,647,736.

D. Sufficient monies are currently available from the City's Public Utility Funds to pay for proposed utility improvements and are estimated cost of $164,899.

E. Sufficient monies are currently available from the City's Public Storm Drainage Funds to pay for proposed stormwater basin (BMP) improvements and are estimated cost of $101,714.

F. Sufficient monies are currently available from the City's State Aid Funds to pay for proposed eligible improvements along Polk Street NE and are estimated cost of $626,793.

7 PROJECT SCHEDULE

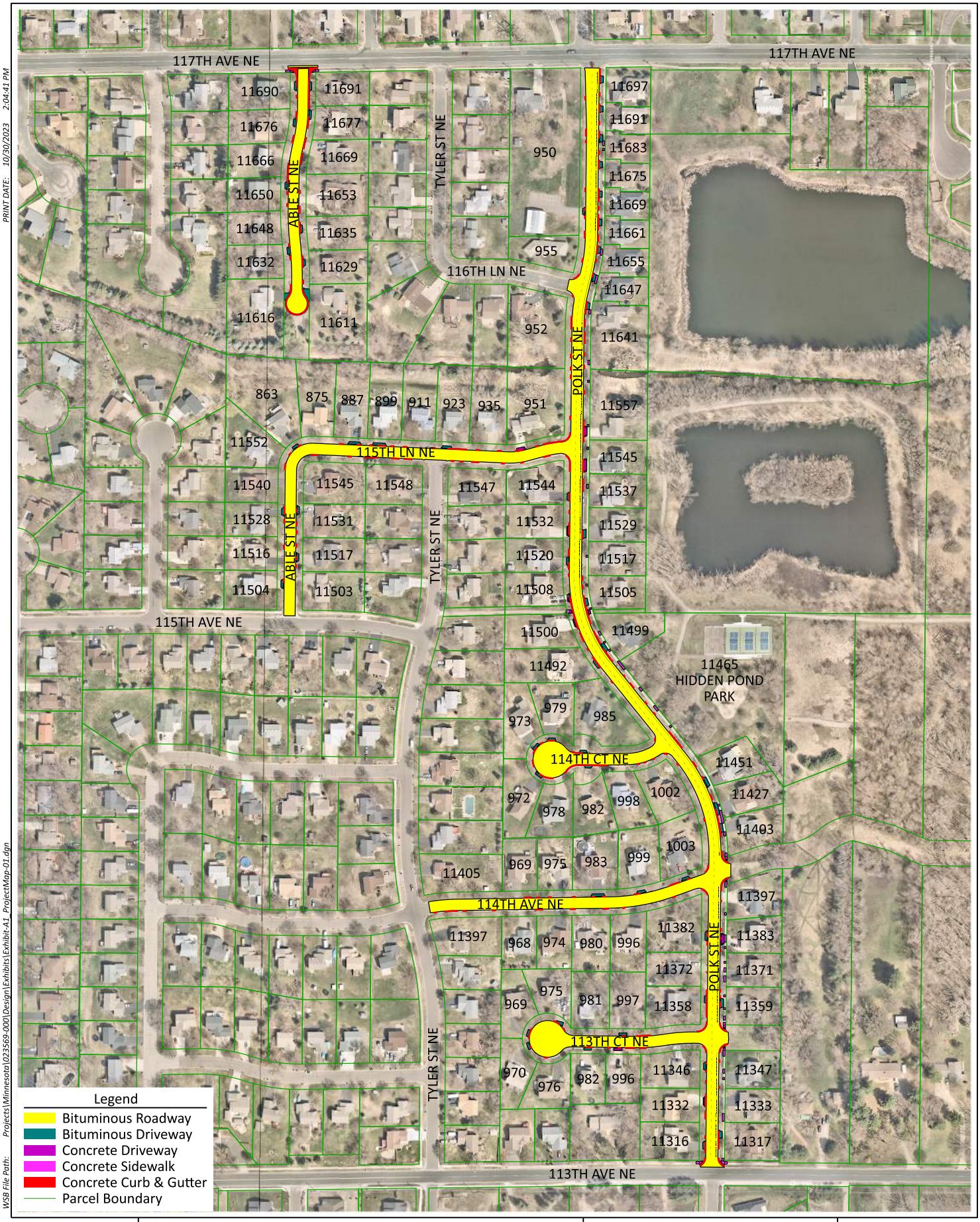
December 18, 2023	Receive Feasibility Report Order Public Hearing
December 19, 2023	Public Information Meeting
January 17, 2024	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
March 2024	Approve Plans and Specifications Order Advertisement for Bids
April 2024	Open Bids
May 2024	Award Contract
May – October 2024	Construct Improvements
February 2025	Assess Project
May 2025	First assessment payment due with real estate taxes.

8 FEASIBILITY AND RECOMMENDATION

The project as proposed is necessary, technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold a public hearing, and order improvements.

APPENDIX A

Exhibit 1: Project Location Map
Exhibit 2: Typical Sections
Exhibit 3: Storm Sewer Design



Legend
- Bituminous Roadway
- Bituminous Driveway
- Concrete Driveway
- Concrete Sidewalk
- Concrete Curb & Gutter
- Parcel Boundary

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Exhibit 1: Area 1 Project Map

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

N

0 150 300
SCALE IN FEET

BlaineMN.gov

wsb

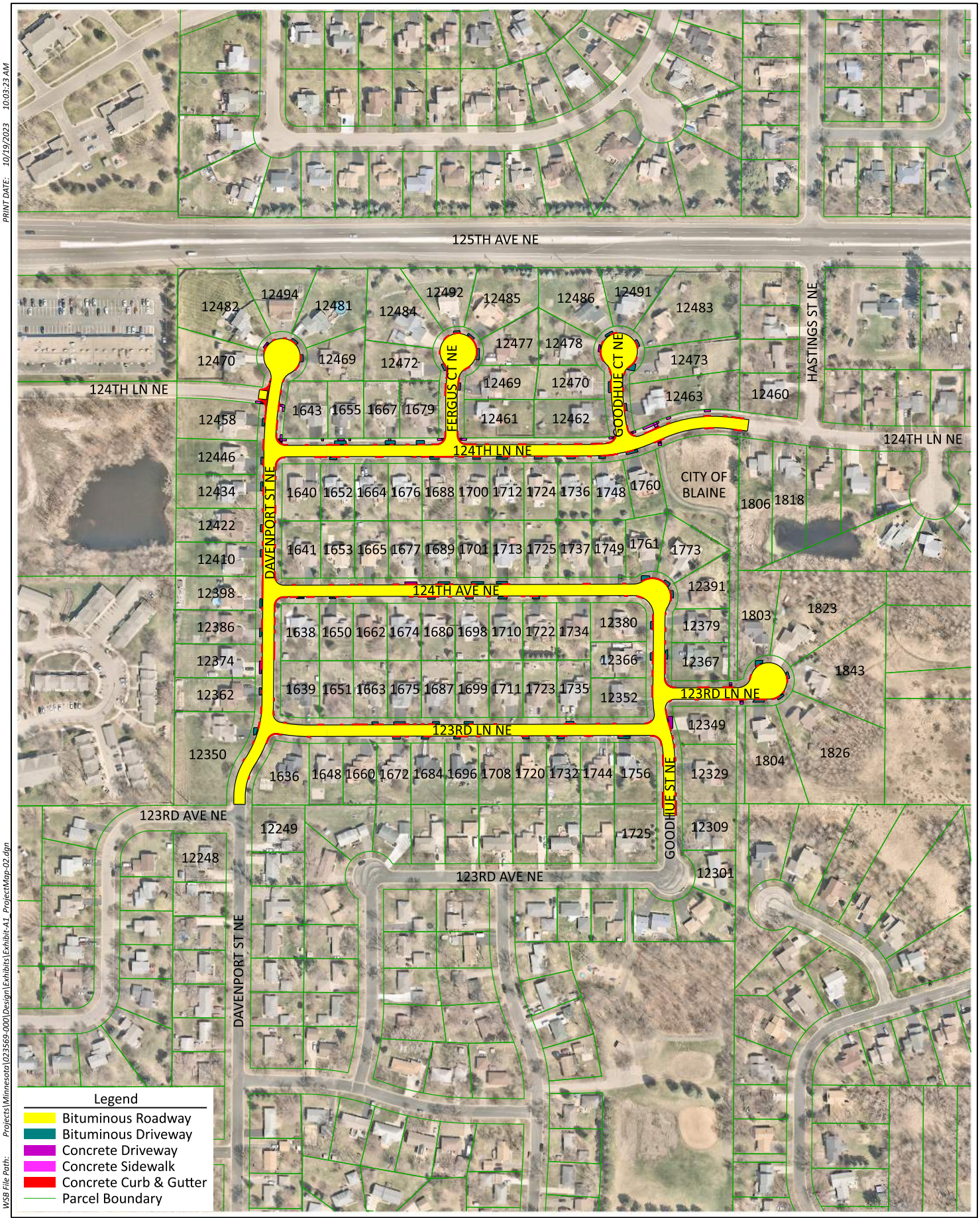

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Exhibit 1: Area 2 Project Map

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

N

0 150 300
SCALE IN FEET

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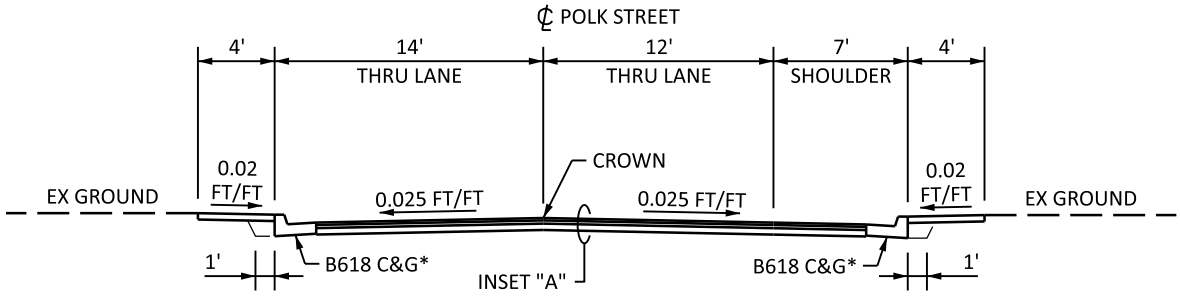

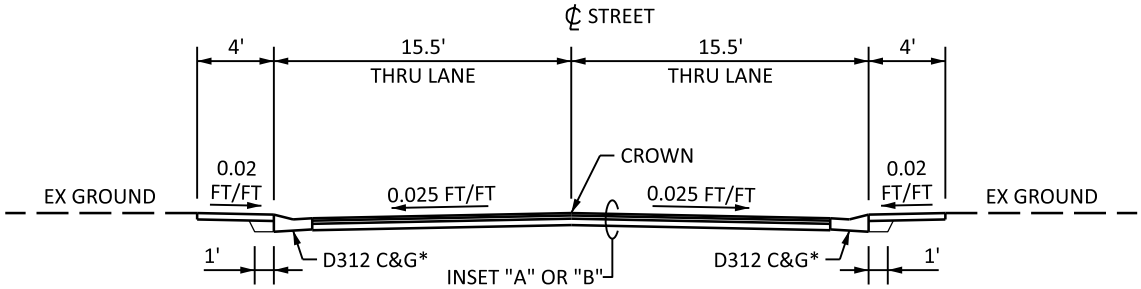

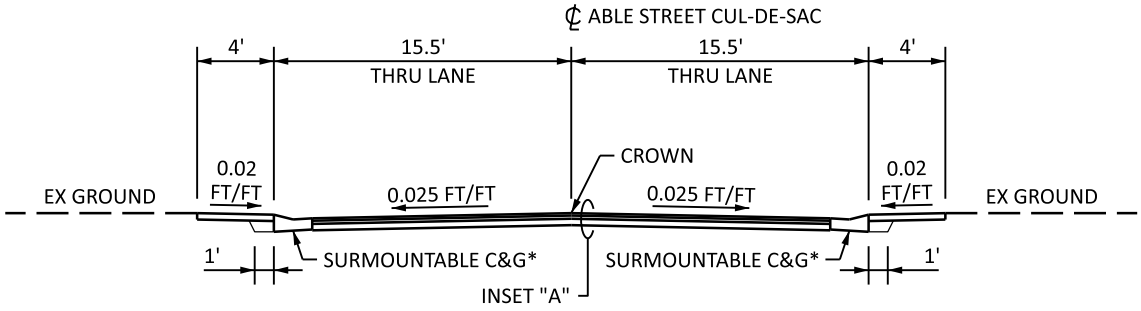

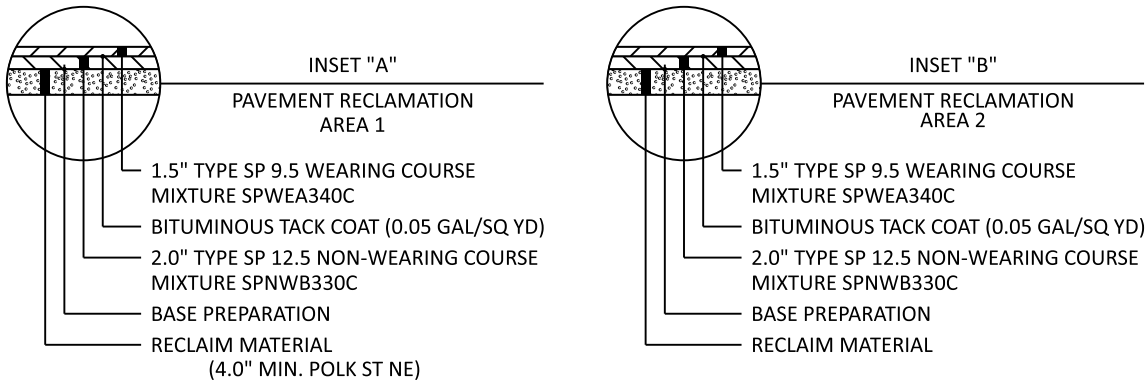

NOTES:
*SPOT REPLACEMENT, EARTHWORK INCIDENTAL

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Exhibit 2: Proposed Typical Sections

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

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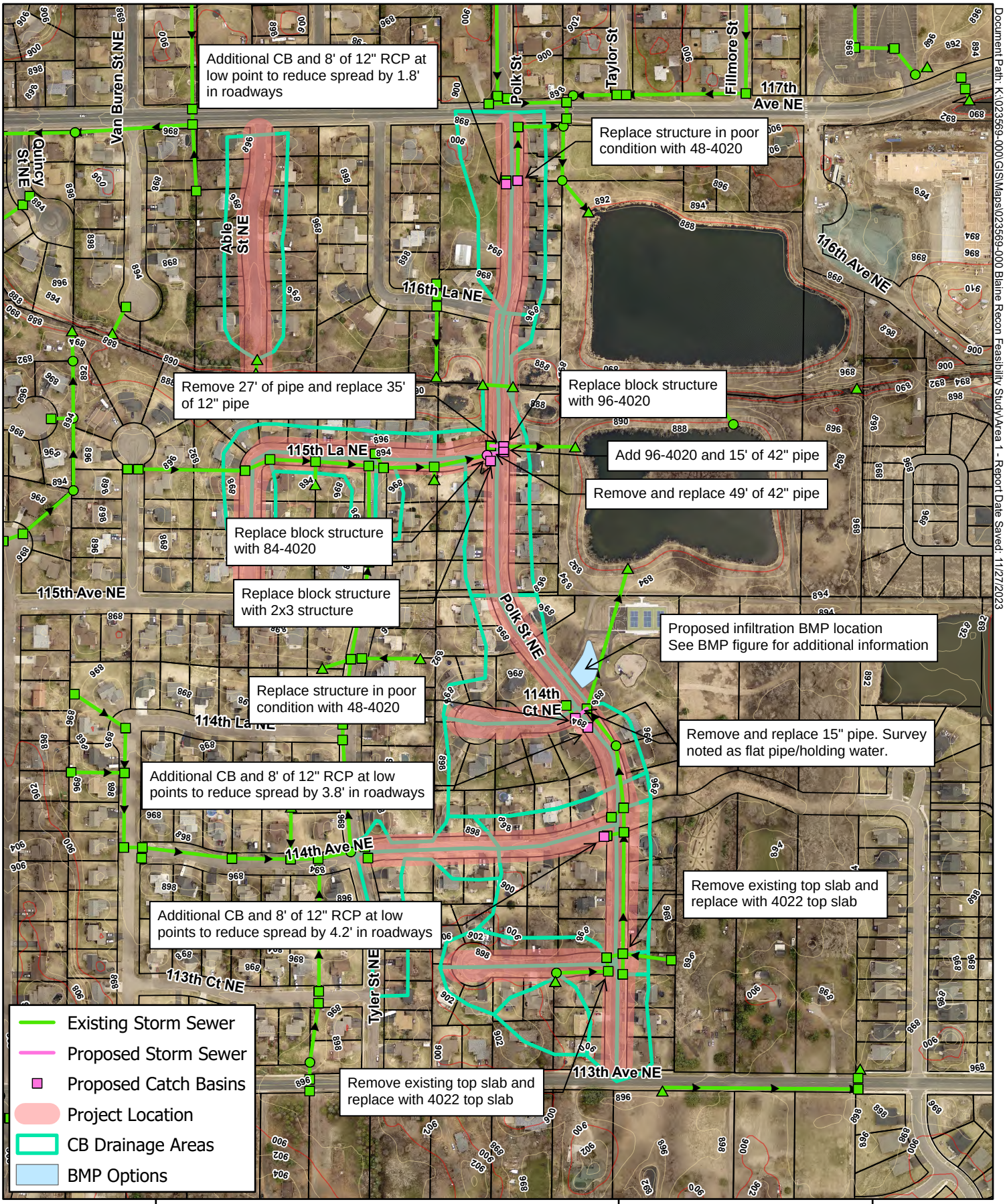

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Existing Storm Sewer Capacity

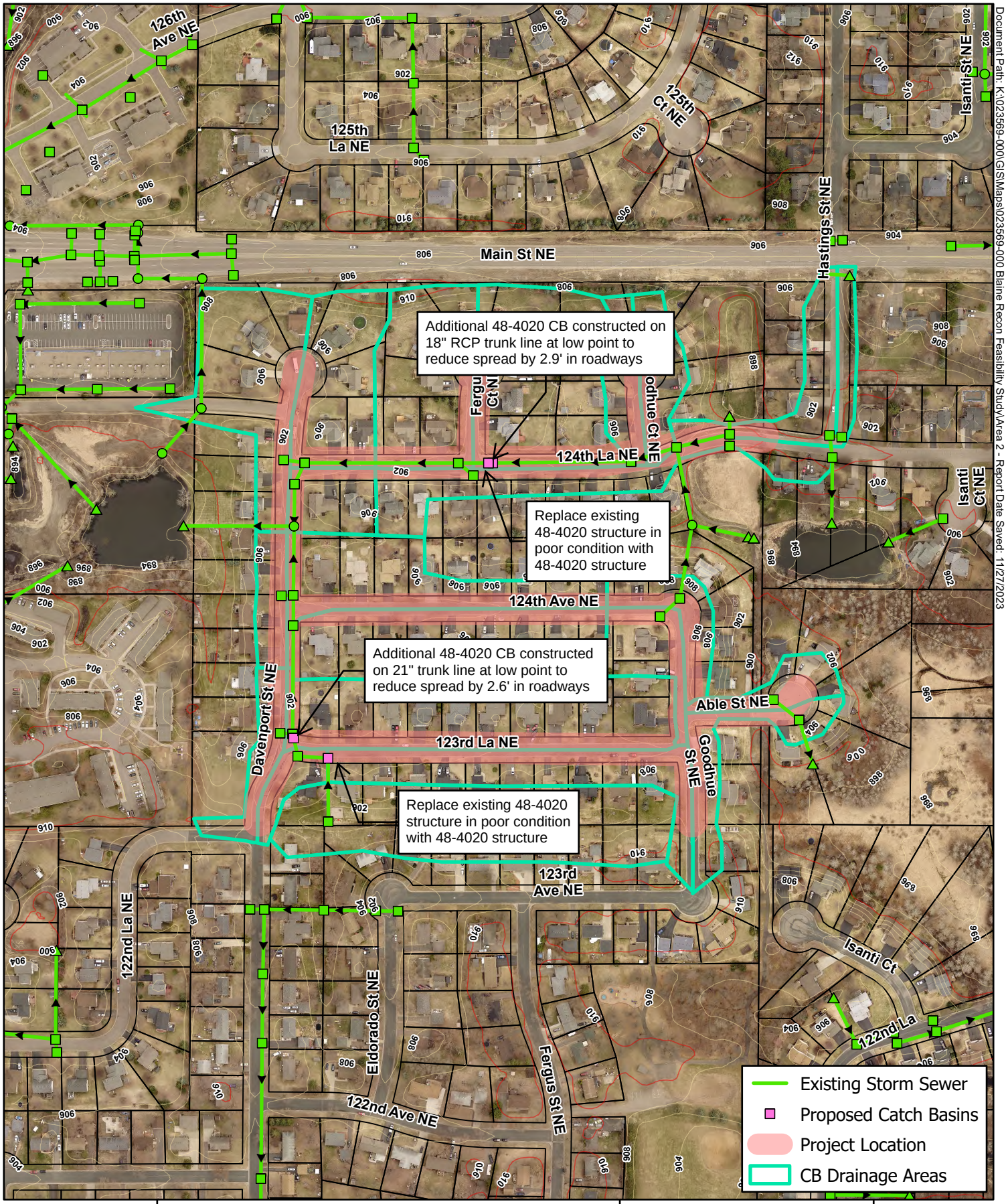
2024 Street Reconstruction Project
City of Blaine, MN

N

0 350 Feet

1 inch = 350 feet

wsb



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BlaineMN.gov

Existing Storm Sewer Capacity

2024 Street Reconstruction Project
City of Blaine, MN

N

0 300 Feet

1 inch = 300 feet

wsb

BlaineMN.gov

Potential BMP Location: Hidden Ponds Park

Volume Reduction & Water Quality Study
City of Blaine

N

0 250 Feet
1 inch = 250 feet

wsb

APPENDIX B

Opinion of Probable Cost

OPINION OF PROBABLE COST - FEASIBILITY

WSB Project: **Northwest Area Street Reconstruction CP 24-05**
Project Location: **City of Blaine, Minnesota**
WSB Project No: **023569-000**

Item Number	Extension Number	Description	Unit	Unit Price	PROJECT TOTAL		AREA 1		AREA 1 SAP 106-132-XXX		AREA 2	
					Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
A. ROADWAY CONSTRUCTION												
2021.501	00010	MOBILIZATION	LUMP SUM	$110,000.00	1	$110,000.00	0.28	$30,800.00	0.26	$28,600.00	0.46	$50,600.00
2104.502	01185	REMOVE DELINEATOR / MARKER	EACH	$38.95	6	$233.70	4	$155.80	2	$77.90		
2104.502	01220	REMOVE SIGN	EACH	$41.43	17	$704.31	2	$82.86	15	$621.45		
2104.502	03300	SALVAGE SIGN	EACH	$41.43	38	$1,574.34	6	$248.58	16	$662.88	16	$662.88
2104.502	03590	SALVAGE MAIL BOX SUPPORT	EACH	$139.36	87	$12,124.32	36	$5,016.96	19	$2,647.84	32	$4,459.52
2104.503	00315	REMOVE CURB AND GUTTER	LIN FT	$4.34	7881	$34,203.54	2033	$8,823.22	1863	$8,085.42	3985	$17,294.90
2104.504	00090	REMOVE CONCRETE PAVEMENT	SQ YD	$12.22	52	$635.44	30	$366.60			22	$268.84
2215.504	00010	FULL DEPTH RECLAMATION	SQ YD	$2.04	36495	$74,448.98	9899	$20,193.96	8331	$16,994.42	18265	$37,260.60
2106.507	00010	EXCAVATION - COMMON (P)	CU YD	$33.77	4568	$154,261.36	1241	$41,908.57	1042	$35,188.34	2285	$77,164.45
2106.507	00130	COMMON EMBANKMENT (CV) (P)	CU YD	$7.80	1484	$11,575.20	400	$3,120.00	334	$2,605.20	750	$5,850.00
2112.604		AGGREGATE BASE PREPARATION (P)	SQ YD	$1.29	40137	$51,776.73	10843	$13,987.47	9227	$11,902.83	20067	$25,886.43
2123.610	00410	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	$66.50	80	$5,320.00	30	$1,995.00	10	$665.00	40	$2,660.00
2130.523	00010	WATER	MGAL	$39.40	100	$3,940.00	35	$1,379.00	15	$591.00	50	$1,970.00
2211.509	00070	AGGREGATE BASE CLASS 5	TON	$8.01	550	$4,405.50	103	$825.03	157	$1,257.57	290	$2,322.90
2231.507	00020	BITUMINOUS PATCHING MIXTURE	TON	$201.50	18	$3,627.00	8	$1,612.00			10	$2,015.00
2357.507	00010	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	$1.25	2027	$2,533.75	546	$682.50	466	$582.50	1015	$1,268.75
2360.509	13300	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	$86.90	3429	$297,980.10	925	$80,382.50	788	$68,477.20	1716	$149,120.40
2360.509	23305	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	$81.74	4553	$372,162.22	1230	$100,540.20	1046	$85,500.04	2277	$186,121.98
2531.503	02080	SURMOUNTABLE CONCRETE CURB & GUTTER	LIN FT	$33.00	578	$19,074.00	578	$19,074.00				
2531.503	02315	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	$29.51	2661	$78,526.11	231	$6,816.81	1848	$54,534.48	582	$17,174.82
2531.505		CONCRETE CURB & GUTTER DESIGN D312	LIN FT	$28.43	4642	$131,972.06	1239	$35,224.77			3403	$96,747.29
2531.604	00208	8" CONCRETE VALLEY GUTTER	SQ YD	$157.61	89	$14,027.29	50	$7,880.50			39	$6,146.79
2540.602	00140	INSTALL MAIL BOX SUPPORT	EACH	$154.63	87	$13,452.81	36	$5,566.68	19	$2,937.97	32	$4,948.16
2563.601	00010	TRAFFIC CONTROL	LUMP SUM	$7,837.75	1	$7,837.75	0.28	$2,194.57	0.26	$2,037.82	0.46	$3,605.37
2564.602	01820	INSTALL SIGN	EACH	$205.69	38	$7,816.22	6	$1,234.14	16	$3,291.04	16	$3,291.04
2564.602	02340	DELINEATOR / MARKER	EACH	$143.13	6	$858.78	4	$572.52	2	$286.26		
2564.618	00010	SIGN	SQ FT	$48.86	44	$2,149.84	5	$244.30	39	$1,905.54		
2573.501	00025	STABILIZED CONSTRUCTION EXIT	LUMP SUM	$1,412.42	1	$1,412.42	0.28	$395.48	0.26	$367.23	0.46	$649.71
2573.502	00110	STORM DRAIN INLET PROTECTION	EACH	$138.20	53	$7,324.60	13	$1,796.60	20	$2,764.00	20	$2,764.00
2573.503	00064	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	$5.14	7881	$40,508.34	2048	$10,526.72	1848	$9,498.72	3985	$20,482.90
2574.505	00020	SOIL BED PREPARATION	ACRE	$595.06	2	$1,130.61	0.5	$297.53	0.4	$238.02	1.0	$595.06
2574.507	00104	BOULEVARD TOPSOIL BORROW	CU YD	$9.01	1073	$9,667.73	279	$2,513.79	252	$2,270.52	542	$4,883.42
2574.508	00013	FERTILIZER TYPE 3	POUND	$1.02	665	$678.30	175	$178.50	140	$142.80	350	$357.00
2575.504	00011	SODDING TYPE LAWN	SQ YD	$7.00	9196	$64,372.00	2390	$16,730.00	2156	$15,092.00	4650	$32,550.00
2575.523	00020	RAPID STABILIZATION METHOD 3	MGAL	$0.01	12	$0.12	3	$0.03	3	$0.03	6	$0.06

OPINION OF PROBABLE COST - FEASIBILITY

WSB Project: **Northwest Area Street Reconstruction CP 24-05**
Project Location: **City of Blaine, Minnesota**
WSB Project No: **023569-000**

Item Number	Extension Number	Description	Unit	Unit Price	PROJECT TOTAL Estimated Quantity	PROJECT TOTAL Estimated Cost	AREA 1 Estimated Quantity	AREA 1 Estimated Cost	AREA 1 SAP 106-132-XXX Estimated Quantity	AREA 1 SAP 106-132-XXX Estimated Cost	AREA 2 Estimated Quantity	AREA 2 Estimated Cost
ROADWAY CONSTRUCTION SUBTOTAL						$ 1,542,315.48		$ 423,367.19		$ 359,826.02		$ 759,122.27
CONTINGENCY (10%)						$ 154,231.55		$ 42,336.72		$ 35,982.60		$ 75,912.23
INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)						$ 508,964.11		$ 139,711.17		$ 118,742.59		$ 250,510.35
ROADWAY TOTAL						$ 2,205,511.13		$ 605,415.08		$ 514,551.21		$ 1,085,544.84
B. NON-ASSESSABLE ROADWAY CONSTRUCTION												
2101.502	00020	CLEARING	EACH	$691.63	58	$40,114.54	20	$13,832.60	6	$4,149.78	32	$22,132.16
2101.502	00020	GRUBBING	EACH	$186.56	58	$10,820.48	20	$3,731.20	6	$1,119.36	32	$5,969.92
2104.504	00080	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	$11.01	202	$2,224.02	23	$253.23	109	$1,200.09	70	$770.70
2104.504	00110	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$6.56	1524	$9,997.44	458	$3,004.48	323	$2,118.88	743	$4,874.08
2104.518	00100	REMOVE BITUMINOUS WALK	SQ FT	$1.03	252	$259.56			8	$8.24	244	$251.32
2104.518	00140	REMOVE CONCRETE WALK	SQ FT	$1.71	3913	$6,691.23			2506	$4,285.26	1407	$2,405.97
2211.509	00070	AGGREGATE BASE CLASS 5	TON	$8.01	8	$64.08	2	$16.02	2	$16.02	4	$32.04
2301.602	00071	DRILL & GROUT REING BAR (EPOXY COATED)	EACH	$11.00	184	$2,024.00	26	$286.00	55	$605.00	103	$1,133.00
2360.504	23320	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 3.0" THICK	SQ YD	$26.61	1635	$43,507.35	429	$11,415.69	388	$10,324.68	818	$21,766.98
2215.504	00010	FULL DEPTH RECLAMATION	SQ YD	$2.04	538	$1,097.52			538	$1,097.52		
2106.507	00010	EXCAVATION - COMMON (P)	CU YD	$33.77	68	$2,296.36			68	$2,296.36		
2106.507	00130	COMMON EMBANKMENT (CV) (P)	CU YD	$7.80	22	$171.60			22	$171.60		
2112.604		AGGREGATE BASE PREPARATION (P)	SQ YD	$1.29	596	$768.84			596	$768.84		
2123.610	00410	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	$66.50	1	$66.50			1	$66.50		
2130.523	00010	WATER	MGAL	$39.40	1	$39.40			1	$39.40		
2211.509	00070	AGGREGATE BASE CLASS 5	TON	$8.01	11	$88.11			11	$88.11		
2231.507	00020	BITUMINOUS PATCHING MIXTURE	TON	$201.50								
2357.507	00010	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	$1.25	31	$38.75			31	$38.75		
2360.509	13300	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	$86.90	51	$4,431.90			51	$4,431.90		
2360.509	23305	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	$81.74	68	$5,558.32			68	$5,558.32		
2502.601	03000	IRRIGATION SYSTEM PROVISION	LUMP SUM	$20,000.00	1	$20,000.00	0.28	$5,600.00	0.26	$5,200.00	0.46	$9,200.00
2502.601		LANDSCAPE PROVISION	LUMP SUM	$25,000.00	1	$25,000.00	0.28	$7,000.00	0.26	$6,500.00	0.46	$11,500.00
2521.518	00040	4" CONCRETE WALK	SQ FT	$6.97	5271	$36,738.87			1889	$13,166.33	3382	$23,572.54
2521.518	00060	6" CONCRETE WALK	SQ FT	$9.86	1277	$12,591.22	209	$2,060.74	432	$4,259.52	636	$6,270.96
2531.504	00060	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	$64.04	228	$14,601.12	26	$1,665.04	123	$7,876.92	79	$5,059.16
2531.618	00010	TRUNCATED DOMES	SQ FT	$51.40	272	$13,980.80	46	$2,364.40	86	$4,420.40	140	$7,196.00
2571.502	05060	CONIFEROUS TREE 6' HT B&B	EACH	$556.24	16	$8,899.84	5	$2,781.20	1	$556.24	10	$5,562.40
2571.502	12250	DECIDUOUS TREE 2.5" CAL B&B	EACH	$655.31	42	$27,523.02	15	$9,829.65	5	$3,276.55	22	$14,416.82
NON-ASSESSABLE ROADWAY CONSTRUCTION SUBTOTAL						$ 289,594.87		$ 63,840.25		$ 83,640.57		$ 142,114.05
CONTINGENCY (10%)						$ 28,959.49		$ 6,384.03		$ 8,364.06		$ 14,211.41
INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)						$ 95,566.31		$ 21,067.28		$ 27,601.39		$ 46,897.64
NON-ASSESSABLE ROADWAY CONSTRUCTION TOTAL						$ 414,120.66		$ 91,291.56		$ 119,606.02		$ 203,223.09

OPINION OF PROBABLE COST - FEASIBILITY

WSB Project: **Northwest Area Street Reconstruction CP 24-05**
Project Location: **City of Blaine, Minnesota**
WSB Project No: **023569-000**

Item Number	Extension Number	Description	Unit	Unit Price	PROJECT TOTAL Estimated Quantity	PROJECT TOTAL Estimated Cost	AREA 1 Estimated Quantity	AREA 1 Estimated Cost	AREA 1 SAP 106-132-XXX Estimated Quantity	AREA 1 SAP 106-132-XXX Estimated Cost	AREA 2 Estimated Quantity	AREA 2 Estimated Cost
C. WATERMAIN CONSTRUCTION												
2104.502	00870	REMOVE VALVE BOX	EACH	$691.44	23	$15,903.12	12	$8,297.28			11	$7,605.84
2504.602	00806	6" GATE VALVE & BOX	EACH	$3,773.40	1	$3,773.40					1	$3,773.40
2504.602	00808	8" GATE VALVE & BOX	EACH	$8,500.00	2	$17,000.00					2	$17,000.00
2504.602	00030	VALVE BOX	EACH	$910.00	22	$20,020.00	12	$10,920.00			10	$9,100.00
		WATERMAIN CONSTRUCTION SUBTOTAL				$ 56,696.52		$ 19,217.28		$ -		$ 37,479.24
		CONTINGENCY (10%)				$ 5,669.65		$ 1,921.73		$ -		$ 3,747.92
		INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)				$ 18,709.85		$ 6,341.70		$ -		$ 12,368.15
		WATERMAIN CONSTRUCTION TOTAL				$ 81,076.02		$ 27,480.71		$ -		$ 53,595.31
D. SANITARY SEWER CONSTRUCTION												
2104.502	00820	REMOVE CASTING	EACH	$197.75	48	$9,492.00	28	$5,537.00			20	$3,955.00
2506.502	00500	CASTING ASSEMBLY	EACH	$1,023.44	48	$49,125.12	28	$28,656.32			20	$20,468.80
		SANITARY SEWER CONSTRUCTION SUBTOTAL				$ 58,617.12		$ 34,193.32		$ -		$ 24,423.80
		CONTINGENCY (10%)				$ 5,861.71		$ 3,419.33		$ -		$ 2,442.38
		INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)				$ 19,343.65		$ 11,283.80		$ -		$ 8,059.85
		SANITARY SEWER CONSTRUCTION TOTAL				$ 83,822.48		$ 48,896.45		$ -		$ 34,926.03
E. STORM SEWER CONSTRUCTION												
2104.502	00820	REMOVE CASTING	EACH	$197.75	44	$8,701.00	10	$1,977.50	14	$2,768.50	20	$3,955.00
2104.502	00910	REMOVE DRAINAGE STRUCTURE	EACH	$502.66	7	$3,518.62			5	$2,513.30	2	$1,005.32
2104.503	00285	REMOVE SEWER PIPE (STORM)	LIN FT	$14.68	147	$2,157.96			115	$1,688.20	32	$469.76
2503.503	15125	12" RC PIPE SEWER DES 3006 CL V	LIN FT	$67.04	59	$3,955.36	8	$536.32	51	$3,419.04		
2503.503	15155	15" RC PIPE SEWER DES 3006 CL V	LIN FT	$71.26	39	$2,779.14			39	$2,779.14		
2503.503	15185	18" RC PIPE SEWER DES 3006 CL V	LIN FT	$105.00	16	$1,680.00					16	$1,680.00
2503.503	15213	21" RC PIPE SEWER DES 3006 CL III	LIN FT	$115.00	16	$1,840.00					16	$1,840.00
2503.503	15423	42" RC PIPE SEWER DES 3006 CL III	LIN FT	$270.00	64	$17,280.00			64	$17,280.00		
2503.602	00320	CONNECT TO EXISTING STORM SEWER	EACH	$415.70	14	$5,819.80			6	$2,494.20	8	$3,325.60
2503.602	00360	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	$1,586.33	4	$6,345.32			4	$6,345.32		
2506.502	06000	CASTING ASSEMBLY	EACH	$1,023.44	58	$59,359.52	11	$11,257.84	23	$23,539.12	24	$24,562.56
2506.502	00300	CONST DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	$2,953.68	4	$11,814.72	1	$2,953.68	3	$8,861.04		
2506.503	02420	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	$683.70	32.9	$22,493.73			6.1	$4,170.57	26.8	$18,323.16
2506.503	04220	CONST DRAINAGE STRUCTURE DES 84-4020	LIN FT	$2,000.00	5.6	$11,200.00			5.6	$11,200.00		
2506.503	04820	CONST DRAINAGE STRUCTURE DES 96-4020	LIN FT	$2,500.00	11.3	$28,250.00			11.3	$28,250.00		
2506.602	06030	RECONSTRUCT DRAINAGE STRUCTURE 1	EACH	$506.45	44	$22,283.80	10	$5,064.50	14	$7,090.30	20	$10,129.00
2506.602	06030	RECONSTRUCT DRAINAGE STRUCTURE 2	EACH	$1,973.07	2	$3,946.14			2	$3,946.14		
		STORM SEWER CONSTRUCTION SUBTOTAL				$ 213,425.11		$ 21,789.84		$ 126,344.87		$ 65,290.40
		CONTINGENCY (10%)				$ 21,342.51		$ 2,178.98		$ 12,634.49		$ 6,529.04
		INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)				$ 70,430.29		$ 7,190.65		$ 41,693.81		$ 21,545.83
		STORM SEWER CONSTRUCTION TOTAL				$ 305,197.91		$ 31,159.47		$ 180,673.16		$ 93,365.27
F. STORMWATER BMP CONSTRUCTION												
2101.502	00020	CLEARING	EACH	$691.63	5	$3,458.15	5	$3,458.15				
2101.502	00020	GRUBBING	EACH	$186.56	5	$932.80	5	$932.80				
2104.518	00100	REMOVE BITUMINOUS WALK	SQ FT	$1.03	150	$154.50	150	$154.50				
2104.503	00285	REMOVE SEWER PIPE (STORM)	LIN FT	$14.68	180	$2,642.40	180	$2,642.40				
2106.507	00010	EXCAVATION - COMMON	CU YD	$33.77	900	$30,393.00	900	$30,393.00				
2501.502	05027	27" RC PIPE APRON	EACH	$3,500.00	2	$7,000.00	2	$7,000.00				
2503.503	19273	27" RC PIPE SEWER DES 3006 CL III	LIN FT	$160.00	110	$17,600.00	110	$17,600.00				
2503.602	00320	CONNECT TO EXISTING STORM SEWER	EACH	$415.70	1	$415.70	1	$415.70				
2503.602	00360	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	$1,586.33	1	$1,586.33	1	$1,586.33				
2506.502	00302	CONST DRAINAGE STRUCTURE DESIGN SPECIAL 2	EACH	$2,953.68	1	$2,953.68	1	$2,953.68				

OPINION OF PROBABLE COST - FEASIBILITY

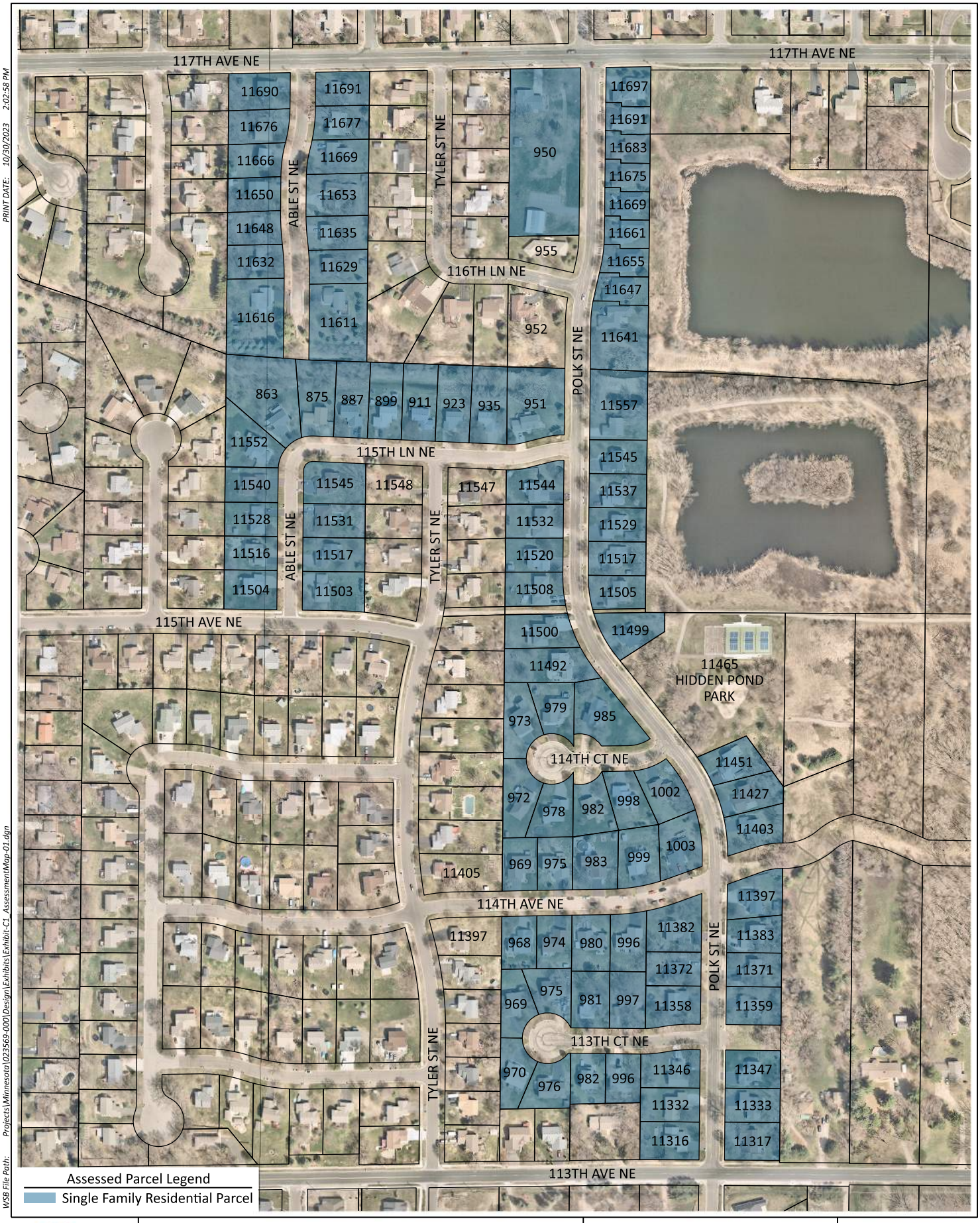
WSB Project: **Northwest Area Street Reconstruction CP 24-05**
Project Location: **City of Blaine, Minnesota**
WSB Project No: **023569-000**

Item Number	Extension Number	Description	Unit	Unit Price	PROJECT TOTAL Estimated Quantity	PROJECT TOTAL Estimated Cost	AREA 1 Estimated Quantity	AREA 1 Estimated Cost	AREA 1 SAP 106-132-XXX Estimated Quantity	AREA 1 SAP 106-132-XXX Estimated Cost	AREA 2 Estimated Quantity	AREA 2 Estimated Cost
2521.518	00130	3" BITUMINOUS WALK	SQ FT	$26.61	150	$3,991.50	150	$3,991.50				
STORMWATER BMP CONSTRUCTION SUBTOTAL						$ 71,128.06		$ 71,128.06		$ -		$ -
CONTINGENCY (10%)						$ 7,112.81		$ 7,112.81		$ -		$ -
INDIRECT COST (30% OF SUBTOTAL + CONTINGENCY)						$ 23,472.26		$ 23,472.26		$ -		$ -
STORMWATER BMP CONSTRUCTION TOTAL						$ 101,713.13		$ 101,713.13		$ -		$ -

PROJECT SUMMARY	PROJECT TOTAL	AREA 1	AREA 1 SAP 106-132-XXX	AREA 2
PROJECT SUBTOTAL	**$ 2,231,777.16**	**$ 633,535.94**	**$ 569,811.46**	**$ 1,028,429.76**
CONTINGENCY SUBTOTAL	**$ 223,177.72**	**$ 63,353.59**	**$ 56,981.15**	**$ 102,842.98**
ENGINEERING (18%)	**$ 441,891.88**	**$ 125,440.12**	**$ 112,822.67**	**$ 203,629.09**
ASSESSMENT (1%)	**$ 24,549.55**	**$ 6,968.90**	**$ 6,267.93**	**$ 11,312.73**
LEGAL (1%)	**$ 24,549.55**	**$ 6,968.90**	**$ 6,267.93**	**$ 11,312.73**
ADMINISTRATION (5%)	**$ 122,747.74**	**$ 34,844.48**	**$ 31,339.63**	**$ 56,563.64**
CAPITILIZED INTEREST (4%)	**$ 98,198.19**	**$ 27,875.58**	**$ 25,071.70**	**$ 45,250.91**
BONDING (1%)	**$ 24,549.55**	**$ 6,968.90**	**$ 6,267.93**	**$ 11,312.73**
PROJECT TOTAL	**$ 3,191,441.33**	**$ 905,956.39**	**$ 814,830.39**	**$ 1,470,654.55**

APPENDIX C

Exhibit 1: Assessment Map
Exhibit 2: Proposed Assessment Roll



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BlaineMN.gov

Exhibit 1: Area 1 Assessment Map

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

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EXHIBIT NO. 2 - AREA 1 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,024,460.71	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN, SANITARY SEWER, OR STORMWATER BMP COSTS)			
ADMINISTRATIVE COSTS		$307,338.21				
TOTAL COST		$1,331,798.92				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE			ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$466,129.62**	**/ 11328.38 LF**		**=**	**$41.15**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$41.15	**X**	**8164.5 LF**	**=**	**$335,969.59**	**/**	**97**	**=**	**$3,463.60**	**$335,969.20**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123110001	950 117TH AVE NE	REGEL, JEFFREY J	1	$3,463.60	$3,463.60
183123110001	950 117TH AVE NE	REGEL, JEFFREY J	1	$3,463.60	$3,463.60
183123110001	950 117TH AVE NE	REGEL, JEFFREY J	1	$3,463.60	$3,463.60
183123110086	11508 POLK ST NE	TRAN PHAI & NGUYEN SHANNON	1	$3,463.60	$3,463.60
183123110087	11520 POLK ST NE	THIELHORN BRETT & MUELLER J	1	$3,463.60	$3,463.60
183123110088	11532 POLK ST NE	FRANSEN SCOTT	1	$3,463.60	$3,463.60
183123110089	11544 POLK ST NE	NEDASTOYEU, ALIAKSANDR	1	$3,463.60	$3,463.60
183123110090	951 115TH AVE NE	WENTKIEWICZ CYNTHIA J	1	$3,463.60	$3,463.60
183123110093	11505 POLK ST NE	TSCHEPEN TERRILL A & BONNIE J	1	$3,463.60	$3,463.60
183123110094	11517 POLK ST NE	OLSON ANDREW	1	$3,463.60	$3,463.60
183123110095	11529 POLK ST NE	GARNER, DEBRA L	1	$3,463.60	$3,463.60
183123110096	11537 POLK ST NE	MILLER STEPHEN P & LAURA E	1	$3,463.60	$3,463.60
183123110097	11545 POLK ST NE	HUYNH HENRY & LE LAURIE	1	$3,463.60	$3,463.60
183123110098	11557 POLK ST NE	RANGEL JR RAFAEL	1	$3,463.60	$3,463.60
183123110099	11641 POLK ST NE	WILLIAMSON CORI L	1	$3,463.60	$3,463.60
183123110100	11647 POLK ST NE	RANUM, JANET M	1	$3,463.60	$3,463.60
183123110101	11655 POLK ST NE	JOHNSON ALLAN L & NANCY L	1	$3,463.60	$3,463.60
183123110102	11661 POLK ST NE	WYATT TRUSTEE, ANDREA L	1	$3,463.60	$3,463.60
183123110103	11669 POLK ST NE	OCHU, CARMA	1	$3,463.60	$3,463.60
183123110104	11675 POLK ST NE	KUEMPEL, JAMES A	1	$3,463.60	$3,463.60
183123110105	11683 POLK ST NE	BENDER TRUSTEE PATRICIA DEANE	1	$3,463.60	$3,463.60
183123110106	11691 POLK ST NE	BERGSTROM, JANICE LYNNE	1	$3,463.60	$3,463.60
183123110106	11691 POLK ST NE	BERGSTROM, JANICE LYNNE	1	$3,463.60	$3,463.60
183123140087	11500 POLK ST NE	TKACH, VASILIY SAMOILOVICH	1	$3,463.60	$3,463.60
183123140088	11492 POLK ST NE	FASSETT TYLER	1	$3,463.60	$3,463.60
183123140089	979 114TH CT NE	KAREMANI AVDULLAH & AFERDITA	1	$3,463.60	$3,463.60
183123140090	973 114TH CT NE	LAWRENCE JASON & TRACI	1	$3,463.60	$3,463.60
183123140091	972 114TH CT NE	WEGENER RICK	1	$3,463.60	$3,463.60
183123140092	978 114TH CT NE	WEGLEITNER, SARAH	1	$3,463.60	$3,463.60
183123140093	975 114TH AVE NE	LUCORE, WENDY S	1	$3,463.60	$3,463.60
183123140094	969 114TH AVE NE	ULBEIK AMY E & SCOTT J	1	$3,463.60	$3,463.60
183123140095	974 114TH AVE NE	GREENE, KELLY	1	$3,463.60	$3,463.60

EXHIBIT NO. 2 - AREA 1 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,024,460.71	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN, SANITARY SEWER, OR STORMWATER BMP COSTS)			
ADMINISTRATIVE COSTS		$307,338.21				
TOTAL COST		$1,331,798.92				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE			ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$466,129.62**	**11328.38 LF**	**=**		**$41.15**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$41.15	**X**	**8164.5 LF**	**=**	**$335,969.59**	**/**	**97**	**=**	**$3,463.60**	**$335,969.20**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123140096	968 114TH AVE NE	BALDWIN, BRENNA	1	$3,463.60	$3,463.60
183123140097	975 113TH CT NE	BOLOGAN, LIUBOV	1	$3,463.60	$3,463.60
183123140098	969 113TH CT NE	BERGERSON ROBERT L	1	$3,463.60	$3,463.60
183123140099	970 113TH CT NE	SWANSON DONALD & AMY	1	$3,463.60	$3,463.60
183123140100	976 113TH CT NE	LECLAIR TRUSTEE RYAN K	1	$3,463.60	$3,463.60
183123140103	982 113TH CT NE	GRANT, ANGELA	1	$3,463.60	$3,463.60
183123140104	996 113TH CT NE	PETROSKI, ANDREW S	1	$3,463.60	$3,463.60
183123140074	985 114TH CT NE	ORLICKI PAULETTE C	1	$3,463.60	$3,463.60
183123140075	982 114TH CT NE	MARCZAK, REBEKAH A	1	$3,463.60	$3,463.60
183123140076	998 114TH CT NE	HEMMINGER BLAKE STEVEN	1	$3,463.60	$3,463.60
173123230007	1002 114TH CT NE	TUFA BONTU	1	$3,463.60	$3,463.60
173123230008	1003 114TH AVE NE	MARCELLA MICHAEL S & LEANN M	1	$3,463.60	$3,463.60
183123140077	999 114TH AVE NE	DWENGER T J & MCALISTER M A	1	$3,463.60	$3,463.60
183123140078	983 114TH AVE NE	BRYAND WILLIAM & NANCY J	1	$3,463.60	$3,463.60
183123140079	980 114TH AVE NE	WHITTLES, CHELSEA	1	$3,463.60	$3,463.60
183123140080	996 114TH AVE NE	TIX TRUSTEE, THOMAS RALPH	1	$3,463.60	$3,463.60
173123230009	11382 POLK ST NE	NEBELUNG, ERIC N	1	$3,463.60	$3,463.60
173123230010	11372 POLK ST NE	LARSON, KYLE	1	$3,463.60	$3,463.60
173123230011	11358 POLK ST NE	LARSEN, JARED	1	$3,463.60	$3,463.60
183123140081	997 113TH CT NE	HODSDON TRUSTEE MELVYN GENE	1	$3,463.60	$3,463.60
183123140082	981 113TH CT NE	LARSON, KRISTIN MARY	1	$3,463.60	$3,463.60
173123230012	11346 POLK ST NE	WEINKAUF, BETHANY B	1	$3,463.60	$3,463.60
173123230013	11332 POLK ST NE	TJB HOMES INC	1	$3,463.60	$3,463.60
173123230014	11316 POLK ST NE	TAYLOR TRUSTEE RICHELLE LEE	1	$3,463.60	$3,463.60
173123230015	11347 POLK ST NE	ASH, ANGELA	1	$3,463.60	$3,463.60
173123230016	11333 POLK ST NE	LINDQUIST, JODY L	1	$3,463.60	$3,463.60
173123230017	11317 POLK ST NE	LANGLIE MICHAEL N	1	$3,463.60	$3,463.60
173123230018	11397 POLK ST NE	CARL, KIMBERLY S	1	$3,463.60	$3,463.60
173123230019	11383 POLK ST NE	SASSENFELD TRUSTEE ERIC M	1	$3,463.60	$3,463.60
173123230020	11371 POLK ST NE	BENOLKIN, JANA	1	$3,463.60	$3,463.60
173123230021	11359 POLK ST NE	SKY PROPERTIES 16 LLC	1	$3,463.60	$3,463.60
173123230022	11451 POLK ST NE	HOPPMAN JESSE	1	$3,463.60	$3,463.60

EXHIBIT NO. 2 - AREA 1 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,024,460.71	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN, SANITARY SEWER, OR STORMWATER BMP COSTS)			
ADMINISTRATIVE COSTS		$307,338.21				
TOTAL COST		$1,331,798.92				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE			ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$466,129.62**	**/ 11328.38 LF**		**=**	**$41.15**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$41.15	**X**	**8164.5 LF**	**=**	**$335,969.59**	**/**	**97**	**=**	**$3,463.60**	**$335,969.20**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
173123230023	11427 POLK ST NE	MCNELLIS, KEVIN	1	$3,463.60	$3,463.60
173123230024	11403 POLK ST NE	KARANJA, EILEEN	1	$3,463.60	$3,463.60
183123140084	11499 POLK ST NE	HENCK MICHAEL	1	$3,463.60	$3,463.60
183123110061	11504 ABLE ST NE	VANVLEET, BRANDON D	1	$3,463.60	$3,463.60
183123110062	11516 ABLE ST NE	FOSS, KARI M	1	$3,463.60	$3,463.60
183123110063	11528 ABLE ST NE	CHRISTOPHERSON, ELLEN W	1	$3,463.60	$3,463.60
183123110064	11540 ABLE ST NE	CASSEM MATTHEW	1	$3,463.60	$3,463.60
183123110065	11552 ABLE ST NE	RITZEMA, JONATHAN	1	$3,463.60	$3,463.60
183123110066	863 115TH LN NE	SARRO KIRSTEN ELISE	1	$3,463.60	$3,463.60
183123110067	875 115TH LN NE	LOBSANG TENZIN	1	$3,463.60	$3,463.60
183123110068	887 115TH LN NE	XIONG, NALEE	1	$3,463.60	$3,463.60
183123110069	899 115TH LN NE	HESS, YVONNE M	1	$3,463.60	$3,463.60
183123110070	911 115TH LN NE	SKOG, KAYLA	1	$3,463.60	$3,463.60
183123110071	923 115TH LN NE	ADEFUSI PETER K	1	$3,463.60	$3,463.60
183123110072	935 115TH LN NE	HEBERT DAN A	1	$3,463.60	$3,463.60
183123110081	11503 ABLE ST NE	VUONG, YEN N	1	$3,463.60	$3,463.60
183123110082	11517 ABLE ST NE	HARRISON, VICTORIA L	1	$3,463.60	$3,463.60
183123110083	11531 ABLE ST NE	AHMED FOWZIA A	1	$3,463.60	$3,463.60
183123110084	11545 ABLE ST NE	MUSTAFIC JUSUF & MERSIHA	1	$3,463.60	$3,463.60
183123110007	11691 ABLE ST NE	SIAPO LAURENCE O	1	$3,463.60	$3,463.60
183123110008	11677 ABLE ST NE	WISCOVITCH ARTURO & TERINA	1	$3,463.60	$3,463.60
183123110009	11669 ABLE ST NE	SUNDEEN WILLIAM & KRISTINE	1	$3,463.60	$3,463.60
183123110010	11653 ABLE ST NE	CALIASHKIR SACIID	1	$3,463.60	$3,463.60
183123110011	11635 ABLE ST NE	HLAVINKA, KATRINA M	1	$3,463.60	$3,463.60
183123110012	11629 ABLE ST NE	NELSON BRIAN C & DEBRA R	1	$3,463.60	$3,463.60
183123110013	11611 ABLE ST NE	NGUYEN, HOANG	1	$3,463.60	$3,463.60
183123110015	11616 ABLE ST NE	BIROSH DAVID A & KIMBERLY R	1	$3,463.60	$3,463.60
183123110016	11632 ABLE ST NE	OLSON, SUZANNE R	1	$3,463.60	$3,463.60
183123110017	11648 ABLE ST NE	NELSON RYAN D	1	$3,463.60	$3,463.60
183123110018	11650 ABLE ST NE	DUFRENE SHEILA J	1	$3,463.60	$3,463.60
183123110019	11666 ABLE ST NE	US BANK TRUST NA TRUSTEE	1	$3,463.60	$3,463.60
183123110020	11676 ABLE ST NE	KELLEY, JEANNE M	1	$3,463.60	$3,463.60
183123110021	11690 ABLE ST NE	WIGGINS, D'RONTE	1	$3,463.60	$3,463.60

EXHIBIT NO. 2 - AREA 1 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

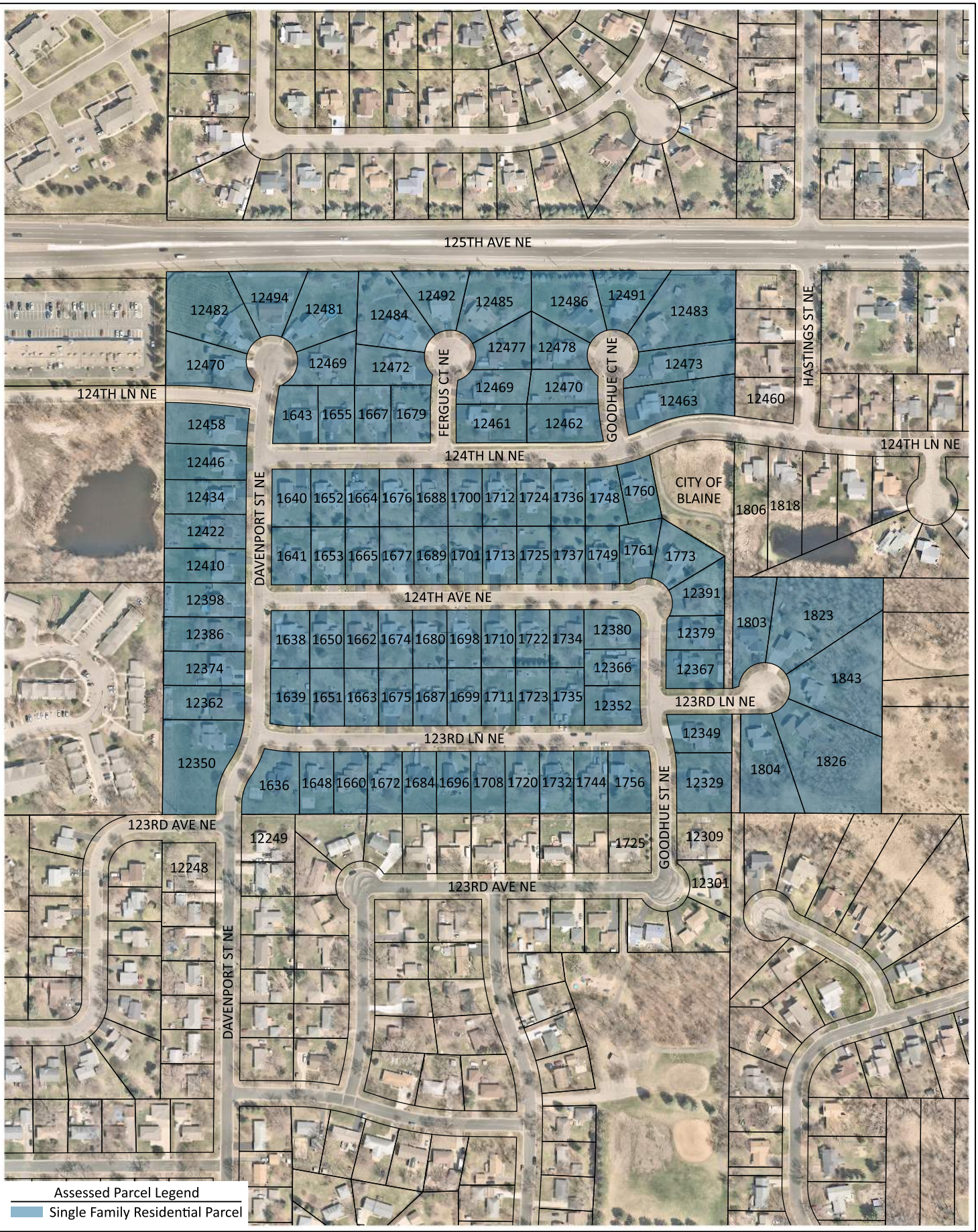
ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,024,460.71	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN, SANITARY SEWER, OR STORMWATER BMP COSTS)			
ADMINISTRATIVE COSTS		$307,338.21				
TOTAL COST		$1,331,798.92				ASSESSMENT RATE PER FRONT FOOT
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST		**$466,129.62**	**/** **11328.38 LF**	**=**		**$41.15**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$41.15	**X**	**8164.5 LF**	**=**	**$335,969.59**	**/**	**97**	**=**	**$3,463.60**	**$335,969.20**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
		TOTAL:	97		$335,969.20



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BlaineMN.gov

Exhibit 1: Area 2 Assessment Map

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

N

0 150 300
SCALE IN FEET

wsb

EXHIBIT NO. 2 - AREA 2 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$906,853.94	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$272,056.18				
TOTAL COST		$1,178,910.12				ASSESSMENT RATE PER FRONT FOOT
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST		**$412,618.54**	**10532.80 LF**	**=**	**$39.17**	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$39.17	**X**	**8024.8 LF**	**=**	**$314,332.20**	**/**	**99**	**=**	**$3,175.07**	**$314,331.93**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
83123110002	12350 DAVENPORT ST NE	HUBER BRAD	1	$3,175.07	$3,175.07
83123110003	12362 DAVENPORT ST NE	ERSON, KRISTI L	1	$3,175.07	$3,175.07
83123110004	12374 DAVENPORT ST NE	SKALA JAIME	1	$3,175.07	$3,175.07
83123110005	12386 DAVENPORT ST NE	GEISER, STEVEN M	1	$3,175.07	$3,175.07
83123110006	12398 DAVENPORT ST NE	MEULEMANS, SAMATHA J	1	$3,175.07	$3,175.07
83123110007	12410 DAVENPORT ST NE	JAVED, ARIFA Y	1	$3,175.07	$3,175.07
83123110008	12422 DAVENPORT ST NE	SMALL, TROY M	1	$3,175.07	$3,175.07
83123110009	12434 DAVENPORT ST NE	CHARCHENKO, PAMELA ANN	1	$3,175.07	$3,175.07
83123110010	12446 DAVENPORT ST NE	HEDGES MICHAEL J & WENDY A	1	$3,175.07	$3,175.07
83123110011	12458 DAVENPORT ST NE	CREMEEN-HARRIS, ERINNE	1	$3,175.07	$3,175.07
83123110012	12470 DAVENPORT ST NE	FRITZ DANIELLE	1	$3,175.07	$3,175.07
83123110013	12482 DAVENPORT ST NE	MOOSE, DAN	1	$3,175.07	$3,175.07
83123110014	12494 DAVENPORT ST NE	TADESSE, MEHERET ALEMU	1	$3,175.07	$3,175.07
83123110015	12481 DAVENPORT ST NE	KNIGHT DONALD R & JULIE A	1	$3,175.07	$3,175.07
83123110016	12469 DAVENPORT ST NE	STEIER COREY M	1	$3,175.07	$3,175.07
83123110017	1643 124TH LN NE	VANDROVEC, SUSAN J	1	$3,175.07	$3,175.07
83123110018	1655 124TH LN NE	MCNAIR COLIN J & KIMBERLY J	1	$3,175.07	$3,175.07
83123110019	1667 124TH LN NE	ELGEBERTI M A & MUSSA HAIAT A	1	$3,175.07	$3,175.07
83123110020	1679 124TH LN NE	DIGGINS MICHAEL	1	$3,175.07	$3,175.07
83123110021	12472 FERGUS CT NE	ANDERSON JORDAN A	1	$3,175.07	$3,175.07
83123110022	12484 FERGUS CT NE	PETERSON, DUSTIN	1	$3,175.07	$3,175.07
83123110023	12492 FERGUS CT NE	HON III LLC	1	$3,175.07	$3,175.07
83123110024	12485 FERGUS CT NE	CIARLETTA DIANNE M	1	$3,175.07	$3,175.07
83123110025	12477 FERGUS CT NE	NAZARENKO, VASSA	1	$3,175.07	$3,175.07
83123110026	12469 FERGUS CT NE	HIGH OPPORTUNITY NEIGHBORHOOD II LLC	1	$3,175.07	$3,175.07
83123110027	12461 FERGUS CT NE	NGUYEN MICHAEL JOHNSON	1	$3,175.07	$3,175.07
83123110028	12462 GOODHUE CT NE	PILLAI RAJESH G & NAIR SWETHA	1	$3,175.07	$3,175.07
83123110029	12470 GOODHUE CT NE	ZEUG DANIEL	1	$3,175.07	$3,175.07
83123110030	12478 GOODHUE CT NE	HOITOMT SHERRI & LILIENTHAL S	1	$3,175.07	$3,175.07
83123110031	12486 GOODHUE CT NE	DHANARAJ DANIEL	1	$3,175.07	$3,175.07
83123110032	12491 GOODHUE CT NE	SENDOLO, BENEDICTUS	1	$3,175.07	$3,175.07
83123110033	12483 GOODHUE CT NE	JOSIAH, EMMANUEL T	1	$3,175.07	$3,175.07

EXHIBIT NO. 2 - AREA 2 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$906,853.94	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$272,056.18				
TOTAL COST		$1,178,910.12				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		**$412,618.54**	**10532.80 LF**	**=**	**$39.17**	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$39.17	**X**	**8024.8 LF**	**=**	**$314,332.20**	**/**	**99**	**=**	**$3,175.07**	**$314,331.93**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
83123110034	12473 GOODHUE CT NE	MURATOVIC RAMIZ & MERSADA	1	$3,175.07	$3,175.07
83123110035	12463 GOODHUE CT NE	FRANKS, DANIEL J	1	$3,175.07	$3,175.07
83123110036	1760 124TH LN NE	RAMDHAN DAYAL & KHEAMWANTIE	1	$3,175.07	$3,175.07
83123110037	1748 124TH LN NE	CANNATA, KORI DIANE	1	$3,175.07	$3,175.07
83123110038	1736 124TH LN NE	ANCEL, JENNIFER L	1	$3,175.07	$3,175.07
83123110039	1724 124TH LN NE	HARRYPERSAUD, RAVINDRA	1	$3,175.07	$3,175.07
83123110040	1712 124TH LN NE	PAUL, JACQUELINE	1	$3,175.07	$3,175.07
83123110041	1700 124TH LN NE	HAUBRICK HEATHER	1	$3,175.07	$3,175.07
83123110042	1688 124TH LN NE	LEPPI PETER J & KATHRYN A	1	$3,175.07	$3,175.07
83123110043	1676 124TH LN NE	SHOGREN, JEFFREY H	1	$3,175.07	$3,175.07
83123110044	1664 124TH LN NE	DESCOMBAZ ROBERTA L	1	$3,175.07	$3,175.07
83123110045	1652 124TH LN NE	OBERLANDER, SCOTT C	1	$3,175.07	$3,175.07
83123110046	1640 124TH LN NE	XIONG LENG	1	$3,175.07	$3,175.07
83123110047	1641 124TH AVE NE	ARNOLD, CRYSTAL	1	$3,175.07	$3,175.07
83123110048	1653 124TH AVE NE	BONESTEEL MARK A & LAURA M	1	$3,175.07	$3,175.07
83123110049	1665 124TH AVE NE	NGUYEN, SAMMY N	1	$3,175.07	$3,175.07
83123110050	1677 124TH AVE NE	YANG, PHAMHIA	1	$3,175.07	$3,175.07
83123110051	1689 124TH AVE NE	KRIEG, DANIELLE M	1	$3,175.07	$3,175.07
83123110052	1701 124TH AVE NE	PORTER, SHALANE M	1	$3,175.07	$3,175.07
83123110053	1713 124TH AVE NE	BUI, KHANH	1	$3,175.07	$3,175.07
83123110054	1725 124TH AVE NE	KPUINEN, BARIAALA	1	$3,175.07	$3,175.07
83123110055	1737 124TH AVE NE	ECKLUND, STEPHANIE L	1	$3,175.07	$3,175.07
83123110056	1749 124TH AVE NE	THORMODSGAARD TRUSTEE DANIEL J	1	$3,175.07	$3,175.07
83123110057	1761 124TH AVE NE	THOMPSON RICHARD A & MARIA H	1	$3,175.07	$3,175.07
83123110058	1773 124TH AVE NE	JENKINS, DENISE A	1	$3,175.07	$3,175.07
83123110059	12391 GOODHUE ST NE	OSLUND JOHN C & ROBIN E	1	$3,175.07	$3,175.07
83123110060	12379 GOODHUE ST NE	GAMAN, MAHMOUD	1	$3,175.07	$3,175.07
83123110061	12367 GOODHUE ST NE	RUSTAD, THOMAS E	1	$3,175.07	$3,175.07
83123110062	1638 124TH AVE NE	ZIELINSKI LINDSEY M	1	$3,175.07	$3,175.07
83123110063	1650 124TH AVE NE	WILCOX, JODY	1	$3,175.07	$3,175.07
83123110064	1662 124TH AVE NE	BAYNE, NOEL	1	$3,175.07	$3,175.07
83123110065	1674 124TH AVE NE	KANDIL, MAHROUS	1	$3,175.07	$3,175.07

EXHIBIT NO. 2 - AREA 2 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	$906,853.94	*(CONSTRUCTION COST DOES NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)
ADMINISTRATIVE COSTS	$272,056.18	
TOTAL COST	$1,178,910.12	

	RESIDENTIAL RATE	x35%		TOTAL FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$412,618.54**	**/**	**10532.80 LF**	**=**	**$39.17**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
$39.17	**X**	**8024.8 LF**	**=**	**$314,332.20**	**/**	**99**	**=**	**$3,175.07**	**$314,331.93**

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
83123110066	1680 124TH AVE NE	RADES SHANNON	1	$3,175.07	$3,175.07
83123110067	1698 124TH AVE NE	XIONG, TOU ZIA	1	$3,175.07	$3,175.07
83123110068	1710 124TH AVE NE	GRUNDMEYER KELLY D & LISA A	1	$3,175.07	$3,175.07
83123110069	1722 124TH AVE NE	PORTER, ANGELA L	1	$3,175.07	$3,175.07
83123110070	1734 124TH AVE NE	DEVRIES, PAUL L	1	$3,175.07	$3,175.07
83123110071	12380 GOODHUE ST NE	PAULSON PHILLIP O	1	$3,175.07	$3,175.07
83123110072	12366 GOODHUE ST NE	ZEGLAND, MARIA	1	$3,175.07	$3,175.07
83123110073	12352 GOODHUE ST NE	HOCHSTEIN, RACHEL	1	$3,175.07	$3,175.07
83123110074	1735 123rd LN NE	IH3 PROPERTY MINNESOTA LP	1	$3,175.07	$3,175.07
83123110075	1723 123rd LN NE	MUSSA, MOHAMMED A	1	$3,175.07	$3,175.07
83123110076	1711 123rd LN NE	SCRABECK LAMONTE L & PAULA J	1	$3,175.07	$3,175.07
83123110077	1699 123rd LN NE	JAMES, LAVONNE J	1	$3,175.07	$3,175.07
83123110078	1687 123rd LN NE	MAKI MATTHEW S & MICHELLE I	1	$3,175.07	$3,175.07
83123110079	1675 123rd LN NE	PETERSON STEVE M & MARY C	1	$3,175.07	$3,175.07
83123110080	1663 123rd LN NE	HENRY, JEVONIE A	1	$3,175.07	$3,175.07
83123110081	1651 123RD LN NE	SALOVICH, DAVID	1	$3,175.07	$3,175.07
83123110082	1639 123RD LN NE	WRICH, KYLE J	1	$3,175.07	$3,175.07
83123110083	1636 123RD LN NE	NEWSTROM DEAN L & CHRISTINE A	1	$3,175.07	$3,175.07
83123110084	1648 123RD LN NE	GARVEY, CHRISTOPHER	1	$3,175.07	$3,175.07
83123110085	1660 123RD LN NE	MBUTHIA, MARGARET WAMBUI	1	$3,175.07	$3,175.07
83123110086	1672 123RD LN NE	GELLA DEREK ROBERT	1	$3,175.07	$3,175.07
83123110087	1684 123RD LN NE	LYDDY MICHAEL E	1	$3,175.07	$3,175.07
83123110088	1696 123RD LN NE	BROWN JEFFREY	1	$3,175.07	$3,175.07
83123110089	1708 123RD LN NE	ERENA, ROBE	1	$3,175.07	$3,175.07
83123110090	1720 123RD LN NE	SAMATAR MOHAMED	1	$3,175.07	$3,175.07
83123110091	1732 123RD LN NE	THOMPSON THOMAS E & BARBARA L	1	$3,175.07	$3,175.07
83123110092	1744 123RD LN NE	BABCOCK DAVID W & TONI M	1	$3,175.07	$3,175.07
83123110093	1756 123RD LN NE	NAMGYAL SONAM	1	$3,175.07	$3,175.07
83123110094	12329 GOODHUE ST NE	BUCHTA ORMA NHEON	1	$3,175.07	$3,175.07
83123110095	12349 GOODHUE ST NE	MINELL, STEPHEN M	1	$3,175.07	$3,175.07
93123220048	1803 123RD LN NE	RAYA LEYVA CRUZ ARMAUDO	1	$3,175.07	$3,175.07
93123220049	1823 123RD LN NE	LABERDA JAMES J & JOANNE M	1	$3,175.07	$3,175.07
93123220050	1843 123rd LN NE	OSIECKI, DYLAN	1	$3,175.07	$3,175.07

EXHIBIT NO. 2 - AREA 2 PROPOSED ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

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	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE			
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RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	TOTAL PROPOSED ASSESSMENT
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PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
93123220051	1826 123rd LN NE	SINCHE, JENNIFER M	1	$3,175.07	$3,175.07
93123220052	1804 123rd LN NE	PANNING, ANDREW W	1	$3,175.07	$3,175.07
		TOTAL:	99		$314,331.93

APPENDIX D

Pavement Investigation Report

PAVEMENT DESIGN REPORT

NORTHWEST AREA STREET RECONSTRUCTION

CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

NOVEMBER 17, 2023

Prepared for:
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

CITY PROJECT NO. 24-05
WSB PROJECT NO. 023569-000

wsb

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Nicholas E. Hentges, PE

Date: November 17, 2023 License No.: 44620

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1. CERTIFICATION

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3. PROJECT MAP

4. TYPICAL SECTIONS

5. PAVEMENT DESIGN
   - 5.1 DESIGN SUMMARY
   - 5.2 ESAL TRAFFIC FORECAST CALCULATOR
   - 5.3 FLEXIBLE PAVEMENT DESIGN, R-VALUE METHOD

APPENDIX A
- DESIGN CRITERIA 2360 MIXTURE DESIGN CODES
- MnDOT PG BINDER GUIDELINES - MSCR

APPENDIX B
- PAVEMENT INVESTIGATION REPORT

PROJECT MAP

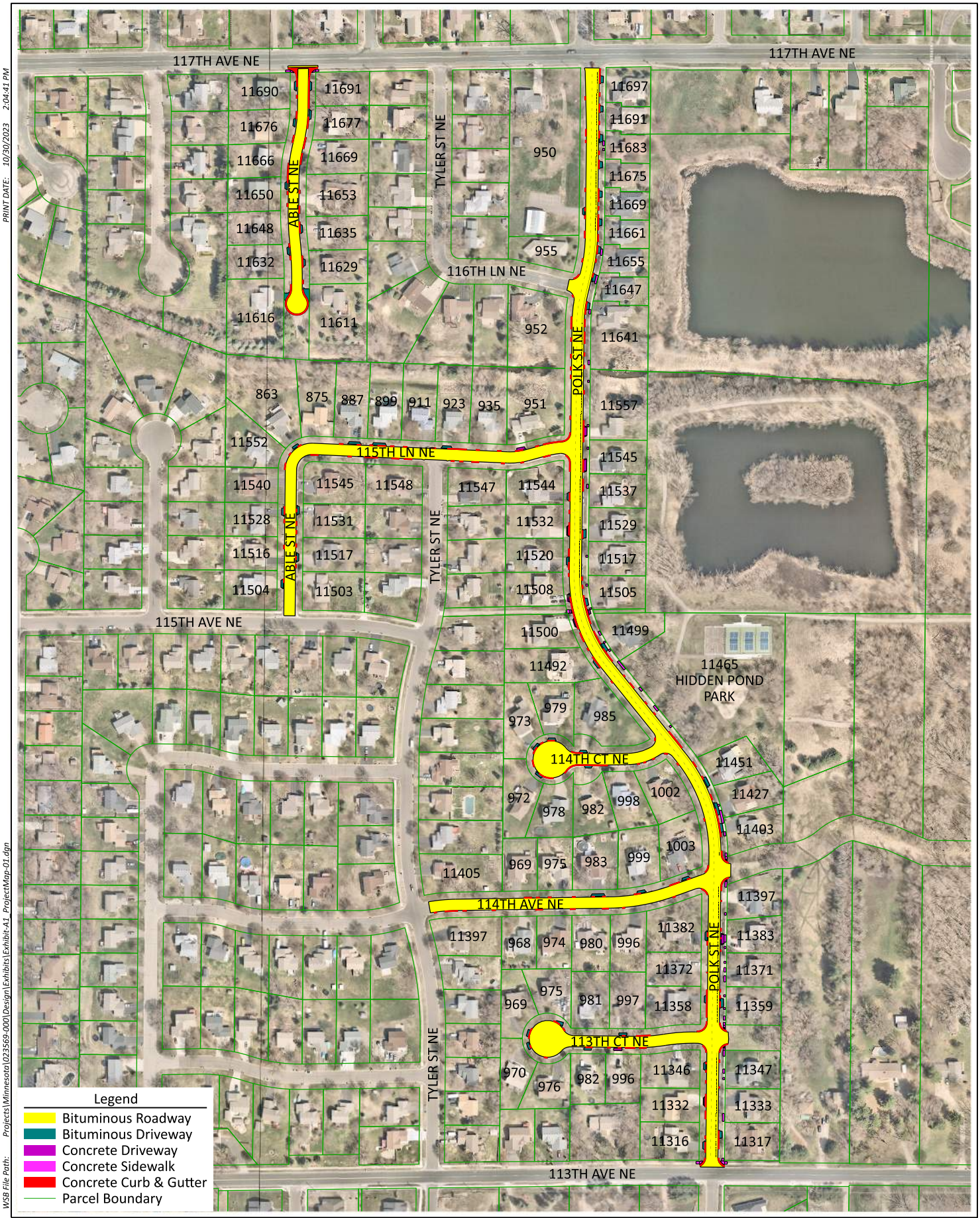

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Exhibit 1: Area 1 Project Map

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

N

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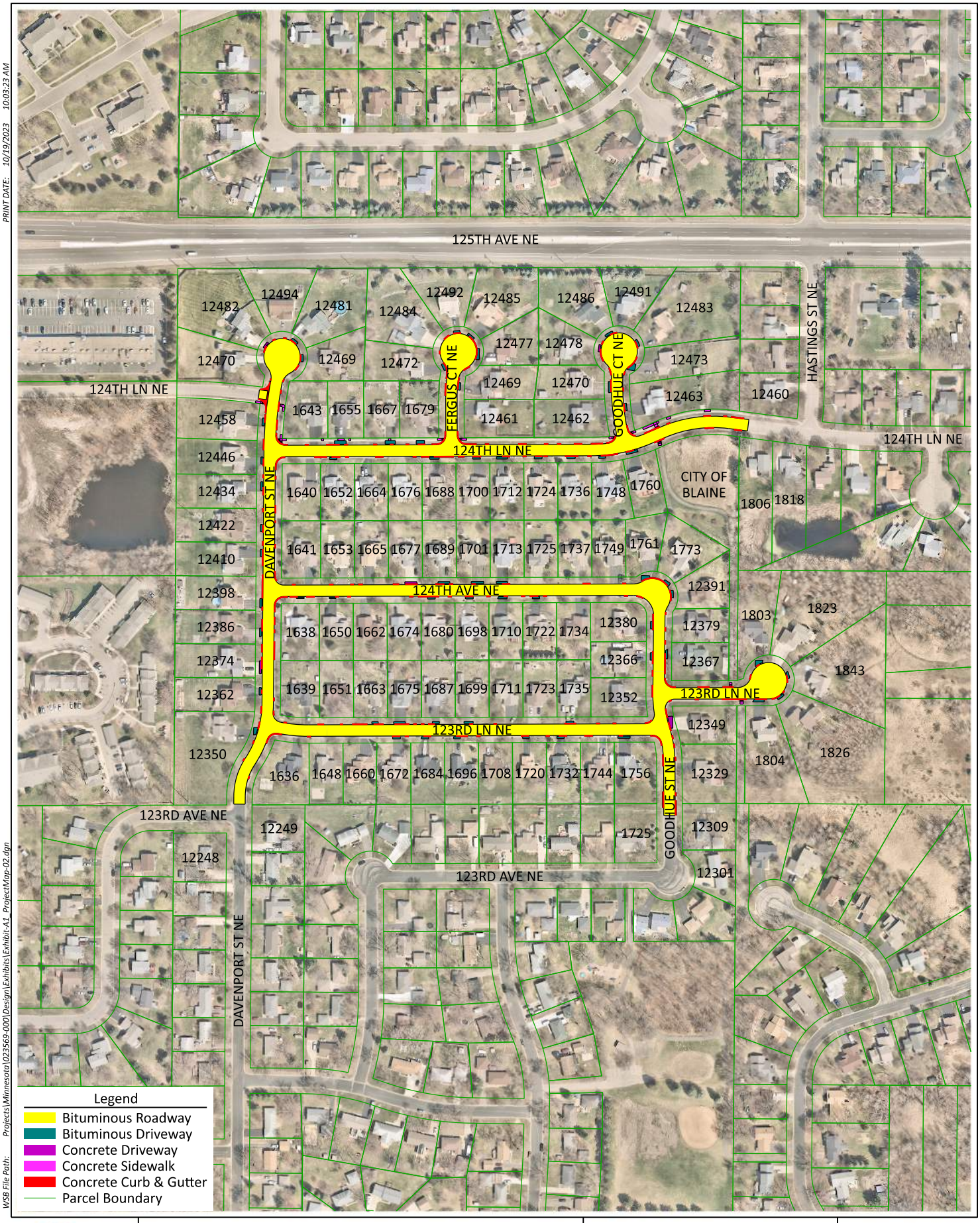

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Exhibit 1: Area 2 Project Map

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

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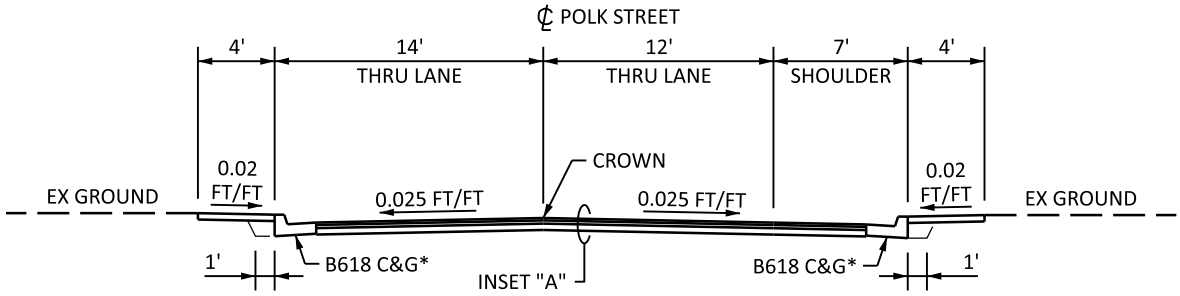
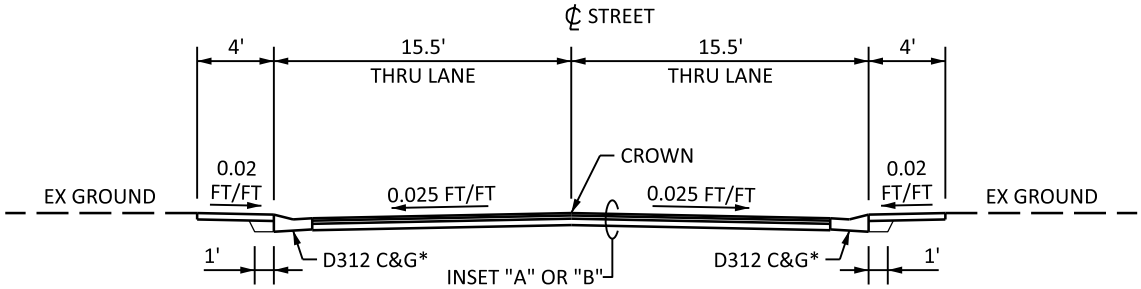
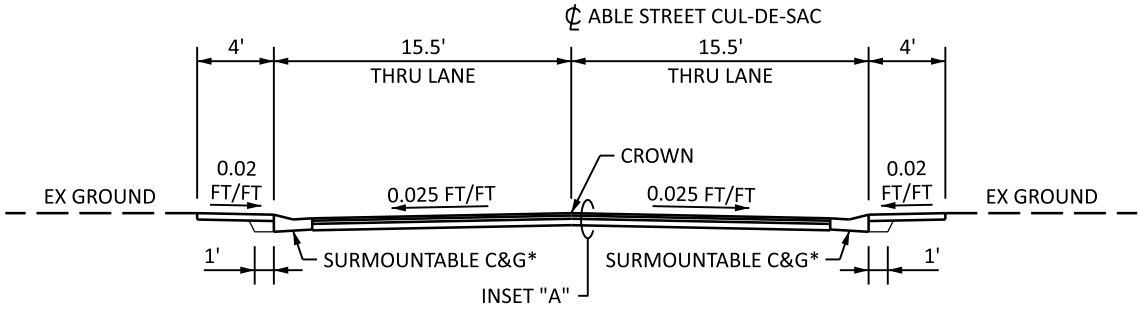
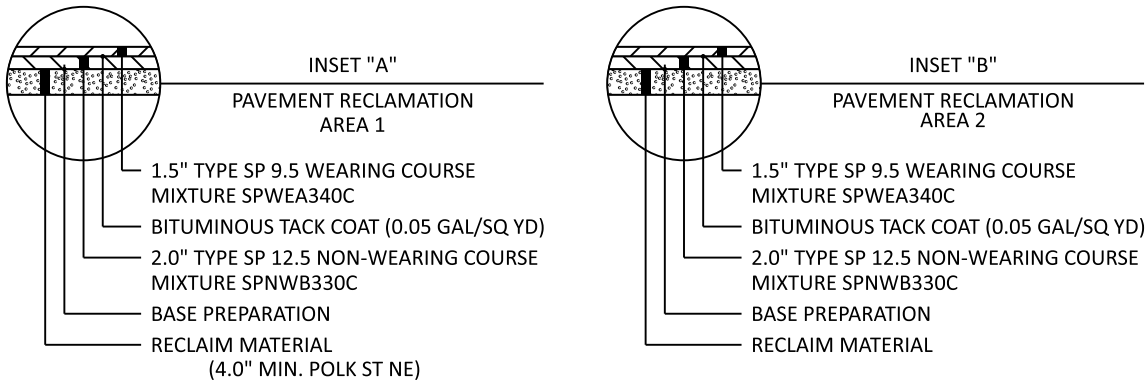
TYPICAL SECTIONS









NOTES:
*SPOT REPLACEMENT, EARTHWORK INCIDENTAL

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Exhibit 2: Proposed Typical Sections

Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota

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PAVEMENT DESIGN

DESIGN SUMMARY
ESAL TRAFFIC FORECAST CALCULATOR
BITUMINOUS PAVEMENT DESIGN

Existing Road Characteristics

Area 1

The **Able Street NE** cul-de-sac off of 117th Avenue NE was constructed in 1984. This street was constructed with a pavement section consisting of approximately 3.75-inches of bituminous over 4-inches of aggregate base with surmountable concrete curb and gutter. No pavement rehabilitation has been performed to date on this street.

The following streets were constructed in 1995: **Able Street NE** from 115th Avenue NE to 115th Lane NE, **115th Lane NE** from Able Street NE to Polk Street NE. These streets were constructed with a pavement section consisting of approximately 3.25-inches of bituminous over approximately 4-inches of aggregate base with concrete curb and gutter design D312.

The following streets were constructed in 1998: **113th Court NE** (constructed as 113th Lane NE) from Polk Street NE to 340-feet west, **114th Avenue NE** from 325-feet east of Tyler Street NE to Polk Street NE, **114th Court NE** (constructed as 114th Lane NE). These streets were constructed with a pavement section consisting of approximately 3-inches to 4.5-inches of bituminous over 3-inches to 6-inches of aggregate base with concrete curb and gutter design D312.

The following streets were constructed in 2004: **114th Court NE** cul-de-sac extension, **114th Avenue NE** from Tyler Street to 325-feet east, **113th Court NE** from 340-feet west of Polk Street NE to the cul-de-sac. These streets were constructed with a pavement section consisting of approximately 3-inches to 4.5-inches of bituminous over 3-inches to 6-inches of aggregate base with concrete curb and gutter design D312. No pavement rehabilitation has been performed to date on this street.

Polk Street NE from 117th Avenue NE to approximately 1,300 feet south along Polk Street NE was constructed in 1996. This street section was constructed with approximately 4.5-inches of bituminous over approximately 6-inches of aggregate base with concrete curb and gutter design B618. Bituminous patching along large sections of Polk Street NE was performed in 2022. Polk Street NE from 113th Avenue NE to the terminus of Polk Street NE was constructed in 1995 and consists of approximately 3.5-inches of bituminous over 4-inches aggregate base with concrete curb and gutter design B618. Bituminous patching along large sections of Polk Street NE was performed in 2022. No other pavement rehabilitation has been performed to date on this street. Polk Street NE is a municipal state aid street. It was constructed to a width of 33 feet from back of curb to back of curb. The width accommodates a single through lane in each direction as well as a 6.33 foot wide shoulder on the northbound side.

Area 2

The following streets were constructed in 1996: **Davenport Street NE** from 123rd Avenue to the cul-de-sac, **123th Lane NE** from Davenport Street NE to 185-feet east of Goodhue Street NE, **Fergus Court NE**, **124th Avenue NE** from Davenport Street NE to Goodhue Street NE, **Goodhue Street NE** from 124th Avenue NE to 190-feet south of 123rd Lane NE, **Goodhue Court NE**, **124th Lane** from Davenport Street NE to 280-feet east of Goodhue Court NE. These streets were constructed with approximately 2.5-inches to 5-inches of bituminous over approximately 2-inches to 4-inches of aggregate base with concrete curb and gutter design D312.

123rd Lane NE from Goodhue Street NE to the cul-de-sac was constructed in 2000. This street was constructed with a pavement section consisting of approximately 3-inches of bituminous over 3-inches of aggregate base with concrete curb and gutter design D312. No pavement rehabilitation has been performed to date on this street.

City Standard Reconstruction Pavement Section

Material		Thickness (in)	Designation
Bituminous	Wear Course	1.5	SPWEA340C
	Non-Wear Course	2.0	SPNWB330C
Aggregate Base		4.0	Class 5

Proposed Pavement Section – Area 1 (Local)

Material		Thickness (in)	Designation
Bituminous	Wear Course	1.5	SPWEA340C
	Non-Wear Course	2.0	SPNWB330C
Aggregate Base		3.0 min.	Reclaim Material

Proposed Pavement Section – Area 1 (Polk St NE)

Material		Thickness (in)	Designation
Bituminous	Wear Course	1.5	SPWEA340C
	Non-Wear Course	2.0	SPNWB330C
Aggregate Base		4.0 min.	Reclaim Material

Proposed Pavement Section – Area 2

Material		Thickness (in)	Designation
Bituminous	Wear Course	1.5	SPWEA340C
	Non-Wear Course	2.0	SPNWB330C
Aggregate Base		2.0 min.	Reclaim Material

State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with default Heavy Commerical Traffic values; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.
Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).
You must click on cells C18, C19, and C21 to access the dropdown choices.

General Information

Date	2023/10/26	
Forecast Performed by	WSB	
Name of County or City	BLAINE, MINNESOTA	
Project Number	CP 24-05	
Project Description	NORTHWEST AREA STREET RECONSTRUCTIONS	
Route Number	POLK STREET NE (MSAS 132)	
Base Year (i.e. opening to traffic)	2024	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	570	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	**Year**	**AADT**
Enter oldest traffic data here	2015	540
Enter second oldest traffic data here	2017	600
Enter third oldest traffic data here	2019	590
Enter fourth oldest traffic data here	2021	546
Base Year AADT	2024	570
20-Year AADT	2044	627
35-Year AADT	2059	670
Growth Rate	0.50%	

Vehicle Type	Vehicle Class %	ESAL Factors Flexible	Rigid
2AX-6TIRE SU	1.38%	0.25	0.24
3AX+SU	0.06%	0.58	0.85
3AX TST	0.09%	0.39	0.37
4AX TST	0.19%	0.51	0.53
5AX+TST	1.47%	1.13	1.89
TR TR, BUSES	0.67%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
Total	**3.85%**	**NA**	**NA**

20-Year Flexible Forecast (10 Ton) = 66,000
20-Year Rigid Forecast (10 Ton) = 97,000
35-Year Flexible Forecast (10 Ton) = 116,000
35-Year Rigid Forecast (10 Ton) = 173,000

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:
http://www.dot.state.mn.us/materials/pvmtdesign/software.html

Revised: 5/6/2020

Flexible Pavement Design, R-Value Method

Ver. 1.2 **For Bituminous Pavement With Aggregate Base**

Inputs

20 Yr Design Lane BESALs =	66,000
Design R-value =	50.0

GE Values from R-Value Chart

Minimum Bit (GE) =	7.00
Min. Agg. Base (GE) =	3.00
Total Required GE =	10.00

Project Number: CP 24-05

Designer: WSB

Date: 10/26/2023

DEPARTMENT OF TRANSPORTATION

Calculated Pavement Thickness to Meet GE Requirement

		Thickness (in)	GE	Layer GE
(2360) Wearing Course		3.50	2.25	7.88
(2360) Non-wearing Course		0.00	2.25	0.00
Bituminous Total		3.50	2.25	7.88
		Thickness (in)	GE	Layer GE
Aggregate Base	Class 5, 5Q or 6	3.00	1.00	3.00
Sub Base	Class 3 or 4	0.00	0.75	0.00
Select Granular		0.00	0.50	0.00
	Total	6.50	Total	10.88
	Required*	12.50	Required	10.00

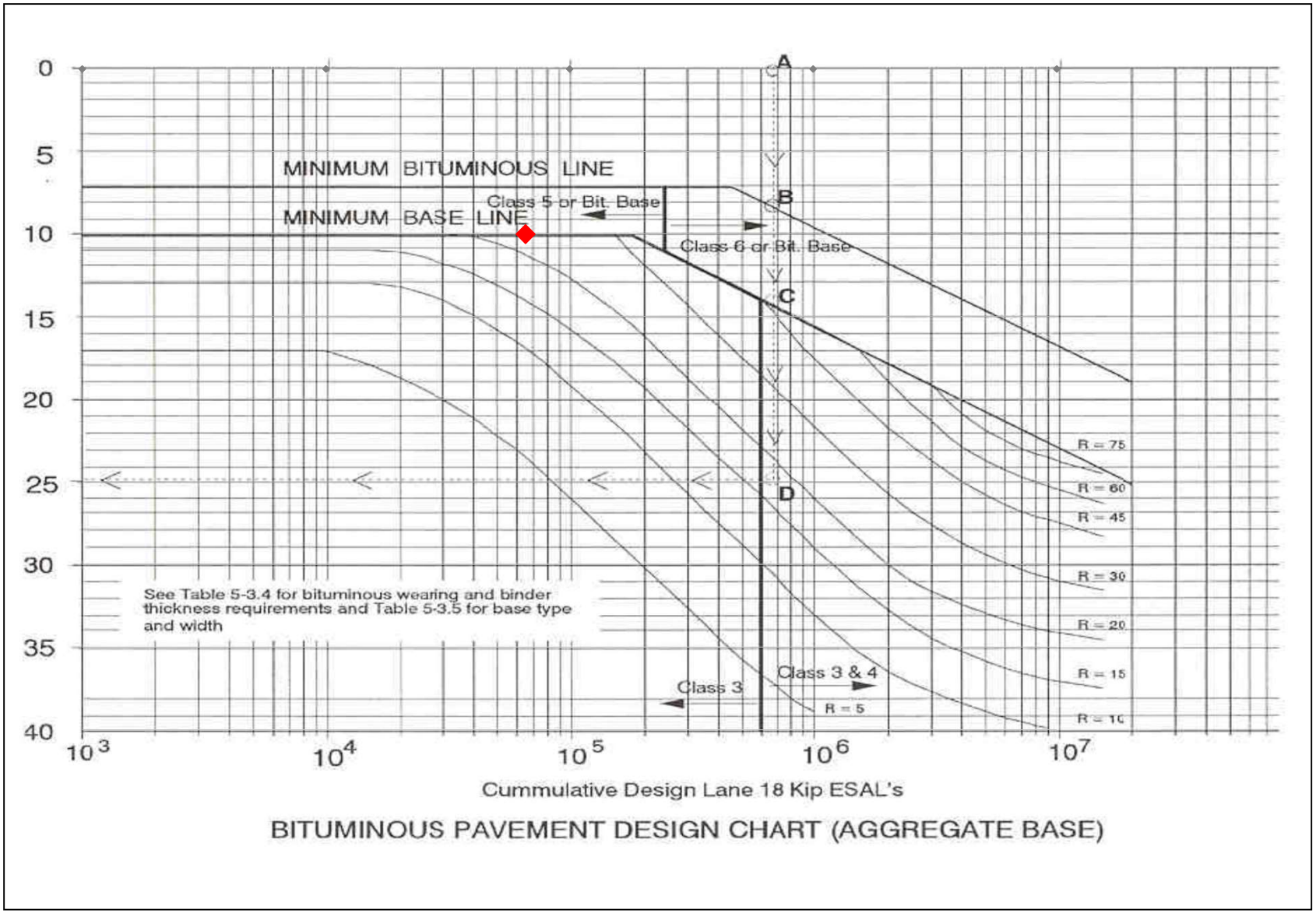
Proposed Pavement Thickness

New Bituminous		Thickness (in)	GE	Layer GE
Wearing Course	Superpave HMA [2360]	1.5	2.25	3.38
Non-wearing Course	Superpave HMA [2360]	2.0	2.25	4.50
New Bituminous Total		3.5		7.88
Left In-place Bituminous *1		Thickness (in)	GE	Layer GE
In-Place Bituminous	Plant Mix HMA [2350(HV & MV)]		2.00	0.00
Condition *2	Good			
	Class	Thickness (in)	GE	Layer GE
Aggregate Layer 1	Aggregate Base (Cl. 5,5Q & 6)	4.0	1.00	4.00
Aggregate Layer 2			0.00	0.00
Aggregate Layer 3			0.00	0.00
Select Granular			0.50	0.00
Aggregate Total		4.0		4.00
	Total	7.50	Total	11.88
			Required	10.00

Messages

Total GE: GOOD
Bituminous Thickness: GOOD
Total Aggregate Base Thickness: GOOD

Last Edited 6/5/19



BITUMINOUS PAVEMENT DESIGN CHART (AGGREGATE BASE)

APPENDIX A

DESIGN CRITERIA 2360 MIXTURE DESIGN CODES
MnDOT PG BINDER GUIDELINES - MSCR

Design Criteria 2360

Rev. 03/06/2018

Mixture Designation Code	
Mixture Course	**Code Format**
Non Wear (4" below pavement surface)**	SPNW **(1)* (2)*** 30 **(3)***
Wear (Top 4" of pavement)**	SPWE **(1)* (2)*** 40 **(3)***
Shoulder Wear & Non-Trunk Highway Low Volume Wear	SPWE **(1)* (2)*** 30 **(3)***
Stone Matrix Asphalt (SMA) – Spec 2365	SMWEE640H

***** Select (1) Aggregate Size; (2) Traffic Level; and (3) Asphalt Binder Grade as shown below. See Mixture Designation Example. WE=wear; NW=non-wear

**May replace 4" with 3" for non-trunk highway with traffic levels < 3 million ESAL's.

(1) Aggregate size. Recommended minimum lift thickness is also shown:

Size A (**-1/2") SP 9.5** – 1 ½" minimum
Size B (**-3/4") SP 12.5** – 2" minimum
Size C (**-1") SP 19.0** – 3" minimum
Size D (**-3/8") SP 4.75** – 3/4" minimum

a. The **A** gradation provides a "finer" pavement surface. Select this aggregate size if you are concerned about coarseness of the driving surface or segregation of material during placement. It is only necessary to specify **A** for the final wear lift, aggregate size **B** can be used for all underlying lifts. Except for SMA and unless otherwise designated in the Special Provisions, the Contractor has the option to supply recycled mixture. With the approval of the Engineer, the Contactor may supply a gradation with a smaller maximum aggregate size than that specified, i.e. size A in lieu of size B.

(2) Traffic Level: Select Levels 2-6 based on ESAL's as shown in example below.

a. For slow traffic consider selecting a higher mix type (Traffic Level) and/or higher high temperature binder grade. For shoulders where traffic is allowed consider selecting a higher mixture type (Traffic Level).
b. Use the same Traffic Level for Wear and Non-Wear mixture.

(3) Asphalt Binder Grade:

a. For mainline paving select the asphalt binder grade from the most current PG Guidelines. See Design Section on Bituminous Office Webpage.
b. For shoulders where traffic is allowed, generally, use the same binder grade as the mainline.
c. For shoulders where traffic is prohibited select either PG 52S - 34 or PG 58S - 28 by matching the mainline low PG number. **I.E. Mainline PG 58H - 28=> Shoulder PG 58S - 28**
d. For new construction including cold inplace recycle (CIR), reclaiming, and reconstruction, specify, PG 58_-34 in the wear (top 4") of the pavement structure.

Notes: 1) Typical Sections should delineate individual lifts/courses and thicknesses.
2) Include mixture designation codes and ride equation in contract special provisions.
3) Use SMA on final wearing surface only (1.5"-2" lift). Specify minimum PG 58V-28 (H) for SMA mixtures.

Mixture Designation Example: **SPWEB440E**

Type	Lift	Max Agg. Size	Traffic Level (ESAL's X 10^6)		Air Voids	Standard Binder Grades	
SP	***WE***	A (SP 9.5)	2	(<1.0 & Shld)	30 (3.0)	A = PG 52S -34	H = PG 58V - 28
SM	NW	***B (SP 12.5)***	3	(1 - 3)	***40*** (4.0)	B = PG 58S - 28	L = PG 64S - 22
		C (SP 19.0)	***4***	(3 - 10)		C = PG 58H - 34	M = PG 49S - 34
		D (SP 4.75)	5	(10 - 30)		***E = PG 58H - 28***	
		E (SMA)	6	(SMA)		F = PG 58V - 34	

The format for 2360 Pay Items are as follows:

2360.501 Type SP __._ _____Course Mixture (_, _)……English ton

An example of the pay item for the above mixture designation is:

2360.501 Type SP**12.5 Wearing** Course Mixture (**4**, **E**)……English ton

Note: Number in parenthesis denotes the traffic level and the letter denotes the PG grade.

MnDOT PG Binder Guidelines-MSCR

The new PG designations are different from the previous asphalt binder specification. Following AASHTO M332 (MSCR) the New PG grading designations for Minnesota will all be PG58, followed by traffic loading designation and minimum pavement design temperature. For example: PG58S-XX, PG58H-XX, PG58V-XX, and PG58E-XX.

S, H, V or E grade designations must be specified for standard, high, very high or extremely high traffic loading, respectively.

Type of Construction	Recommended Asphalt Binder for < 3 Million ESALs (20 yr)	Recommended Asphalt Binder for 3 - 10 Million ESALs (20 yr)	Recommended Asphalt Binder for > 10 Million ESALs (20 yr)
Overlay Wearing Mixture (Top 4")[3]	PG 58S-28	PG 58S-28[1]	PG 58H-28[1]
New Construction[2] Wearing Mixture (Top 4")[3]	PG 58H-34	PG 58H-34[1]	PG 58V-34[1]
All Non-Wear Mixture (Below 4" from Surface)	PG 58S-28		

Recommended Binder Grade for Shoulders:		
With Traffic	**With No Traffic**	**Next to Concrete Mainline and Concrete Curb and Gutter**
Generally, use the same binder grade as the mainline, but, not to exceed PG 58H-xx.	PG 58**S**-28 or PG 52S-34 (match the mainline low PG number)	PG 58S-28 or PG 58H-28

NOTES: When varying from these guidelines or for further clarification, consult the MnDOT Bituminous Office.

1. Selecting a higher PG grade and/or mixture type (traffic level), for higher ESALs within the category, will provide better resistance to rutting. Contact the Bituminous Engineer for guidance.
2. New construction includes: reconstruction, rubblization, CIR, reclaiming (FDR)
3. For Non-Trunk Highway with traffic levels <3 million ESAL, consider modifying the "top 4" criteria to top 3".
4. With concurrence of the Bituminous Office the designer may allow, by Special Provision, the Contractor's option to use PG 64S-22 on overlay construction when both of the following conditions are met:
    a. Overlay thickness 3" or less and,
    b. Average inplace crack/joint spacing 30ft. or less

The Special Provision shall limit the allowable RAP usage to 15% for mixtures specifying PG 64S-22.

Rules of Thumb

- Minimize the number of PG grades on any one project.
- The top 4" should be the same PG grade. Typically, specify PG xxx-34 for new construction. Typically, specify PG xxx-28 for overlay construction.
- Below 4" from the surface should be the same PG grade, typically, specify PG 58**S**-28.

Considerations

- For non-trunk highway with traffic levels < 3 million ESAL, consider modifying the top 4" criteria described under "Rules of Thumb" to top 3" criteria.
- For temporary construction (2 years or less) consider using PG 64S-22 when PG 58**H**-28 or PG 58**V**-34 is otherwise recommended.
- For special or unique design considerations contact the Bituminous Office.

Asphalt Binder Grade Designation

The PG Binder Grade letters should be used in all bituminous mixture designations, regardless of the specification number. These letters and PG Grade are listed below:

Binder Grades and Allowable Subtitutions

A = PG 52S-34
B = PG 58**S**-28 allowed as substitute for PG 58-28
C = PG 58H-34 allowed as substitute for PG 58-34 & PG 58-34(PMB)
E = PG 58H-28 allowed as substitute for PG 64-28 & PG 64-28(PMB)
F = PG 58V-34 allowed as substitute for PG 64-34 & PG 64-34(PMB)
H = PG 58V-28 allowed as substitute for PG 70-28 & PG 70-28(PMB)
I = PG 58E-34 allowed as substitute for PG 70-34
L = PG 64S-22
M = PG 49S-34

APPENDIX B

PAVEMENT INVESTIGATION REPORT

Pavement Investigation Report

To: City of Blaine
10801 Town Square Dr NE
Blaine, MN, 55449

Date: October 4, 2023

Re: Pavement Investigation
Blaine Northwest Area Street Reconstruction
R-023569-000
Blaine, Minnesota

WSB is pleased to submit this report detailing the results of our field pavement investigation and recommendations for pavement rehabilitation.

Our field investigation included documenting the existing pavement conditions, obtaining 6" pavement cores, power or hand auger drilling through any existing aggregate base and measuring and visually classify both the aggregate base and the immediate underlying subbase or subgrade material. Samples of the existing aggregate base were also obtained by combining aggregate base material from multiple coring locations.

Based on the field data obtained and summarized in our report, we are providing recommendations on reconstruction or rehabilitation techniques that we feel would be both viable and bring the most value to meet the project goals. The recommendations provided are based solely on our understanding of those goals. Therefore many other pavement rehabilitation techniques may also be feasible.

An aerial map with the approximate core locations and a summary table of the field data obtained at each location are presented in this report. Photographs of the pavement cores obtained, along with photographs of the existing pavement surface conditions at those locations can be found in the **Appendix.**

We appreciate the opportunity to provide our professional services as part of your project and we look forward to working with you again.

If you have any questions about this report or the recommendations it contains, please don't hesitate to contact us.

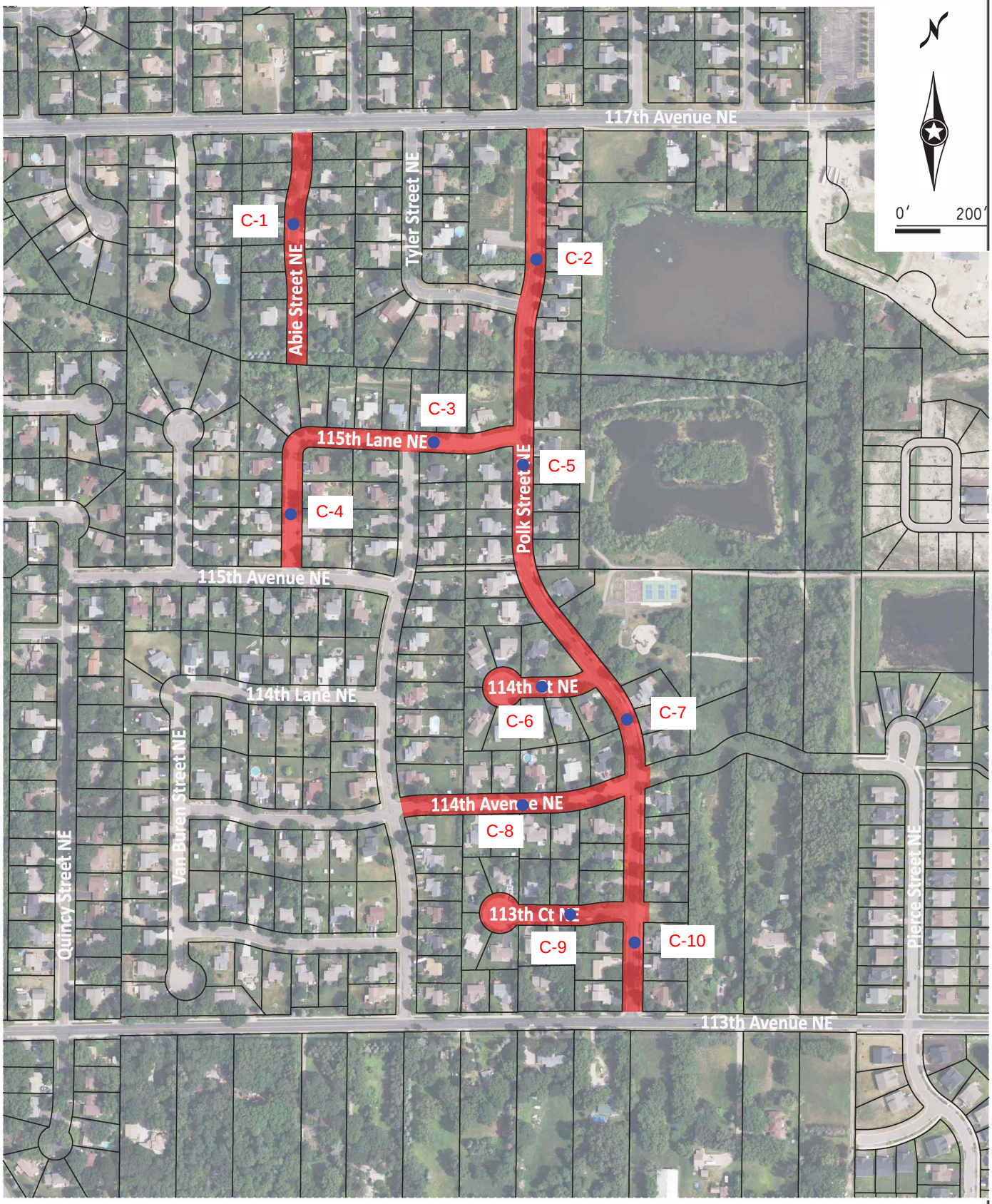
Sincerely,

Matt Indihar, PE
Pavement Management
mindihar@wsbeng.com
218.341.3614

Sam Lundquist
Pavement Management
slundquist@wsbeng.com
612.214.5949

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

Figure 1



BlaineMN.gov

2024 Northwest Area Street Reconstruction Project

City of Blaine, Minnesota

Coring Locations - Area 1

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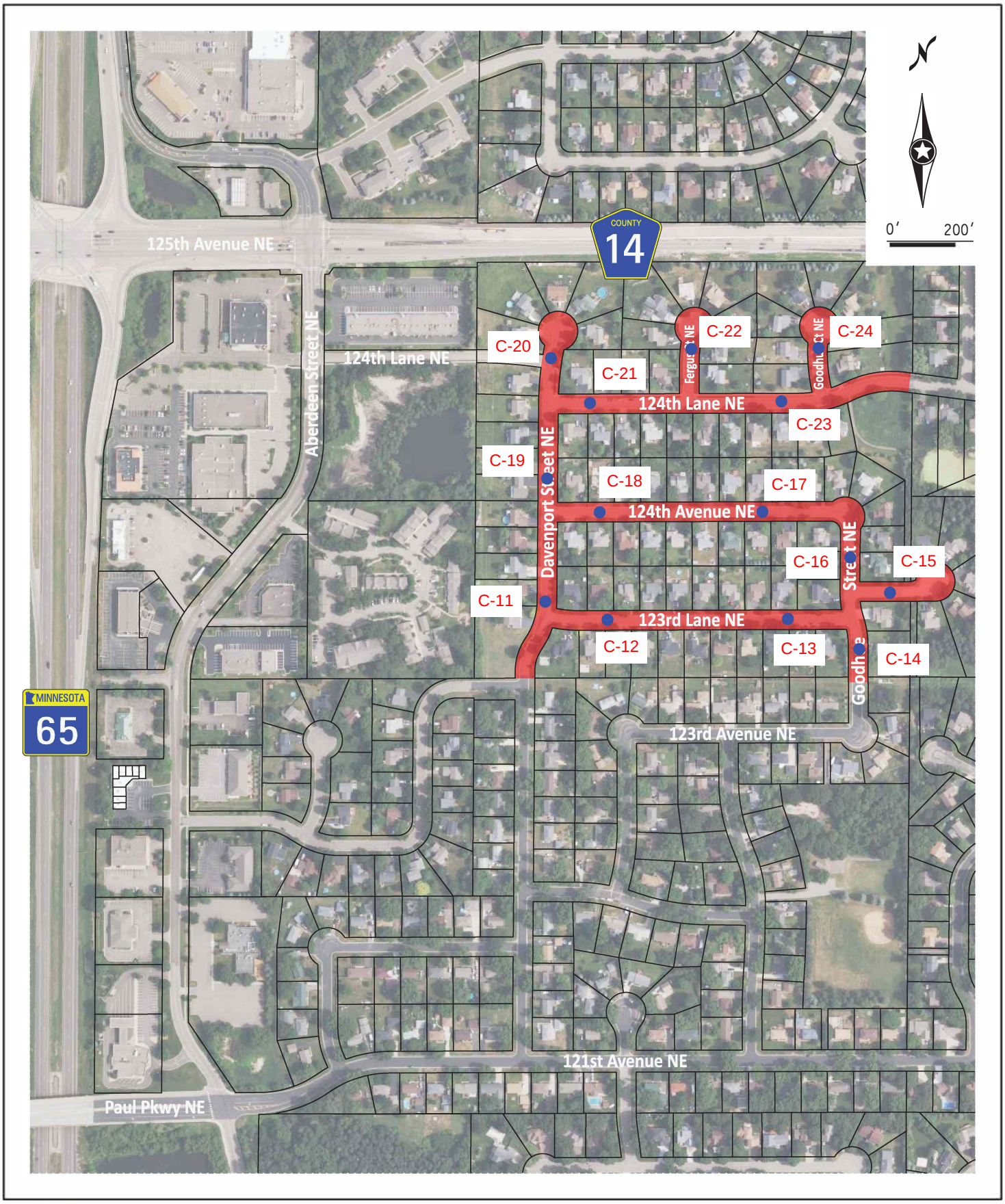
Figure 2



2024 Northwest Area Street Reconstruction Project

City of Blaine, Minnesota

Coring Locations - Area 2

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Project Understanding:

We understand the city of Blaine is seeking to improve their existing bituminous pavements at streets located with their 2024 Northwest Area Street Reconstruction area through reconstruction or rehabilitation construction techniques. We understand our services were requested to aid the design team in preparing projects plans and specifications. The proposed pavement rehabilitation area includes various residential streets. We have assumed the streets receive standard daily traffic typical of residential streets.

Field Exploration:

WSB performed the field exploration outlined in this report on September 18, 2023. A total of twenty-four (24) locations were cored and bored within the proposed pavement rehabilitation area. The approximate locations investigated and presented in this report are shown in **Figures 1 and 2.**

Summary of Field Exploration:

The twenty-four (24) cores obtained in this area had bituminous depths ranging from 2.25 inches to 5 inches, with a wear or top lift ranging from 1 inch to 2 inches, and a base layer ranging from 1.25 inches to 3 inches. The condition of each core and it's apparent lifts of asphalt were classified based on condition, and the condition of the cores and lifts ranged from poor to good condition with poor cores exhibiting varying amounts of raveling and cracking. The aggregate base was very consistent throughout and appeared to be sand with gravel, brown in color, and ranged in depths from 5 inches to greater than 10 inches. Gradation samples for the aggregate base were performed on combined samples. All samples from Polk Street NE were combined and samples from area 2 were split in approximately a north and south half with locations 11-18 combined, and 19-24 combined. Test results varied from passing the MnDOT 3138 - Class 5 gradation requirements to failing with too much material passing the #40 sieve in the aggregate sampled. **MnDOT requirements for Aggregate Base sampling after placing and prior to compaction were not able to be followed, therefore test results could be affected by sampling material through 6" core holes and combining material. Gradation results are attached in the **Appendix.** Hand augers were performed to a depth of 24" at all locations. Soils beneath the apparent aggregate base were very consistent and appeared to be fine-medium grained sand, brown in color. Core 15 on 123rd Lane NE had brown fine-medium grained sand from 3-10" and dark brown silty sand from 10-24". The pavement in the Project Area exhibited various amounts of alligator cracking, patching, surface stripping and transverse and longitudinal cracking throughout. Refer to field notes for more detailed distresses for each sample location. Our Field Data is further detailed in **Table 1** and **Table 2.**

Table 1: Existing Pavement Observations

Core ID	Location	Number of Lanes	Lane Width (ft)	Functional Classification	Curb and Gutter	Surface Distresses	Drainage Condition
1	Able St NE	2	13	Residential Street	Yes	Some Longitudinal and Transverse Cracking, Surface Stripping	Good
2	Polk St NE	2	11	Residential Through Street	Yes	Surface Stripping, Some Alligator Cracking, Extensive Patching	Good
3	115th Lane NE	2	12	Residential Street	Yes	Surface Stripping, Alligator Cracking, Extensive Patching	Good
4	Able St NE	2	12	Residential Street	Yes	Some Longitudinal and Transverse Cracking	Good
5	Polk St NE	2	11	Residential Through Street	Yes	Surface Stripping, Some Alligator Cracking, Extensive Patching	Good
6	114th Ct NE	2	12	Residential Street	Yes	Surface Stripping	Good
7	Polk St NE	2	11	Residential Through Street	Yes	Surface Stripping, Some Alligator Cracking, Extensive Patching	Good
8	114th Ave NE	2	13	Residential Street	Yes	Some Longitudinal and Transverse Cracking, Surface Stripping	Good
9	113th Ct NE	2	13	Residential Street	Yes	Some Longitudinal and Transverse Cracking, Surface Stripping	Good
10	Polk St NE	2	13	Residential Through Street	Yes	Surface Stripping, Some Alligator Cracking, Extensive Patching	Good
11	Davenport St NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
12	123rd Lane NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
13	123rd Lane NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
14	Goodhue St NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
15	123rd Lane NE	2	13	Residential Street	Yes	Some Transverse Cracking	Good
16	Goodhue St NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
17	124th Ave NE	2	13	Residential Street	Yes	Patching, Transverse and Longitudinal Cracking	Good
18	124th Ave NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
19	Davenport St NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
20	Davenport St NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good

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Core ID	Location	Number of Lanes	Lane Width (ft)	Functional Classification	Curb and Gutter	Surface Distresses	Drainage Condition
21	124th Lane NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
22	Fergus Ct NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
23	124th Lane NE	2	13	Residential Street	Yes	Patching, Alligator, Transverse and Longitudinal Cracking	Good
24	Goodhue Ct NE	2	13	Residential Street	Yes	Transverse and Longitudinal Cracking	Good

Table 2: Existing Pavement Section Details

Core ID	Location	Bituminous Depth (in)	Lift Thickness (in) and Condition	Hand Augers from 0-24"
1	Able St NE	3.75	1.5" Wear 2.25" Base Fair - Some raveling in base layer	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
2	Polk St NE	4.5	2" Wear 2.5" Base Poor - Raveling throughout core	0-7" - Sand with gravel, Brown 7-24" - Sand, Fine-medium grained, Brown
3	115th Lane NE	3	1.5" Wear 1.5" Base Fair - Some raveling in base layer	0-6" - Sand with gravel, Brown 6-24" - Sand, Fine-medium grained, Brown
4	Able St NE	3.5	1.5" Wear 2" Base Fair - Some raveling in base layer	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
5	Polk St NE	3.25	1.5" Wear 1.75" Base Fair - Some raveling throughout core	0-7" - Sand with gravel, Brown 7-24" - Sand, Fine-medium grained, Brown
6	114th Ct NE	3	1.5" Wear 1.5" Base Poor - Raveling throughout core	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
7	Polk St NE	4.5	2" Wear 2.5" Base Fair - Some raveling in base layer	0-5" - Sand with gravel, Brown 5-24" - Sand, Fine-medium grained, Brown
8	114th Ave NE	3.5	1.5" Wear 2" Base Fair - Some raveling in base layer	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown

Core ID	Location	Bituminous Depth (in)	Lift Thickness (in) and Condition	Hand Augers from 0-24"
9	113th Ct NE	4.5	2" Wear 2.5" Base Good Condition	0-3 - Sand with gravel, Brown 3-24" - Sand, Fine-medium grained Brown
10	Polk St NE	3.5	1.5" Wear 2" Base Fair - Some raveling in base layer	0-6" - Sand with gravel, Brown 6-24" - Sand, Fine-medium grained, Brown
11	Davenport St NE	4	2" Wear 2" Base Good Condition	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
12	123rd Lane NE	2.5	1.25" Wear 1.25" Base Fair - Some raveling in base layer	0-6" - Sand with gravel, Brown 6-24" - Sand, Fine-medium grained, Brown
13	123rd Lane NE	3	1.5" Wear 1.5" Base Poor - Raveling throughout core	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
14	Goodhue St NE	3	1.5" Wear 1.5" Base Poor - Raveling throughout core	0-2" - Sand with gravel, Brown 2-24" - Sand, Fine-medium grained, Brown
15	123rd Lane NE	3	1.5" Wear 1.5" Base Good Condition	0-3" - Sand with gravel, Brown 3-10" - Sand, Fine-medium grained, Brown 10-24" - Silty Sand, Dark Brown
16	Goodhue St NE	2.5	1" Wear 1.5" Base Good Condition	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
17	124th Ave NE	3	1.5" Wear 1.5" Base Good Condition	0-5" - Sand with gravel, Brown 5-24" Sand, Fine-medium grained, Brown
18	124th Ave NE	3	1.5" Wear 1.5" Base Fair - Some raveling in base layer	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
19	Davenport St NE	4	2" Wear 2" Base Fair - Some raveling throughout core	0-3" - Sand with gravel, Brown 3-24" - Sand, Fine-medium grained, Brown
20	Davenport St NE	3.5	1.5" Wear 2" Base Poor - Raveling throughout core	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
21	124th Lane NE	2.25	1" Wear 1.25" Base Fair - Some raveling in base layer	0-4" - Sand with gravel, Brown 4-24" - Sand, Fine-medium grained, Brown
22	Fergus Ct NE	5	2" Wear 3" Base Fair - Raveling in base layer	0-2" - Sand with gravel, Brown 2-24" - Sand, Fine-medium grained, Brown
23	124th Lane NE	2.25	1" Wear 1.25" Base Fair - Some raveling in base layer	0-3" - Sand with gravel, Brown 3-24" - Sand, Fine-medium grained, Brown
24	Goodhue Ct NE	2.75	1.5" Wear 1.25" Base Fair - Some raveling in base layer	0-5" - Sand with gravel, Brown 5-24" - Sand, Fine-medium grained, Brown

Recommendations for Rehabilitation:

Based on the conditions of the existing bituminous and subsurface data gathered by WSB, we are recommending the rehabilitation technique outlined below be considered.

With the majority of locations showing minimal bituminous thickness we recommend a full depth pavement removal and replacement. This would entail the complete removal and disposal of the existing bituminous pavements. The underlying soils should be compacted, shaped and test rolled immediately prior to bituminous placement.

Key Considerations:

The import or export of any excess base aggregates associated with the recommended rehabilitation technique should be considered. The quantity will be highly dependent on designed profiles and structure limitations such as utility structures and any adjacent curb/gutter or driveway tie in elevations.

Any unstable base soils discovered during a test roll would likely require sub cutting and replacement. Potential costs associated with these corrections should be anticipated.

Pavement Design:

The new bituminous pavement section and pavement mix type should be designed and specified by a Civil Engineer in consideration of the loads, climate, desired life expectancy and other key factors. If requested, WSB can provide a pavement design for this project.

Limitations:

The field data presented should be considered approximate and only valid for the location investigated. We have assumed smooth transitions of similar materials between locations when formulating the recommendations provided.

Our recommendations are based solely on the data obtained through our limited field investigations and our experience with similar reconstructive and rehabilitation work for the locale. We consider local contractor experience and industry costs associated with the various rehabilitation techniques available in conjunction with project specific details.

Appendix:

- Aggregate Base Gradations
- Photographs of Cores
- Photographs of Existing Surface Condition

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Appendix

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Material Test Report

Report No: MAT:23-5112-S01
Issue No: 1

Client: City of Blaine **CC:** Sam Lundquist

Project: Blaine Northwest Area Street Reconstruction

Job No: R-023569-000

Date of Issue: 9/22/2023
Reviewed By: Jenna Wipper
Title: Materials Lab Manager

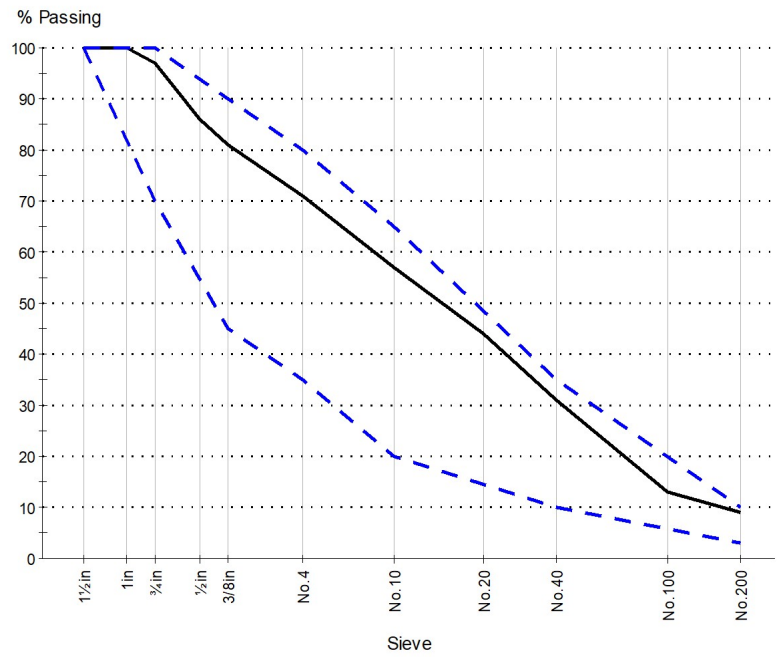
Sample Details

Date Sampled	9/19/2023
Sampled By	Sam Lundquist
Specification	3138.2-3 Class 5 (<25% Recycled)
Location	Polk St NE

Other Test Results

Description	Method	Result	Limits
200/1 Granular Ratio	MnDOT 1202, MnDOT 1203		
40/10 Granular Ratio			
200/10 Granular Ratio			

Particle Size Distribution



Method: MnDOT 1202, MnDOT 1203

Date Tested: 9/22/2023
Tested By: Jenna Wipper

Sieve Size	% Passing	Limits
1½in	100	100
1in	100	
¾in	97	70 to 100
½in	86	
3/8in	81	45 to 90
No.4	71	35 to 80
No.10	57	20 to 65
No.20	44	
No.40	31	10 to 35
No.100	13	
No.200	8.9	3.0 to 10.0

Comments

Test results meet the above referenced specifications.

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Material Test Report

Report No: MAT:23-5112-S02
Issue No: 1

Client: City of Blaine **CC:** Sam Lundquist

Project: Blaine Northwest Area Street Reconstruction

Job No: R-023569-000

Date of Issue: 9/22/2023
Reviewed By: Jenna Wipper
Title: Materials Lab Manager

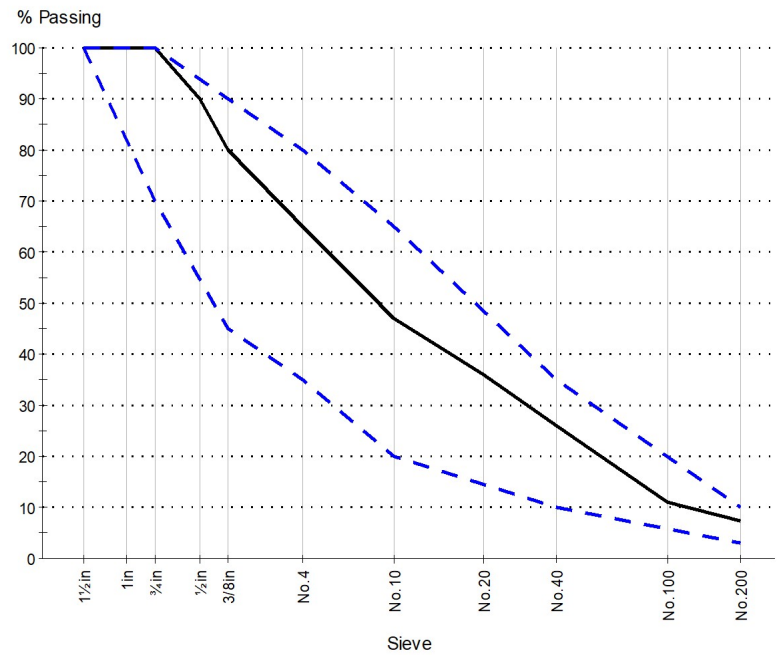
Sample Details

Date Sampled	9/19/2023
Sampled By	Sam Lundquist
Specification	3138.2-3 Class 5 (<25% Recycled)
Location	Core Locations 20-24

Other Test Results

Description	Method	Result	Limits
200/1 Granular Ratio	MnDOT 1202, MnDOT 1203		
40/10 Granular Ratio			
200/10 Granular Ratio			

Particle Size Distribution



Method: MnDOT 1202, MnDOT 1203

Date Tested: 9/22/2023
Tested By: Jenna Wipper

Sieve Size	% Passing	Limits
1½in	100	100
1in	100	
¾in	100	70 to 100
½in	90	
3/8in	80	45 to 90
No.4	65	35 to 80
No.10	47	20 to 65
No.20	36	
No.40	26	10 to 35
No.100	11	
No.200	7.5	3.0 to 10.0

Comments

Test results meet the above referenced specifications.

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Material Test Report

Report No: MAT:23-5112-S03
Issue No: 1

Client: City of Blaine **CC:** Sam Lundquist

Project: Blaine Northwest Area Street Reconstruction

Job No: R-023569-000

Date of Issue: 9/25/2023
Reviewed By: Sam Lundquist
Title: Project Manager

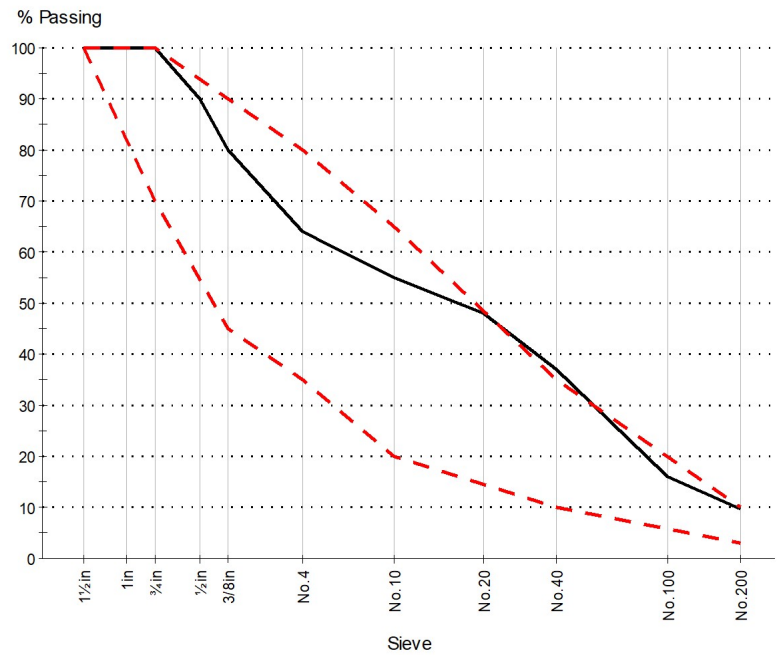
Sample Details

Date Sampled	9/19/2023
Sampled By	Sam Lundquist
Specification	3138.2-3 Class 5 (<25% Recycled)
Location	Core Locations 11-19

Other Test Results

Description	Method	Result	Limits
200/1 Granular Ratio	MnDOT 1202, MnDOT 1203		
40/10 Granular Ratio			
200/10 Granular Ratio			

Particle Size Distribution



Method: MnDOT 1202, MnDOT 1203

Date Tested: 9/22/2023
Tested By: Jenna Wipper

Sieve Size	% Passing	Limits
1½in	100	100
1in	100	
¾in	100	70 to 100
½in	90	
3/8in	80	45 to 90
No.4	64	35 to 80
No.10	55	20 to 65
No.20	48	
No.40	37	10 to 35
No.100	16	
No.200	9.8	3.0 to 10.0

Comments

Test results do not meet the above referenced specifications.

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Core 1

Core 1

Core 2

Core 2

Core 3

Core 3

Core 4

Core 4

Core 5

Core 5

Core 6

Core 6

Core 7

Core 7

Core 8

Core 8

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Core 24

City of Blaine
Staff Report

File Number: RES 24-11

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

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

Agenda Item # 9.2

Order Improvement and Order Preparation of Plans and Specifications for the 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06

Executive Summary

Council is asked to conduct the public hearing and consider ordering the improvements and preparation of the project plan and specification for the 2024 Pleasure Creek Area Street Reconstruction.

Background

Notice for this hearing has been published and mailed. An open house for affected property owners was held on December 20, 2023.

The proposed project will reconstruct the following streets:

Area 1:
• Territorial Road from University Avenue to Jefferson Street

Area 2:
• 99th Lane from Washington Street to Madison Street
• 100th Court from Pleasure Creek Parkway to east cul-de-sac
• 100th Court from Pleasure Creek Parkway to west cul-de-sac
• 101st Avenue from Pleasure Creek Parkway to Jackson Street
• 101st Court from Pleasure Creek Parkway to west cul-de-sac
• Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
• Madison Street from 99th Lane to Pleasure Creek Parkway
• Pleasure Creek Parkway from 101st Avenue to north dead end
• Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue

• Pleasure Creek Parkway from Madison Street east to dead end
• Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
• Pleasure Creek Parkway from President Drive to Madison Street
• President Drive from Pleasure Creek Parkway to Territorial Road
• Terrace Court from Pleasure Creek Parkway to cul-de-sac
• Washington Court from Pleasure Creek Parkway to cul-de-sac
• Washington Street from 99th Lane to Pleasure Creek Parkway

The proposed project will consist of the following work for each project area:

Area 1 is proposed to be reconstructed with full depth bituminous pavement removal, bituminous curb removal, installation of concrete curb and gutter, new bituminous pavement, storm sewer improvements, spot water main repair, and appurtenant construction.

Area 2 is proposed to be reconstructed with full depth bituminous pavement removal, spot concrete curb and gutter replacement, new bituminous pavement, minor storm sewer improvements, spot water main repair, and appurtenant construction.

The estimated cost of these proposed improvements is $6,572,381 with $1,303,843 to be assessed to the benefitting properties over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of $184,470 and replacement of malfunctioning gate valves and broken access valve boxes at an estimated cost of $385,099 is proposed to be paid for by City Public Utility Funds. The remaining portion of $4,698,969 is proposed to be paid from the City's Pavement Management Program Fund.

The proposed project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Schedule of Actions

8/7/2023	Initiate Project and Order Preparation of Feasibility Report
12/18/2023	Receive Feasibility Report and Order Public Hearing
12/20/2023	Public Information Meeting
1/3/2024	Hold Public Hearing, Order Improvement, and Order Preparation of Plans and Specifications
4/8/2024	Approve Plans & Specifications and Order Advertisement for Bids
4/24/2024	Open Bids
5/6/2024	Award Contract
May-October 2024	Construction of Improvements
Spring 2025	Assess Improvements
Jan 2026	First Assessment Payment Due with Real Estate Taxes

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program fund, and Public Utility Funds. The 2023 project budget included $155,500 for consulting. The 2024 project budget in the 2024-2028 Capital Improvement Plan is $3,949,700 and includes consulting, construction, and contingency, bringing the total project budget to $4,105,200. With estimated improvement costs of $6,572,381, the 2024 budget and CIP may need to be amended in 2024 and additional bond proceeds may need to be issued to finance project costs. Alternatively, the project could be split into multiple years or bids can be rejected and the project rebid in 2025. Any or all of these options will be brought to council when the contract is proposed to be awarded.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statues.

Staff Recommendation

Conduct the public hearing and by motion, approve the Resolution.

Attachment List

1. 24-06 Project Area Map
2. 24-06 Feasibility Report - Final

City of Blaine

Signature Copy
Resolution: RES 24-11

Order Improvement and Order Preparation of Plans and Specifications for the 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06

WHEREAS, Resolution No. 23-177 the Blaine City Council, adopted on the 18th day of December, 2023, ordered a public hearing on the proposed project; and

WHEREAS, the required notices were published and mailed to benefitting property owners, and the public hearing was held on the 3rd day January, 2024, at which time all persons desiring to be heard were given an opportunity to be heard.

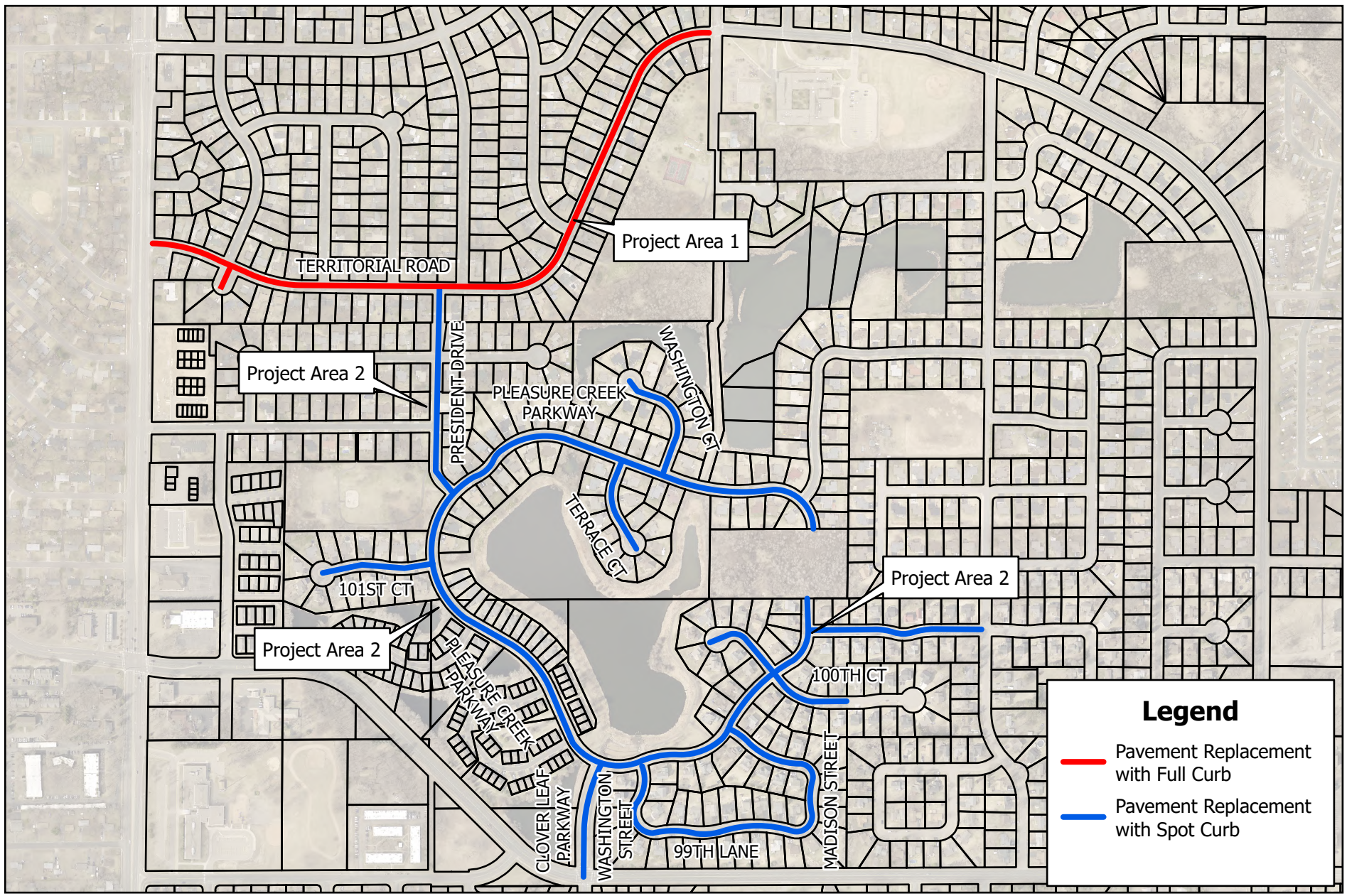
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. Such improvements are hereby ordered as proposed in the Feasibility Report, which was accepted by Resolution No. 23-177 adopted on the 18th day of December, 2023.

2. The City Engineer is hereby designated as the Engineer for this improvement and is directed to prepare plans and specifications for the making of this improvement.

3. The City Council declares its official intent to reimburse the city for the costs of the improvements from the proceeds of tax exempt bonds.

PASSED by the City Council of the City of Blaine this 3rd day of January 2024.



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SEH

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FAX: (651) 490-2150
WATTS: 800-325-2055
www.sehinc.com

Print Date: 11/16/2023

0 300 600
Feet

2024 STREET RECONSTRUCTION

BLANE, MINNESOTA

N

Exhibit 1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Feasibility Report

2024 Pleasure Creek Area Street Reconstruction

City of Blaine, Minnesota

City No. 24-06

BLAIN 174596 | December 8, 2023

SEH

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Engineers | Architects | Planners | Scientists

Feasibility Report

2024 Pleasure Creek Area Street Reconstruction
City of Blaine, Minnesota

City No. 24-06
SEH No. BLAIN 174596

December 8, 2023

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

Greg Anderson, PE

Date: December 8, 2023 License No.: 26859

Reviewed By: Dustin Cesafsky Date: December 8, 2023

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-3507
651.490.2000

Executive Summary

The proposed project will reconstruct Territorial Road from University Avenue to Jefferson Street which will include bituminous curb and pavement removal, concrete curb installation, new bituminous pavement, minor storm drainage improvements, spot water main repair, and appurtenant construction. The project will also include the streets near Pleasure Creek Parkway as listed in section 2. The project area near Pleasure Creek Parkway will include spot concrete curb and gutter replacement, minor storm drainage improvements, spot water main repair, bituminous pavement replacement, traffic control signage, and appurtenant construction.

The estimated cost of improvements is $6,572,381 with $1,303,843 proposed to be assessed over a 15-year period. Replacement of existing sanitary sewer castings/rings at an estimated cost of $184,470 and replacement of malfunctioning gate valves and broken access valve boxes at an estimated cost of $385,099 is proposed to be paid for by City Public Utility Funds. The remaining portion of $4,698,969 is proposed to be paid from the City's Pavement Management Program Fund.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

Contents

1 Project History 1

2 Project Area Characteristics 1

2.1 2024 Pleasure Creek Area Street Reconstruction Areas 2

3 Proposed Improvements 3

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7 Finance 8

7.1 Finance Statement 8

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9 Project Feasibility and Recommendation 9

List of Exhibits

Exhibit 1 – 2024 Pleasure Creek Area Street Reconstruction Area

Exhibit 2 – Typical Sections (Project Area 1 & 2)

Exhibit 3 – Utility Information (Project Area 1)

Exhibit 4 – Utility Information (Project Area 2)

Exhibit 5 – Parcel Assessment Map (Project Area 1)

Exhibit 6 – Parcel Assessment Map (Project Area 2)

Exhibit 7 – Proposed Assessment Roll - Single Family Residential (Project Area 1)

Exhibit 8 – Proposed Assessment Roll - Single Family Residential (Project Area 2)

Exhibit 9 – Proposed Assessment Roll – High Density Residential 35% (Project Area 2)

Exhibit 10 – Proposed Assessment Roll – High Density Residential 50% (Project Area 2)

List of Appendices

Appendix A Engineers Estimate

Appendix B Geotechnical Report

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Feasibility Report

2024 Pleasure Creek Area Street Reconstruction

Prepared for City of Blaine, Minnesota

1 Project History

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on August 7, 2023, with Resolution No. 23-126.

This report is based on field observations, record drawing information, 2023 aerial photography, and a 2023 topographic survey.

2 Project Area Characteristics

The project areas include the following streets:

- **Project Area 1:**
  - Territorial Road from University Avenue to Jefferson Street
- **Project Area 2:**
  - 99th Lane from Washington Street to Madison Street
  - 100th Court from Pleasure Creek Parkway to 360’ west towards cul-de-sac
  - 100th Court from Pleasure Creek Parkway to west cul-de-sac
  - 101st Avenue from Pleasure Creek Parkway to Jackson Street
  - 101st Court from Pleasure Creek Parkway to west cul-de-sac
  - Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
  - Madison Street from 99th Lane to Pleasure Creek Parkway
  - Pleasure Creek Parkway from 101st Avenue to north dead end
  - Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
  - Pleasure Creek Parkway from Madison Street east to south dead end
  - Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
  - Pleasure Creek Parkway from President Drive to Madison Street
  - President Drive from Pleasure Creek Parkway to Territorial Road
  - Terrace Court from Pleasure Creek Parkway to south cul-de-sac
  - Washington Court from Pleasure Creek Parkway to cul-de-sac
  - Washington Street from 99th Lane to Pleasure Creek Parkway

2.1 2024 Pleasure Creek Area Street Reconstruction Areas

2.1.1 Project Area 1 (Territorial Road)

The street that occupies Project Area 1 was constructed in the late 1950's with a roadway section consisting of 4 inches of bituminous pavement on 4 inches of aggregate base and are 31 feet wide from back of curb to back of curb. The street is an urban section with bituminous barrier curb. There has been no recent maintenance performed on the street.

The pavement has reached the point of failure with transverse and longitudinal cracking, large patch areas, spot chip seal patching and has failed to a point where an overlay is not feasible (see photo 1). In addition, the bituminous curb has reached the end of its service life (see photo 2).

There is a shared use path near the intersection of Washington Boulevard that leads to the southeast. The trail entrance was reviewed and has settled between the bituminous curb and the roadway that currently holds water. The rest of the trail was not reviewed with this project.

Photo 1

Photo 2

2.1.2 Project Area 2 (Pleasure Creek Parkway Area)

Project Area 2 contains President Drive from Pleasure Creek Parkway to Territorial Road which was constructed in the early 1980's with a roadway section consisting of 3 inches of bituminous pavement on 4 inches of aggregate base and is an urban section that is 31 feet wide from back of curb to back of curb. The project area also contains Pleasure Creek Parkway and several surrounding streets that were constructed in 2000 which were constructed with a roadway section that varies from 3"-5" of bituminous pavement over 3"-5" of aggregate base. The street segments on and surrounding Pleasure Creek Parkway consist of a surmountable curb and vary from 27'-31' in width from back of curb to back of curb. Clover Leaf Parkway intersects Pleasure Creek Parkway on the south side of the neighborhood. The section aligns with the rest of the streets in the neighborhood with 3" of bituminous over 4" of aggregate base. The street has a landscaped median that divides two 17' lanes (back of curb to back of curb) along with 10' turn lanes. The median is maintained by the local residents. There has been no recent maintenance performed on the project streets.

The pavement has reached the point of failure with transverse and longitudinal cracking and has failed to a point where alternative pavement rehabilitation is not feasible (see photo 3). The in-

place concrete curb and gutter has moderate cracking, deteriorated joints along with several areas that have settled (see photo 4). The curb has reached the point of needing partial replacement which will consist of approximately 30% of the total curb which is still considered to be cost effective.

There is sidewalk along one side of Pleasure Creek Parkway and several of the other adjoining streets (see Exhibit 1). The sidewalk was reviewed and there are isolated areas that display fatigue cracking and settlements. There is also a shared use path that surrounds the drainage pond in the center of the development, The trail entrances were reviewed, and minor improvements will be made to make the access points ADA compliant. The rest of the trail was not reviewed with this project.

Photo 3

Photo 4

3 Proposed Improvements

The proposed improvements will include replacement of the existing street section, additional storm sewer, replacement of select water main valves and sanitary and storm sewer manhole castings and rings in both project areas.

Each improvement is further described as follows:

3.1 Sanitary Sewer

Public Works and Engineering staff have reviewed the existing sanitary sewer in project areas 1 and 2 and concur that there are no issues with the existing services or mains. The sanitary sewer lines throughout the project are lined VCP or polyvinyl chloride (PVC). The project will include the removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

3.2 Water Main

Public Works and Engineering staff has reviewed the water main installation dates and water main break data throughout project areas 1 and 2 and concur that the existing ductile pipe has no

issues indicating the need for replacement or repair. The project will include gate valve repairs and replacement for deficient gate valves as identified by the public works staff inspections.

3.3 Street Construction

3.3.1 Project Area 1 (Territorial Road)

The streets in project area 1 will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Exhibit 2). The bituminous curb will be replaced in full with B418 as the existing bituminous curb is near the end of life expectancy. The new curb will improve drainage and allow for better snow plowing practices.

It is not anticipated that additional right-of-way will be needed for the project area.

3.3.2 Project Area 2 (Pleasure Creek Area)

The streets in project area 2 will consist of 3.5 inches of bituminous pavement over 4 inches of aggregate base (see Exhibit 2). Approximately 30% of the D412 curb will be replaced as a portion of the existing curb is beyond the point of repair. The new curb will repair deteriorated joints and improve segments with insufficient grade for drainage.

Project Area 2 has several cul-de-sacs that contain center island medians on Washinton Court, Terrace Court, 101st Court, and 100th Court W. It is recommended that the medians be removed and replaced with bituminous pavement to better convey emergency vehicles and snow plowing.

It is not anticipated that additional right-of-way will be needed for the project area.

3.4 Stormwater Drainage

3.4.1 Existing Conditions Capacity Analysis

The storm sewer systems were analyzed for capacity using the rational method for the 10-yr design storm event from Atlas 14 rainfall data in accordance with the City of Blaine design standards. The soil in the project area is assumed to be hydrologic soil group A, according to the web soil survey database. The analyses were performed for the following project areas, Territorial Road, and the Pleasure Creek Parkway Area. In Project Area 1, majority of the storm sewer is undersized to meet the current design standards, however, there are no drainage issues reported throughout the project area. To maintain existing drainage patterns, the trunk storm capacity will remain as is. Improvements will be made to storm leads and inlets to accommodate the new concrete curb and gutter. In Project Area two, majority of trunk line does meet the current design standards. The trunk main will remain in place with minor improvements to storm leads inlets to accommodate deteriorated curb and gutter.

3.4.1.1 Project Area 1 (Territorial Road):

This section of the project features a single storm sewer system that eventually releases water into the University Avenue storm network. The main storm sewer trunk line predominantly runs from east to west beneath the northern stretch of Territorial Road. Overall, the trunk line falls short of a 10-year design capacity, prompting recommendations for enlarging specific segments. Furthermore, adjustments will be made to catch basins and leads to match the new concrete curb and gutter. To improve standing water concerns during significant events, multiple additional catch basins are being proposed for implementation (refer to Exhibit 3).

3.4.1.2 Project Area 2 (Pleasure Creek Area):

The project area of Pleasure Creek Parkway incorporates ten separate storm sewer networks that discharge water into various ponds situated within the Pleasure Creek Parkway area. The trunk line originating from the eastern terminus of 101st Ave. and flowing west discharges into the central pond. Similarly, the trunk line commencing at Madison St. and proceeding west also discharges into the central pond. Another trunk line begins at 99th Lane, runs north, and discharges into the central pond. The trunk line connecting Clover Leaf Parkway and Pleasure Creek Circle links the central pond to the pond west of Clover Leaf Parkway. Additionally, the trunk line between Pleasure Creek Circle and 100th Court, running southwest, discharges into the pond south of Pleasure Creek Parkway.

The trunk line starting at President Drive, moving northeast on Pleasure Creek Parkway, discharges into the central pond. Likewise, the trunk line on Washington Court, running south to north, releases water into the pond north of Washington Court. The trunk line originating from Terrace Court, running east, discharges into the central pond. Furthermore, the trunk line on 101st Court, running north to south, discharges into the pond south of the street. While many of the trunk lines meet the requirements for a 10-year storm event, additional catch basins are proposed to mitigate standing water issues on the roadway during larger events (refer to Exhibit 4).

3.4.2 Proposed Conditions Capacity Analysis

The recommended improvements to the storm sewer networks will address spread capacity issues. The undersized trunk lines are recommended to remain in place as there have been no reports of flooding. Additional leads are proposed to improve standing water in the roadway. (Exhibits 3-4) Altering the current trunk line could alter the time of concentration causing adverse impacts downstream.

Sump catch basin structures and stormwater treatment will be utilized where appropriate to aid in the removal of sediments to comply with Coon Creek Watershed District requirements.

3.4.3 Stormwater Permitting Requirements

The following entities and associated design requirements will be consulted and adhered to as part of this project, unless noted otherwise in this report.

- Coon Creek Watershed District – a watershed district permit will be required, which will include a full project submittal to the District, as well as District staff conducting a plan review for the project. Coordination meetings are anticipated throughout the final design phase of the project, including one presentation meeting to the District Board as part of final approval.
- Minnesota Pollution Control Agency – a Storm Water Pollution Prevention Plan will need to be prepared and included in the project plans. This plan will be designed to meet MPCA requirements for stormwater management during and after project construction. A National Pollutant Discharge Elimination Program (NPDES) permit will need to be submitted, most likely by the Contractor, who will use the prepared SWPPP and plans as supporting documentation.

4 Impact of Proposed Improvements

The proposed street improvements will not create new maintenance issues for the Public Works staff other than the annual cleaning of the sump manholes. The City will work with affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and erosion control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored. Any disruptions that occur to existing sprinkler systems will be repaired and landscape items in the city right of way will be removed and provided to the owner.

5 Summary of Estimated Project Costs and Funding

Project: 24-06
Description: 2024 Pleasure Creek Area Street Reconstruction Project

Cost Item	Percent		Amount
Construction Costs			
Street Construction		$	4,617,547
Water Main			296,230
Sanitary Sewer			141,900
Total Construction Costs		**$**	**5,055,677**
Administrative Costs			
Engineering	18%	$	910,022
Assessment	1%		50,557
Legal	1%		50,557
Administration	5%		252,784
Capitalized Interest	4%		202,227
Bonding	1%		50,557
Total Administrative Costs		**$**	**1,516,704**
TOTAL ESTIMATED PROJECT COSTS		**$**	**6,572,381**

Temporary Funding Source	City Internal Funds
Permanent Funding Source	Assessments, Pavement Management Program Funds (PMP Funds), and Public Utility Funds

Funding		
Total Paid from Public Utility Funds	**$**	**569,569**
Total Generation from Assessments	**$**	**1,303,843**
Total Paid from PMP Funds	**$**	**4,698,969**

6 Assessment Methodology

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the unit method for the single-family residential properties throughout the project areas with the exception of the high-density units in project area 2 which will be assessed by the front foot. Proposed assessments are based on 35% of the entire cost of the improved street section for single family residential properties and varies between 35% and 50% for the high-density parcels depending on the dwelling configuration. The assessments do not include costs for sidewalk, driveway, irrigation, water main, and sanitary sewer work.

See Exhibits 5 and 6 for the proposed parcel assessment map and Exhibits 7-10 for the proposed assessment rolls.

7 Finance

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, public utility funds, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

7.1 Finance Statement

With reference to this Feasibility Report for Improvement Project 24-06 as prepared by the City of Blaine Engineering Department dated December 8th, 2023:

1. The project will be temporarily funded through existing City internal funds until permanent financing be obtained through the Pavement Management Program Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that $1,303,843 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed utility improvements for street reconstruction at an estimated cost of $569,569.

8 Projected Schedule

- Receive Feasibility Report, Order Public Hearing..... Dec. 18, 2023
- Resident Open House..... Dec. 20, 2023
- Hold Public Hearing, Order Improvements (Order Preparation of Plans and Specifications).....Jan. 17, 2024
- Approve Plans and Specifications, Order Advertisement for Bids..... April 8, 2024
- Open Bids..... April 24, 2024
- Award Contract .....May 6, 2024
- Construct Improvements .....May-October 2024
- Assess Project ..... Spring 2025
- First assessment payment due with real estate taxes .....Jan. 2026

9 Project Feasibility and Recommendation

The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.

Exhibits

Exhibit 1 – 2024 Pleasure Creek Area Street Reconstruction Area

Exhibit 2 – Typical Sections (Project Area 1 & 2)

Exhibit 3 – Utility Information (Project Area 1)

Exhibit 4 – Utility Information (Project Area 2)

Exhibit 5 – Parcel Assessment Map (Project Area 1)

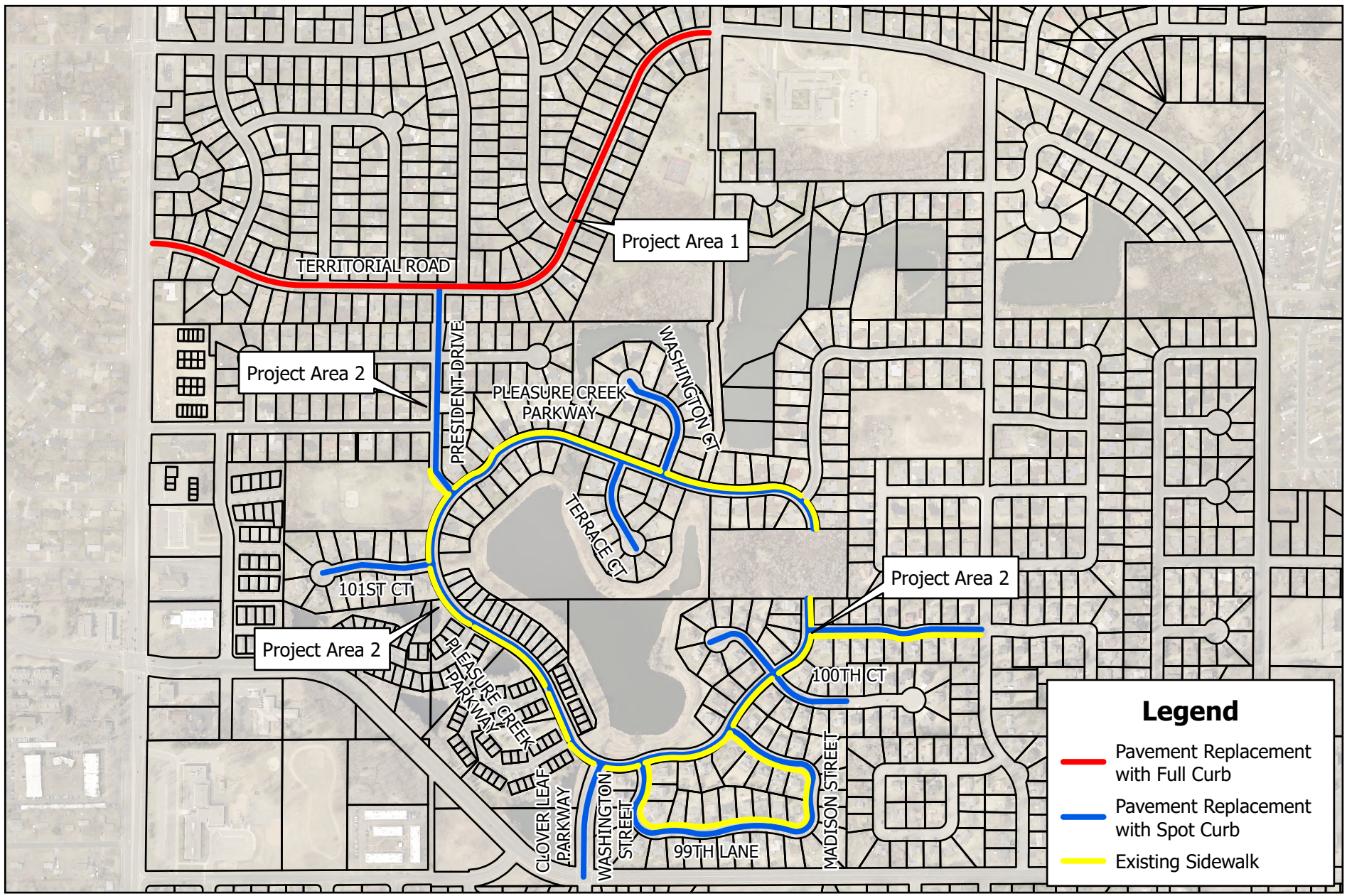
Exhibit 6 – Parcel Assessment Map (Project Area 2)

Exhibit 7 – Proposed Assessment Roll - Single Family Residential (Project Area 1)

Exhibit 8 – Proposed Assessment Roll - Single Family Residential (Project Area 2)

Exhibit 9 – Proposed Assessment Roll – High Density Residential 35% (Project Area 2)

Exhibit 10 – Proposed Assessment Roll – High Density Residential 50% (Project Area 2)



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SEH
3535 VADNAIS CENTER DR.
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FAX: (651) 490-2150
WATTS: 800-325-2055
www.sehinc.com

Print Date: 11/16/2023

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Feet

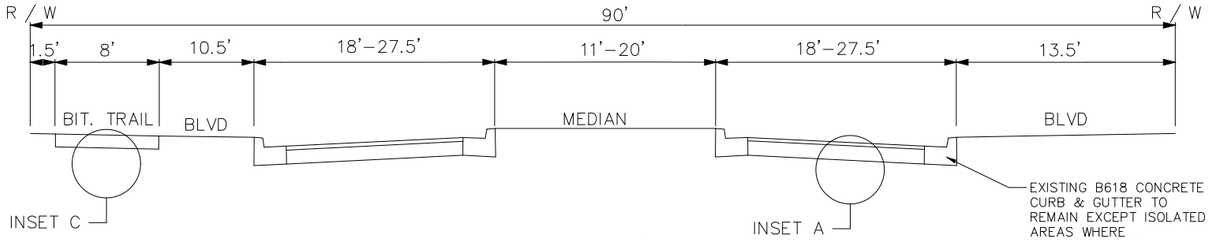
2024 STREET RECONSTRUCTION

BLANE, MINNESOTA

N

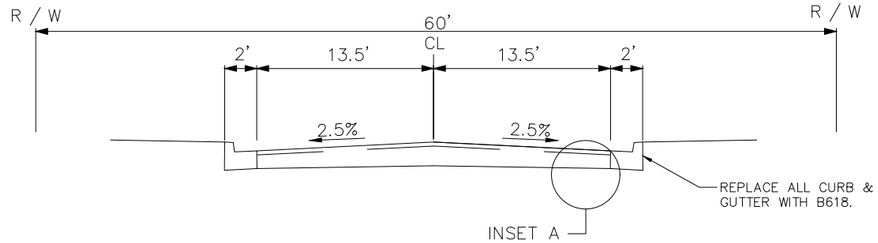
Exhibit 1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



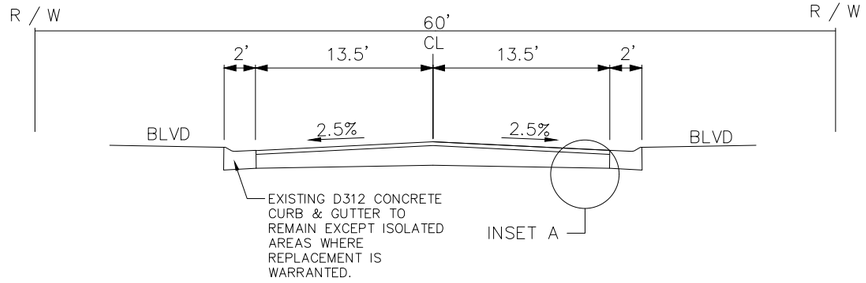
BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

Clover Leaf Parkway NE



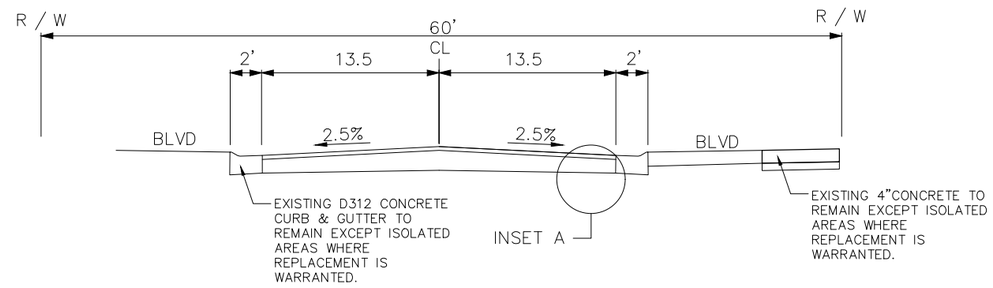
BITUMINOUS REPLACEMENT W/ FULL CURB REPLACEMENT

Territorial Road NE



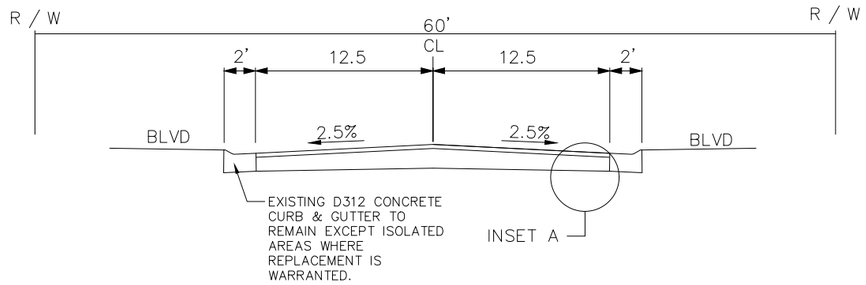
BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

President Drive NE



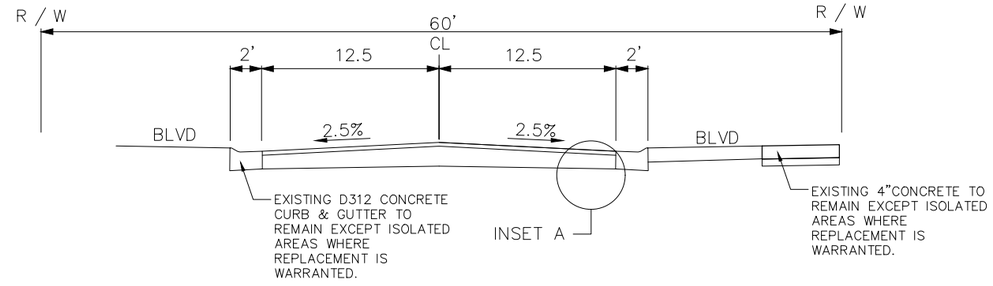
BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

Pleasure Creek Parkway NE



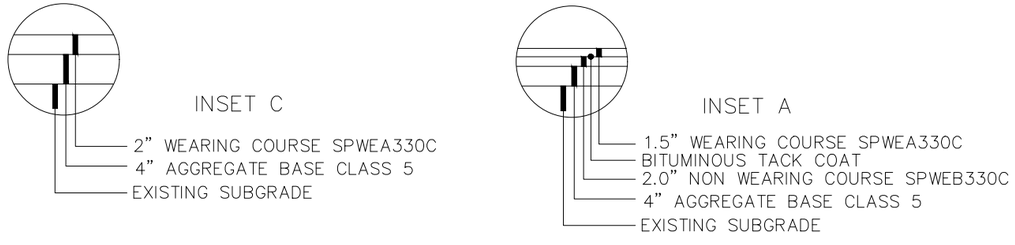
BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

100th Court NE (NW)
100th Court NE (SE)
101st Court NE
Washington Court NE
Terrace Court NE



BITUMINOUS REPLACEMENT W/ SPOT CURB REPLACEMENT

101st Avenue NE
Madison Street NE
Washington Street NE
99th Lane NE



SEH	PROJECT NO. 174596 DATE: 12/4/2023	**TYPICAL SECTIONS** **PROJECT AREA'S 1 & 2** **'24 BLAINE STREET IMPROVEMENTS**

EXHIBIT NO. 2

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EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING STORM SEWER
STORM SEWER IMPROVEMENTS
WATERMAIN IMPROVEMENTS
SANITARY SEWER IMPROVEMENTS
STORM SEWER LINING/MINOR STORM REPAIR

UNIVERSITY AVENUE
6TH STREET NE
7TH STREET NE
PRESIDENT DRIVE NE
TERRACE ROAD NE
WASHINGTON BOULEVARD
TERRITORIAL ROAD NE
JEFFERSON STREET NE

N

100 0 100 200
scale 50 feet

SEH	PROJECT NO. 174596 DATE: 12/8/2023	UTILITY INFORMATION PROJECT AREA 1 '24 BLAINE STREET IMPROVEMENTS	EXHIBIT NO. 3

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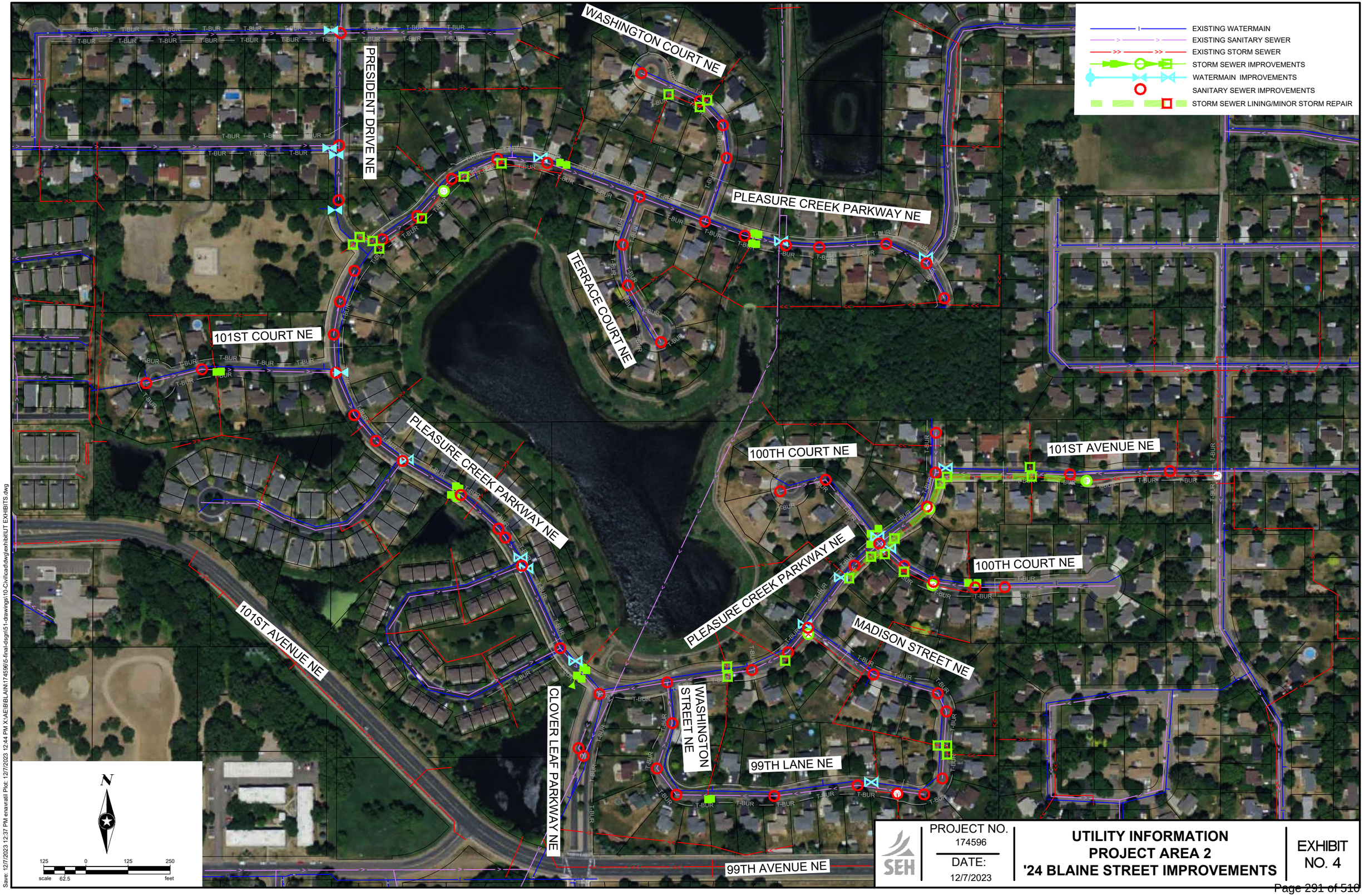

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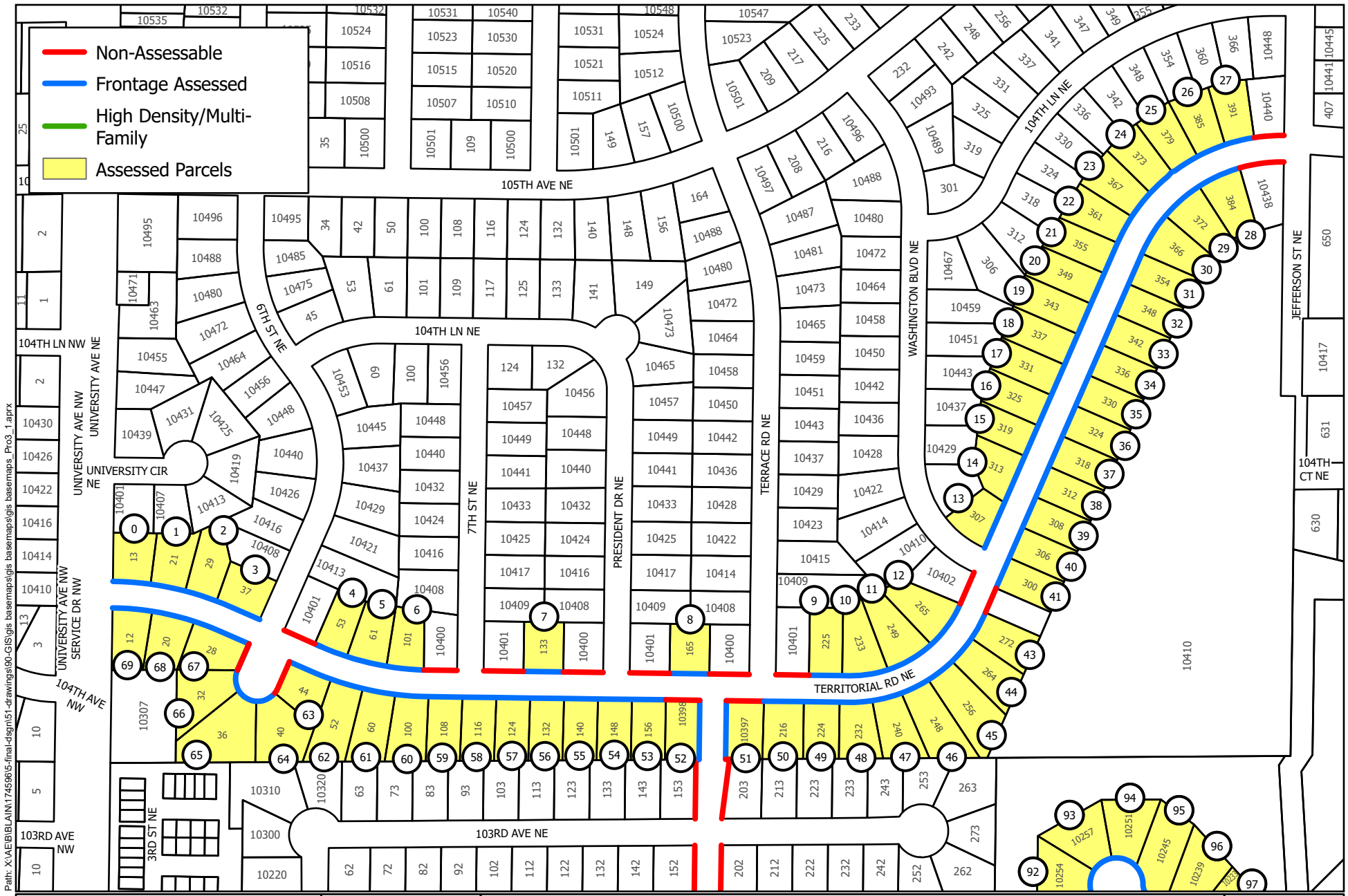
SEH	PROJECT NO. 174596 DATE: 12/7/2023	**UTILITY INFORMATION PROJECT AREA 2 '24 BLAINE STREET IMPROVEMENTS**

EXHIBIT NO. 4



SEH

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Print Date: 11/9/2023

Map by: tschwarz
Projection: NAD 1983 HARN Adj MN Anoka Feet NAD
Source: City of Blaine, Anoka County, SEH, Inc.

ASSESSMENT MAP

2024 STREET RECONSTRUCTION
Blaine, Minnesota

Exhibit 5

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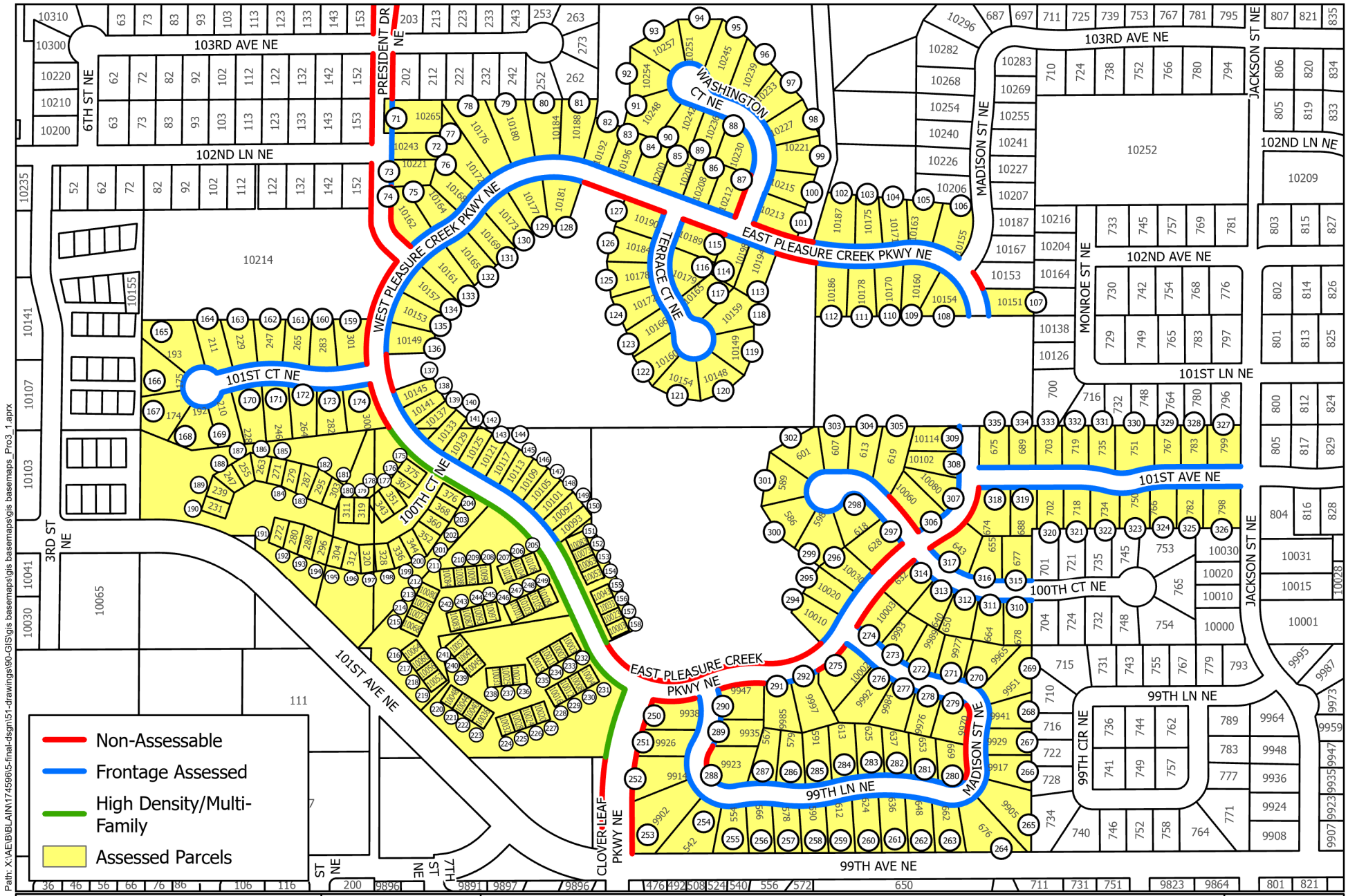

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SEH

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0 200 400 Feet

Print Date: 10/24/2023

Map by: tschwarz
Projection: NAD 1983 HARN Adj MN Anoka Feet NAD
Source: City of Blaine, Anoka County, SEH, Inc.

ASSESSMENT MAP

2024 STREET RECONSTRUCTION
Blaine, Minnesota

Exhibit 6

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PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 1 (Territorial Road)
CITY OF BLAINE
EXHIBIT NO. 7 - SINGLE FAMILY RESIDENTIAL
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$1,234,718	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$370,415				RESIDENTIAL
TOTAL COST		$1,605,133				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$561,797**	**÷**	**6587.0 LF**	**=**	**$85.29**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$85.29	**X**	**5390.0 LF**	**=**	**$459,713.10**	**÷**	**67**	**=**	**$6,861.39**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
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1	193123320015	21 TERRITORIAL RD NE	GARCIA, ANDRES M	1	$6,861.39	$6,861.39
2	193123320014	29 TERRITORIAL RD NE	TRYBA ERWIN J & SHARON L	1	$6,861.39	$6,861.39
3	193123320013	37 TERRITORIAL RD NE	WALVATNE, RENEE	1	$6,861.39	$6,861.39
4	193123320044	53 TERRITORIAL RD NE	BEATTY TAYLOR	1	$6,861.39	$6,861.39
5	193123320087	61 TERRITORIAL RD NE	RYAN, ANNA L	1	$6,861.39	$6,861.39
6	193123320086	101 TERRITORIAL RD NE	BRENDON ZACKARY MICHAEL	1	$6,861.39	$6,861.39
7	193123320117	133 TERRITORIAL RD NE	JACOBSON, THEODORE J	1	$6,861.39	$6,861.39
8	193123320094	165 TERRITORIAL RD NE	BENSON, BARBARA	1	$6,861.39	$6,861.39
9	193123310067	225 TERRITORIAL RD NE	KNOX ELVINA	1	$6,861.39	$6,861.39
10	193123310066	233 TERRITORIAL RD NE	NORMAN, JENIFER E	1	$6,861.39	$6,861.39
11	193123310065	249 TERRITORIAL RD NE	SAMMET TRUSTEE GARY J	1	$6,861.39	$6,861.39
12	193123310064	265 TERRITORIAL RD NE	LEE ADAM CHENG	1	$6,861.39	$6,861.39
13	193123310040	307 TERRITORIAL RD NE	PHILLIPS ALISHA MAY	1	$6,861.39	$6,861.39
14	193123310041	313 TERRITORIAL RD NE	LEE, LARRY DEWAYNE	1	$6,861.39	$6,861.39
15	193123310042	319 TERRITORIAL RD NE	EDGETT HEIDI	1	$6,861.39	$6,861.39
16	193123310043	325 TERRITORIAL RD NE	SHAKIR, MOHAMMED	1	$6,861.39	$6,861.39
17	193123310044	331 TERRITORIAL RD NE	LEE-YANG SHEE	1	$6,861.39	$6,861.39
18	193123310045	337 TERRITORIAL RD NE	ALPHA CAPITAL SERVICES LLC	1	$6,861.39	$6,861.39
19	193123310046	343 TERRITORIAL RD NE	WALDRON, DAVID	1	$6,861.39	$6,861.39
20	193123310047	349 TERRITORIAL RD NE	LEO ANDREW T	1	$6,861.39	$6,861.39
21	193123310048	355 TERRITORIAL RD NE	GOULD-LOPEZ VALERIE S	1	$6,861.39	$6,861.39
22	193123310049	361 TERRITORIAL RD NE	PIVEC, LUCAS L	1	$6,861.39	$6,861.39
23	193123310050	367 TERRITORIAL RD NE	JANCSEK, CHRISTOPHER J	1	$6,861.39	$6,861.39
24	193123240062	373 TERRITORIAL RD NE	BRUNER, MARCIA J	1	$6,861.39	$6,861.39
25	193123240063	379 TERRITORIAL RD NE	SCHMIDT JOHN R & SANDRA J	1	$6,861.39	$6,861.39
26	193123240064	385 TERRITORIAL RD NE	MACCAFFERTY NIALL P & MELISSA	1	$6,861.39	$6,861.39
27	193123240065	391 TERRITORIAL RD NE	LUNDHOLM TRUSTEE DONALD C	1	$6,861.39	$6,861.39
28	193123310069	384 TERRITORIAL RD NE	ERICKSON, SHERRY V	1	$6,861.39	$6,861.39
29	193123310070	372 TERRITORIAL RD NE	ANDERSON RICHARD P & C A	1	$6,861.39	$6,861.39
30	193123310071	366 TERRITORIAL RD NE	PEREZ BRENDA MARQUEZ	1	$6,861.39	$6,861.39
31	193123310072	354 TERRITORIAL RD NE	KRAWCZYK DEBBIE M	1	$6,861.39	$6,861.39
32	193123310073	348 TERRITORIAL RD NE	FLEISCHER JONATHAN F & JOAN C	1	$6,861.39	$6,861.39
33	193123310074	342 TERRITORIAL RD NE	STRUCKMAN GARY L & S K	1	$6,861.39	$6,861.39
34	193123310075	336 TERRITORIAL RD NE	SANFORD MICHAEL E	1	$6,861.39	$6,861.39
35	193123310076	330 TERRITORIAL RD NE	XIONG, SAMUEL	1	$6,861.39	$6,861.39

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 1 (Territorial Road)
CITY OF BLAINE
EXHIBIT NO. 7 - SINGLE FAMILY RESIDENTIAL
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

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TOTAL COST		$1,605,133				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$561,797**	**÷**	**6587.0 LF**	**=**	**$85.29**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$85.29	**X**	**5390.0 LF**	**=**	**$459,713.10**	**÷**	**67**	**=**	**$6,861.39**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
36	193123310077	324 TERRITORIAL RD NE	TYRA, JOSHUA PAUL	1	$6,861.39	$6,861.39
37	193123310078	318 TERRITORIAL RD NE	ANDERSON, JACOB S	1	$6,861.39	$6,861.39
38	193123310079	312 TERRITORIAL RD NE	OLSON, ASHLEY	1	$6,861.39	$6,861.39
39	193123310080	308 TERRITORIAL RD NE	RIHS, SUSAN CAROL	1	$6,861.39	$6,861.39
40	193123310081	306 TERRITORIAL RD NE	THOENNES ZACHARY	1	$6,861.39	$6,861.39
41	193123310082	300 TERRITORIAL RD NE	LINDEMAN, KYLE R	1	$6,861.39	$6,861.39
43	193123310083	272 TERRITORIAL RD NE	SANNES GENE J & HELEN	1	$6,861.39	$6,861.39
44	193123310084	264 TERRITORIAL RD NE	HURTADO MANUEL V & SUSAN J	1	$6,861.39	$6,861.39
45	193123310085	256 TERRITORIAL RD NE	MANN JOHN M	1	$6,861.39	$6,861.39
46	193123310086	248 TERRITORIAL RD NE	SWEET, JAMES L	1	$6,861.39	$6,861.39
47	193123310087	240 TERRITORIAL RD NE	HOMMERDING, BRIANNA R	1	$6,861.39	$6,861.39
48	193123310088	232 TERRITORIAL RD NE	CLEMONS, TRAVIS	1	$6,861.39	$6,861.39
49	193123310089	224 TERRITORIAL RD NE	KAYSER JOE	1	$6,861.39	$6,861.39
50	193123310027	216 TERRITORIAL RD NE	OPSAL KRISTEN M	1	$6,861.39	$6,861.39
53	193123320119	156 TERRITORIAL RD NE	LOGAN, DAJON	1	$6,861.39	$6,861.39
54	193123320120	148 TERRITORIAL RD NE	MOLEAZAY BAKHT	1	$6,861.39	$6,861.39
55	193123320121	140 TERRITORIAL RD NE	BARBOSA ABRAHM S	1	$6,861.39	$6,861.39
56	193123320122	132 TERRITORIAL RD NE	ONEILL GEORGE M & HIROKO	1	$6,861.39	$6,861.39
57	193123320088	124 TERRITORIAL RD NE	THOMPSON DIANE S	1	$6,861.39	$6,861.39
58	193123320089	116 TERRITORIAL RD NE	KOCH COURTNEY	1	$6,861.39	$6,861.39
59	193123320090	108 TERRITORIAL RD NE	MCPHEE KRIS A	1	$6,861.39	$6,861.39
60	193123320091	100 TERRITORIAL RD NE	LE ANGELA THERESE	1	$6,861.39	$6,861.39
61	193123320092	60 TERRITORIAL RD NE	KRENELKA, CAROLYN J	1	$6,861.39	$6,861.39
62	193123320093	52 TERRITORIAL RD NE	SMITH SARAH	1	$6,861.39	$6,861.39
63	193123320046	44 TERRITORIAL RD NE	STOLARZYK WALTER J & CARITA J	1	$6,861.39	$6,861.39
64	193123320047	40 TERRITORIAL RD NE	EWERT PAUL C & PATRICIA A B	1	$6,861.39	$6,861.39
65	193123320048	36 TERRITORIAL RD NE	FOLEY, BRUCE D	1	$6,861.39	$6,861.39
66	193123320049	32 TERRITORIAL RD NE	MIHALOW ALLISON JEANNE	1	$6,861.39	$6,861.39
67	193123320050	28 TERRITORIAL RD NE	MILLER TRUSTEE WILLIAM I	1	$6,861.39	$6,861.39
68	193123320051	20 TERRITORIAL RD NE	TRATTLES, KEVIN D	1	$6,861.39	$6,861.39
69	193123320052	12 TERRITORIAL RD NE	NELSON, DAVID B	1	$6,861.39	$6,861.39

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				RESIDENTIAL
TOTAL COST		$3,200,864				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$1,120,302**	**÷**	**22398.6 LF**	**=**	**$50.02**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$50.02	**X**	**14145.0 LF**	**=**	**$707,532.90**	**÷**	**169**	**=**	**$4,186.59**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
51	193123310028	10397 PRESIDENT DR NE	PETERSON, JOEL A	1	$4,186.59	$4,186.59
52	193123320118	10398 PRESIDENT DR NE	HENDRICKSON RICHARD J	1	$4,186.59	$4,186.59
71	193123340030	10265 PRESIDENT DR NE	KNOLL PHILIP J & JUDITH	1	$4,186.59	$4,186.59
72	193123340089	10243 PRESIDENT DR NE	JAMBIK, JENNIFER L	1	$4,186.59	$4,186.59
73	193123340077	10221 PRESIDENT DR NE	BURLAK MIKHAIL & TATYANA	1	$4,186.59	$4,186.59
76	193123340074	10168 WEST PLEASURE CREEK PKWY NE	JOHNSON RICHARD A & RUTH M	1	$4,186.59	$4,186.59
74	193123340076	10162 WEST PLEASURE CREEK PKWY NE	OLSON, JENNIFER J	1	$4,186.59	$4,186.59
75	193123340075	10164 WEST PLEASURE CREEK PKWY NE	LANG, ANA MERCEDES MARCELO	1	$4,186.59	$4,186.59
77	193123340088	10172 WEST PLEASURE CREEK PKWY NE	ALBERT, CALEB J	1	$4,186.59	$4,186.59
78	193123340087	10176 WEST PLEASURE CREEK PKWY NE	FEYEREISN SCOTT	1	$4,186.59	$4,186.59
79	193123340086	10180 WEST PLEASURE CREEK PKWY NE	SANDERS, ANDREW A	1	$4,186.59	$4,186.59
80	193123340085	10184 WEST PLEASURE CREEK PKWY NE	ENSTAD, REBECCA J	1	$4,186.59	$4,186.59
81	193123340084	10188 WEST PLEASURE CREEK PKWY NE	BERMUDEZ ANGEL ERNESTO	1	$4,186.59	$4,186.59
82	193123340068	10192 WEST PLEASURE CREEK PKWY NE	PODOLYANCHUK GEORGIY & VIRA	1	$4,186.59	$4,186.59
83	193123340067	10196 WEST PLEASURE CREEK PKWY NE	ERICKSON JOSEPH	1	$4,186.59	$4,186.59
84	193123340066	10200 WEST PLEASURE CREEK PKWY NE	LEONARD, DOUGLAS R	1	$4,186.59	$4,186.59
85	193123340065	10204 WEST PLEASURE CREEK PKWY NE	TAHIRO, GEBI J	1	$4,186.59	$4,186.59
86	193123340064	10208 WEST PLEASURE CREEK PKWY NE	PHAN, TU	1	$4,186.59	$4,186.59
87	193123340063	10212 WEST PLEASURE CREEK PKWY NE	FEENY, CHAD S	1	$4,186.59	$4,186.59
88	193123340091	10230 WASHINGTON CT NE	DIEP MINHCHAU QUANG	1	$4,186.59	$4,186.59
89	193123340092	10236 WASHINGTON CT NE	NGUYEN THUAN J & PHUONG L	1	$4,186.59	$4,186.59
90	193123340093	10242 WASHINGTON CT NE	METCALF BRANDON R	1	$4,186.59	$4,186.59
91	193123340094	10248 WASHINGTON CT NE	YAJ, YING	1	$4,186.59	$4,186.59
92	193123340095	10254 WASHINGTON CT NE	SALMINEN, JOEL D	1	$4,186.59	$4,186.59
93	193123340096	10257 WASHINGTON CT NE	ABRAHAM CARY M & PATRICIA A	1	$4,186.59	$4,186.59
94	193123340097	10251 WASHINGTON CT NE	ENGEN, LORIANN	1	$4,186.59	$4,186.59
95	193123340098	10245 WASHINGTON CT NE	ABDULA RAMADAN	1	$4,186.59	$4,186.59
96	193123340099	10239 WASHINGTON CT NE	MOEN DEAN M & LEILANE P	1	$4,186.59	$4,186.59
97	193123340100	10233 WASHINGTON CT NE	OLSON CHAD J & TRISHA F	1	$4,186.59	$4,186.59
98	193123340101	10227 WASHINGTON CT NE	NGUYEN, TUAN Q	1	$4,186.59	$4,186.59
99	193123340102	10221 WASHINGTON CT NE	TOWEH CHEENA T	1	$4,186.59	$4,186.59
100	193123340103	10215 WASHINGTON CT NE	PALDEN, THUBTEN	1	$4,186.59	$4,186.59

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				RESIDENTIAL
TOTAL COST		$3,200,864				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$1,120,302**	**÷**	**22398.6 LF**	**=**	**$50.02**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$50.02	**X**	**14145.0 LF**	**=**	**$707,532.90**	**÷**	**169**	**=**	**$4,186.59**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
101	193123340079	10213 WASHINGTON CT NE	SUPERIOR NATIONAL PROPERTIES L	1	$4,186.59	$4,186.59
102	193123430015	10187 EAST PLEASURE CREEK PKWY NE	PERSAUD, TOOLSIE	1	$4,186.59	$4,186.59
103	193123430016	10175 EAST PLEASURE CREEK PKWY NE	KAHLER, RACHEL A	1	$4,186.59	$4,186.59
104	193123430017	10171 EAST PLEASURE CREEK PKWY NE	NGUYEN THAI Q & NGUYET M	1	$4,186.59	$4,186.59
105	193123430018	10163 EAST PLEASURE CREEK PKWY NE	MUZZY PATRICIA LEESE	1	$4,186.59	$4,186.59
106	193123430019	10155 EAST PLEASURE CREEK PKWY NE	MAPES, CHRISTOPHER E	1	$4,186.59	$4,186.59
107	193123430038	10151 EAST PLEASURE CREEK PKWY NE	SWENO CHAD D & ROBIN R	1	$4,186.59	$4,186.59
108	193123430014	10154 EAST PLEASURE CREEK PKWY NE	VANG CHA & MOUA YER	1	$4,186.59	$4,186.59
109	193123430013	10160 EAST PLEASURE CREEK PKWY NE	BROOKS JASON A	1	$4,186.59	$4,186.59
110	193123430012	10170 EAST PLEASURE CREEK PKWY NE	DERIYE, KALTUN Y	1	$4,186.59	$4,186.59
111	193123430011	10178 EAST PLEASURE CREEK PKWY NE	GULBRANDSON MICHAEL C	1	$4,186.59	$4,186.59
112	193123430010	10186 EAST PLEASURE CREEK PKWY NE	RUSNAK, AARON	1	$4,186.59	$4,186.59
113	193123340033	10194 EAST PLEASURE CREEK PKWY NE	SOK, EM	1	$4,186.59	$4,186.59
114	193123340034	10198 EAST PLEASURE CREEK PKWY NE	AHMED, AMIR A	1	$4,186.59	$4,186.59
115	193123340035	10189 TERRACE CT NE	HANG, BRANDON	1	$4,186.59	$4,186.59
116	193123340036	10179 TERRACE CT NE	KROPACEK DAVID L & SANDRA L	1	$4,186.59	$4,186.59
117	193123340037	10165 TERRACE CT NE	CRUZ ARGENIS	1	$4,186.59	$4,186.59
118	193123340038	10159 TERRACE CT NE	ANDERSON NICHOLAS	1	$4,186.59	$4,186.59
119	193123340039	10149 TERRACE CT NE	HAYES DANIEL	1	$4,186.59	$4,186.59
120	193123340040	10148 TERRACE CT NE	LARSON, DEBRA K	1	$4,186.59	$4,186.59
121	193123340041	10154 TERRACE CT NE	SAR, ANNA	1	$4,186.59	$4,186.59
122	193123340042	10160 TERRACE CT NE	SHAW DALE R	1	$4,186.59	$4,186.59
123	193123340043	10166 TERRACE CT NE	HONG TONG & BACHLIEN P	1	$4,186.59	$4,186.59
124	193123340044	10172 TERRACE CT NE	MAHAMED MAHAMED	1	$4,186.59	$4,186.59
125	193123340045	10178 TERRACE CT NE	LASEY MARINA A & VYACHESLAV P	1	$4,186.59	$4,186.59
126	193123340046	10184 TERRACE CT NE	WILSON FREDERICK P & JESSICA L	1	$4,186.59	$4,186.59
127	193123340047	10190 TERRACE CT NE	PHAN, PHAT HUU	1	$4,186.59	$4,186.59
128	193123340048	10181 WEST PLEASURE CREEK PKWY NE	OOMS KYLE	1	$4,186.59	$4,186.59
129	193123340049	10177 WEST PLEASURE CREEK PKWY NE	MANLEY, KATHLEEN A	1	$4,186.59	$4,186.59
130	193123340050	10173 WEST PLEASURE CREEK PKWY NE	FEDJE NOAH	1	$4,186.59	$4,186.59
131	193123340051	10169 WEST PLEASURE CREEK PKWY NE	PETIT, ALAIN P	1	$4,186.59	$4,186.59
132	193123340052	10165 WEST PLEASURE CREEK PKWY NE	TOLLEFSON, LAURA L	1	$4,186.59	$4,186.59

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				RESIDENTIAL
TOTAL COST		$3,200,864				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$1,120,302**	**÷**	**22398.6 LF**	**=**	**$50.02**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$50.02	**X**	**14145.0 LF**	**=**	**$707,532.90**	**÷**	**169**	**=**	**$4,186.59**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
133	193123340053	10161 WEST PLEASURE CREEK PKWY NE	BARKEMA, MICHELLE	1	$4,186.59	$4,186.59
134	193123340054	10157 WEST PLEASURE CREEK PKWY NE	GATES, STUART D	1	$4,186.59	$4,186.59
135	193123340055	10153 WEST PLEASURE CREEK PKWY NE	ABUSAIF EZZEDEAN & SAWSAN	1	$4,186.59	$4,186.59
136	193123340056	10149 WEST PLEASURE CREEK PKWY NE	MARTINEZ-AYALA DANIEL	1	$4,186.59	$4,186.59
159	193123330077	301 101ST CT NE	ANDERSEN GORDON JAMES	1	$4,186.59	$4,186.59
160	193123330076	283 101ST CT NE	TYNER, BRYAN D	1	$4,186.59	$4,186.59
161	193123330075	265 101ST CT NE	WILLETT, RONALD A	1	$4,186.59	$4,186.59
162	193123330074	247 101ST CT NE	LEWANDOWSKI THOMAS P & SILVIA	1	$4,186.59	$4,186.59
163	193123330073	229 101ST CT NE	DANINGER, DEBORAH JEAN	1	$4,186.59	$4,186.59
164	193123330072	211 101ST CT NE	CALANDER, JEFFREY B	1	$4,186.59	$4,186.59
165	193123330071	193 101ST CT NE	HAUSMANN, SCOTT D	1	$4,186.59	$4,186.59
166	193123330070	175 101ST CT NE	JACOBSON, JARED	1	$4,186.59	$4,186.59
167	193123330069	174 101ST CT NE	JOHNSON, ERIN	1	$4,186.59	$4,186.59
168	193123330068	192 101ST CT NE	BURNES ROBERT P & DANA J	1	$4,186.59	$4,186.59
169	193123330067	210 101ST CT NE	VILENE, TARA	1	$4,186.59	$4,186.59
170	193123330066	228 101ST CT NE	GADDISSA FIROMSA	1	$4,186.59	$4,186.59
171	193123330065	246 101ST CT NE	WIGGINS JANET	1	$4,186.59	$4,186.59
172	193123330064	264 101ST CT NE	GRABOWSKE, JAMES M	1	$4,186.59	$4,186.59
173	193123330063	282 101ST CT NE	LEHMAN RICHARD P & MONA V	1	$4,186.59	$4,186.59
174	193123330062	300 101ST CT NE	NELSON DANIEL L & CANDICE L	1	$4,186.59	$4,186.59
250	303123210020	9938 WASHINGTON ST NE	PETERSON BRIAN D & LINDA R	1	$4,186.59	$4,186.59
251	303123210019	9926 WASHINGTON ST NE	KOTALIK BECKY C & DAVID P	1	$4,186.59	$4,186.59
252	303123210018	9914 WASHINGTON ST NE	DORJEE, TSERING	1	$4,186.59	$4,186.59
253	303123210017	9902 WASHINGTON ST NE	EDWARDS KEVAN R & CHRISTINE K	1	$4,186.59	$4,186.59
254	303123210016	542 99TH LN NE	ANSHUUR, ABDULRAZAK ALI	1	$4,186.59	$4,186.59
255	303123210015	554 99TH LN NE	GISEMBA, KENNEDY	1	$4,186.59	$4,186.59
256	303123210014	566 99TH LN NE	MARTHALER MICHAEL & HEIDI	1	$4,186.59	$4,186.59
257	303123210013	578 99TH LN NE	MULUGETA, ESTELA K	1	$4,186.59	$4,186.59
258	303123210012	590 99TH LN NE	TSERING, KARMA	1	$4,186.59	$4,186.59
259	303123120059	612 99TH LN NE	NGUYEN TAN P & CAO TONGA H	1	$4,186.59	$4,186.59
260	303123120058	624 99TH LN NE	FALZ JAY C & LAURIE J	1	$4,186.59	$4,186.59
261	303123120057	636 99TH LN NE	MACK, DAVID G	1	$4,186.59	$4,186.59

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				RESIDENTIAL
TOTAL COST		$3,200,864				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$1,120,302**	**÷**	**22398.6 LF**	**=**	**$50.02**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$50.02	**X**	**14145.0 LF**	**=**	**$707,532.90**	**÷**	**169**	**=**	**$4,186.59**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
262	303123120056	648 99TH LN NE	RUTH JAMIEN F	1	$4,186.59	$4,186.59
263	303123120055	662 99TH LN NE	AZAD, LOVELEEN J	1	$4,186.59	$4,186.59
264	303123120054	676 99TH LN NE	VANG, CHARLENE C	1	$4,186.59	$4,186.59
265	303123120053	9905 MADISON ST NE	KRAUSE JOHN	1	$4,186.59	$4,186.59
266	303123120052	9917 MADISON ST NE	NGUYEN, MINH Q	1	$4,186.59	$4,186.59
267	303123120051	9929 MADISON ST NE	TUSLER, DAVID D	1	$4,186.59	$4,186.59
268	303123120050	9941 MADISON ST NE	LARSON, JAMIE	1	$4,186.59	$4,186.59
269	303123120049	9951 MADISON ST NE	KELLNER DAVID J & JULIE A	1	$4,186.59	$4,186.59
270	303123120048	9965 MADISON ST NE	SZAFLARSKI DAVID J & DEBRA E	1	$4,186.59	$4,186.59
271	303123120047	9977 MADISON ST NE	SZAFLARSKI DAVID J & DEBRA E	1	$4,186.59	$4,186.59
272	303123120046	9989 MADISON ST NE	ABDURAHMAN FEYNUZA	1	$4,186.59	$4,186.59
273	303123120089	9993 MADISON ST NE	BEHUTAKER BIRHANU	1	$4,186.59	$4,186.59
274	303123120090	10003 MADISON ST NE	CARLSON TERRY E & POLLY A	1	$4,186.59	$4,186.59
275	303123120060	10002 MADISON ST NE	LILYA TRUSTEE MICHAEL ROY	1	$4,186.59	$4,186.59
276	303123120061	9992 MADISON ST NE	O'DONNELL, ROBERT GREGORY	1	$4,186.59	$4,186.59
277	303123120062	9984 MADISON ST NE	NGUYEN, GAIL THI	1	$4,186.59	$4,186.59
278	303123120063	9976 MADISON ST NE	BORN DAVID	1	$4,186.59	$4,186.59
279	303123120064	9970 MADISON ST NE	EDWARD SANDRA	1	$4,186.59	$4,186.59
280	303123120065	669 99TH LN NE	REID, THOMAS CHARLES	1	$4,186.59	$4,186.59
281	303123120066	653 99TH LN NE	KAIN JARED	1	$4,186.59	$4,186.59
282	303123120067	637 99TH LN NE	SALEM, SALEM S	1	$4,186.59	$4,186.59
283	303123120068	625 99TH LN NE	BLUMENFELD TRUSTEE, ERIC S	1	$4,186.59	$4,186.59
284	303123120069	613 99TH LN NE	REYNOLDS, BRYAN	1	$4,186.59	$4,186.59
285	303123210021	591 99TH LN NE	BOWMAN, CHRISTOPHER W	1	$4,186.59	$4,186.59
286	303123210022	579 99TH LN NE	KITTS DAVID J	1	$4,186.59	$4,186.59
287	303123210023	567 99TH LN NE	MUJDZIC, HARIS	1	$4,186.59	$4,186.59
288	303123210024	9923 WASHINGTON ST NE	KNIGHT, MICHAEL A	1	$4,186.59	$4,186.59
289	303123210025	9935 WASHINGTON ST NE	CONLEY, JANE M	1	$4,186.59	$4,186.59
290	303123210026	9947 WASHINGTON ST NE	BANSE, ANDREW P	1	$4,186.59	$4,186.59
291	303123210027	9985 EAST PLEASURE CREEK PKWY NE	STULC PHILIP W & SARA A	1	$4,186.59	$4,186.59
292	303123210028	9997 EAST PLEASURE CREEK PKWY NE	WILLIAMS, SHAWN E	1	$4,186.59	$4,186.59
294	303123120096	10010 EAST PLEASURE CREEK PKWY NE	MADSEN KRAIG P & KATHY A	1	$4,186.59	$4,186.59

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				RESIDENTIAL
TOTAL COST		$3,200,864				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$1,120,302**	**÷**	**22398.6 LF**	**=**	**$50.02**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$50.02	**X**	**14145.0 LF**	**=**	**$707,532.90**	**÷**	**169**	**=**	**$4,186.59**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
295	303123120097	10020 EAST PLEASURE CREEK PKWY NE	KUNKEL, MICHAEL W	1	$4,186.59	$4,186.59
296	303123120098	10030 EAST PLEASURE CREEK PKWY NE	SINGH, JASPAL	1	$4,186.59	$4,186.59
297	303123120099	628 100TH CT NE	BROWN, JOANNA R	1	$4,186.59	$4,186.59
298	303123120100	618 100TH CT NE	WAKE MOHAMED E	1	$4,186.59	$4,186.59
299	303123120101	598 100TH CT NE	WAIWAIOLE BRENT K & LINDA M	1	$4,186.59	$4,186.59
300	303123210029	586 100TH CT NE	MUSANI, KHATIJABAI	1	$4,186.59	$4,186.59
301	303123210030	589 100TH CT NE	TRAN RICH V & LY PHEAN	1	$4,186.59	$4,186.59
302	303123210031	601 100TH CT NE	SCHANKE, JOEL DAVID	1	$4,186.59	$4,186.59
303	303123120102	607 100TH CT NE	METZGER, ROBERT E	1	$4,186.59	$4,186.59
304	303123120103	613 100TH CT NE	WENIGER RICHARD J & DIANE K	1	$4,186.59	$4,186.59
305	303123120104	619 100TH CT NE	TYO, DEAN A	1	$4,186.59	$4,186.59
306	303123120105	10060 EAST PLEASURE CREEK PKWY NE	BRANDT, PATRICK A	1	$4,186.59	$4,186.59
307	303123120106	10080 EAST PLEASURE CREEK PKWY NE	LOEHR, JEFFREY T	1	$4,186.59	$4,186.59
308	303123120107	10102 EAST PLEASURE CREEK PKWY NE	GALLOWAY MARINE G	1	$4,186.59	$4,186.59
309	303123120108	10114 EAST PLEASURE CREEK PKWY NE	THEIS, JOHN P	1	$4,186.59	$4,186.59
310	303123120095	678 100TH CT NE	VINK JOSHUA	1	$4,186.59	$4,186.59
311	303123120094	664 100TH CT NE	SMITH, DAVID G JR	1	$4,186.59	$4,186.59
312	303123120093	650 100TH CT NE	MOSS JEFFREY & JENNIFER	1	$4,186.59	$4,186.59
313	303123120092	640 100TH CT NE	BELANGER, TODD M	1	$4,186.59	$4,186.59
314	303123120091	632 100TH CT NE	CAMPBELL LOUIS A & MARIVIC F	1	$4,186.59	$4,186.59
315	303123120109	677 100TH CT NE	RHODES, BENJAMIN J	1	$4,186.59	$4,186.59
316	303123120110	655 100TH CT NE	WOTICHA AMANO WAYU	1	$4,186.59	$4,186.59
317	303123120111	643 100TH CT NE	YANG, VICTOR Y	1	$4,186.59	$4,186.59
318	303123120112	674 101ST AVE NE	CLARK, JESSICA	1	$4,186.59	$4,186.59
319	303123120113	688 101ST AVE NE	STOKES, ANDREW D	1	$4,186.59	$4,186.59
320	303123120086	702 101ST AVE NE	SLAIKEU, JOSEPH R	1	$4,186.59	$4,186.59
321	303123120085	718 101ST AVE NE	MASSOP LOGAN J	1	$4,186.59	$4,186.59
322	303123120084	734 101ST AVE NE	AL-HADAD, KAIS	1	$4,186.59	$4,186.59
323	303123120083	750 101ST AVE NE	RABI, ISSAM	1	$4,186.59	$4,186.59
324	303123120082	766 101ST AVE NE	VUE, TONG	1	$4,186.59	$4,186.59
325	303123120081	782 101ST AVE NE	SAROYA, KASHIF	1	$4,186.59	$4,186.59
326	303123120080	798 101ST AVE NE	ZEMLIN, ROBERT	1	$4,186.59	$4,186.59

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 8 - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				RESIDENTIAL
TOTAL COST		$3,200,864				ASSESSMENT RATE
	RESIDENTIAL RATE	x 35%		TOTAL FRONT FOOTAGE		PER FRONT FOOT
ASSESSABLE COST		**$1,120,302**	**÷**	**22398.6 LF**	**=**	**$50.02**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
$50.02	**X**	**14145.0 LF**	**=**	**$707,532.90**	**÷**	**169**	**=**	**$4,186.59**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
327	303123120073	799 101ST AVE NE	IGBAVBOA URULE	1	$4,186.59	$4,186.59
328	303123120074	783 101ST AVE NE	GAGA, KALBESSA D	1	$4,186.59	$4,186.59
329	303123120075	767 101ST AVE NE	KNIGHT, SCOTT JOSEPH	1	$4,186.59	$4,186.59
330	303123120076	751 101ST AVE NE	SABURN, KEITH	1	$4,186.59	$4,186.59
331	303123120077	735 101ST AVE NE	TABISZEWSKI, MAREK J	1	$4,186.59	$4,186.59
332	303123120078	719 101ST AVE NE	RAYMOND DONNA J	1	$4,186.59	$4,186.59
333	303123120079	703 101ST AVE NE	BAO NGUYEN DUY MINH	1	$4,186.59	$4,186.59
334	303123120115	689 101ST AVE NE	SARGENT BRENT E & NANCY J	1	$4,186.59	$4,186.59
335	303123120114	675 101ST AVE NE	MONTGOMERY, CONSTANCE M	1	$4,186.59	$4,186.59

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 9 - High Density Residential (35%)
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				
TOTAL COST		$3,200,864				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST		**$1,120,302**	**÷ 22398.6 LF**	**=**	**$50.02**	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE HIGH-DENSITY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT FRONT FOOTAGE		ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT
$50.02	**X**	**691.6 LF**	**=**	**$34,593.83**	**÷**	**691.6**	**=**	**$50.02**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
137	193123340104	10145 WEST PLEASURE CREEK PKWY NE	KOLAND KIMBERLY ANN	49.4	$50.02	$2,470.99
138	193123340105	10141 WEST PLEASURE CREEK PKWY NE	ZANDLO, SANDRA K	49.4	$50.02	$2,470.99
139	193123340106	10137 WEST PLEASURE CREEK PKWY NE	KEHN BRIAN J & BARBARA J	49.4	$50.02	$2,470.99
140	303123210209	10133 WEST PLEASURE CREEK PKWY NE	BIZAL TRUSTEE JOHN A	49.4	$50.02	$2,470.99
141	303123210197	10129 WEST PLEASURE CREEK PKWY NE	LUEHNE, JANET	49.4	$50.02	$2,470.99
142	303123210198	10125 WEST PLEASURE CREEK PKWY NE	PETERSON MERRILL J & MARGARET	49.4	$50.02	$2,470.99
143	303123210199	10121 WEST PLEASURE CREEK PKWY NE	WYNN, DONALD	49.4	$50.02	$2,470.99
144	303123210200	10117 WEST PLEASURE CREEK PKWY NE	MITCHELL EDGAR A & JUDITH A	49.4	$50.02	$2,470.99
145	303123210126	10113 WEST PLEASURE CREEK PKWY NE	BAKER, JUDITH M	49.4	$50.02	$2,470.99
146	303123210127	10109 WEST PLEASURE CREEK PKWY NE	DANIELSON TRUSTEE, LORALEE G	49.4	$50.02	$2,470.99
147	303123210128	10105 WEST PLEASURE CREEK PKWY NE	WIENS, JOHN H	49.4	$50.02	$2,470.99
148	303123210129	10101 WEST PLEASURE CREEK PKWY NE	WIENS TRUSTEE JUDITH L	49.4	$50.02	$2,470.99
149	303123210130	10097 WEST PLEASURE CREEK PKWY NE	MCCOMB MARNA D	49.4	$50.02	$2,470.99
150	303123210131	10093 WEST PLEASURE CREEK PKWY NE	CRIEGO TRUSTEE, ROSE M	49.4	$50.02	$2,470.99

PROJECT 24-06
2024 STREET RECONSTRUCTIONS
PROJECT AREA 2 (Pleasure Creek Pkwy Area)
CITY OF BLAINE
EXHIBIT NO. 10 - High Density Residential (50%)
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				
TOTAL COST		$3,200,864				
	HIGH DENSITY RATE	x 50%		TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$1,600,432**	**÷**	**22398.6 LF**	**=**	**$71.45**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE HIGH-DENSITY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT FRONT FOOTAGE		ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT
$71.45	**X**	**1427.6 LF**	**=**	**$102,002.02**	**÷**	**1427.6**	**=**	**$71.45**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
151	303123210153	10083 WEST PLEASURE CREEK PKWY NE	COLSTON LINDA M	17.2	$71.45	$1,228.94
152	303123210154	10073 WEST PLEASURE CREEK PKWY NE	MILLER, DEBORAH J	17.2	$71.45	$1,228.94
153	303123210155	10063 WEST PLEASURE CREEK PKWY NE	NEWCOMB, JONATHAN H	17.2	$71.45	$1,228.94
154	303123210156	10053 WEST PLEASURE CREEK PKWY NE	GALVIN, RENEE B	17.2	$71.45	$1,228.94
155	303123210149	10043 WEST PLEASURE CREEK PKWY NE	TAUER TRUSTEE, CHARLES L	17.2	$71.45	$1,228.94
156	303123210150	10033 WEST PLEASURE CREEK PKWY NE	MATROS, BRENDA	17.2	$71.45	$1,228.94
157	303123210151	10023 WEST PLEASURE CREEK PKWY NE	SUNDAL, KEVIN W	17.2	$71.45	$1,228.94
158	303123210152	10003 WEST PLEASURE CREEK PKWY NE	DOOLEY JAMES T	17.2	$71.45	$1,228.94
175	303123210132	375 100TH CT NE	BART, BEVERLY J	17.2	$71.45	$1,228.94
176	303123210133	367 100TH CT NE	LARSEN KATHLEEN D	17.2	$71.45	$1,228.94
177	303123210134	351 100TH CT NE	CHRISTENSEN DEAN L	17.2	$71.45	$1,228.94
178	303123210193	343 100TH CT NE	DUBIN ROZALIA	17.2	$71.45	$1,228.94
179	303123220046	319 100TH CT NE	WESEN RICHARD W & KATHY M	17.2	$71.45	$1,228.94
180	303123220047	311 100TH CT NE	LUNGSTROM DOUGLAS R & JOAN C	17.2	$71.45	$1,228.94
181	303123220067	303 100TH CT NE	MATT JEFFREY	17.2	$71.45	$1,228.94
182	303123220066	295 100TH CT NE	CLARK, SHARAN R	17.2	$71.45	$1,228.94
183	303123220065	287 100TH CT NE	HANSON, RICHARD	17.2	$71.45	$1,228.94
184	303123220064	279 100TH CT NE	JOHNSON DOREEN J	17.2	$71.45	$1,228.94
185	303123220063	271 100TH CT NE	DORSO TRUSTEE, MICHAEL A	17.2	$71.45	$1,228.94
186	303123220062	263 100TH CT NE	HILLIARD, RUTH	17.2	$71.45	$1,228.94
187	303123220061	255 100TH CT NE	HECK BERNADETTE M	17.2	$71.45	$1,228.94
188	303123220060	247 100TH CT NE	WILLFORD GARY	17.2	$71.45	$1,228.94
189	303123220059	239 100TH CT NE	LARSON PATRICIA O	17.2	$71.45	$1,228.94
190	303123220058	231 100TH CT NE	PEARSON VONDA K	17.2	$71.45	$1,228.94
191	303123220057	272 100TH CT NE	THORPE JENENE E	17.2	$71.45	$1,228.94
192	303123220056	280 100TH CT NE	JOHNSON CAROL Y	17.2	$71.45	$1,228.94
193	303123220055	288 100TH CT NE	HANNO, JAMES D	17.2	$71.45	$1,228.94
194	303123220054	296 100TH CT NE	GREGG, RICHARD	17.2	$71.45	$1,228.94
195	303123220053	304 100TH CT NE	SPRANGER BARBARA A & SCOTT C	17.2	$71.45	$1,228.94
196	303123220052	312 100TH CT NE	LASSOW, RONALD R	17.2	$71.45	$1,228.94
197	303123220051	320 100TH CT NE	HAKARINE, KEVIN J	17.2	$71.45	$1,228.94
198	303123210207	328 100TH CT NE	LEE SHENG	17.2	$71.45	$1,228.94
199	303123210206	336 100TH CT NE	ANDERSON, MARJORIE	17.2	$71.45	$1,228.94
200	303123210205	344 100TH CT NE	EMMERT, LARRY A	17.2	$71.45	$1,228.94
201	303123210204	352 100TH CT NE	GALLAGHER PAULA	17.2	$71.45	$1,228.94
202	303123210203	360 100TH CT NE	WOJTOWICZ, ANNA	17.2	$71.45	$1,228.94
203	303123210202	368 100TH CT NE	SCHUNK MARILYN J	17.2	$71.45	$1,228.94
204	303123210201	376 100TH CT NE	ZEIEN LINDA	17.2	$71.45	$1,228.94
205	303123210183	10108 PLEASURE CREEK CIR NE	REDEPENNING, RANDY	17.2	$71.45	$1,228.94
206	303123210182	10104 PLEASURE CREEK CIR NE	AROCHO, JOEL	17.2	$71.45	$1,228.94

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 10 - High Density Residential (50%)

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				
TOTAL COST		$3,200,864				
	HIGH DENSITY RATE	x 50%		TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST		**$1,600,432**	**÷**	**22398.6 LF**	**=**	**$71.45**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE HIGH-DENSITY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT FRONT FOOTAGE		ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT
$71.45	**X**	**1427.6 LF**	**=**	**$102,002.02**	**÷**	**1427.6**	**=**	**$71.45**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
207	303123210181	10100 PLEASURE CREEK CIR NE	SYLVESTER STACEY	17.2	$71.45	$1,228.94
208	303123210180	10096 PLEASURE CREEK CIR NE	HEINN SHARON	17.2	$71.45	$1,228.94
209	303123210179	10092 PLEASURE CREEK CIR NE	BENGTSON MARY A	17.2	$71.45	$1,228.94
210	303123210178	10088 PLEASURE CREEK CIR NE	HUEBNER, EUGENIA	17.2	$71.45	$1,228.94
211	303123210177	10084 PLEASURE CREEK CIR NE	DOPP DOUGLAS D	17.2	$71.45	$1,228.94
212	303123210176	10080 PLEASURE CREEK CIR NE	FALKOWSKI, DAVID T	17.2	$71.45	$1,228.94
213	303123210175	10076 PLEASURE CREEK CIR NE	GROESS MICHAEL F	17.2	$71.45	$1,228.94
214	303123210174	10072 PLEASURE CREEK CIR NE	OTTERNESS BARBARA A	17.2	$71.45	$1,228.94
215	303123210173	10068 PLEASURE CREEK CIR NE	PRIEBE DEANNE M	17.2	$71.45	$1,228.94
216	303123210172	10064 PLEASURE CREEK CIR NE	GRUBER SHEILA	17.2	$71.45	$1,228.94
217	303123210171	10060 PLEASURE CREEK CIR NE	SCHULTZ, LINDSEY A	17.2	$71.45	$1,228.94
218	303123210170	10056 PLEASURE CREEK CIR NE	WING SANDRA A	17.2	$71.45	$1,228.94
219	303123210169	10052 PLEASURE CREEK CIR NE	MOLLOY BRETT	17.2	$71.45	$1,228.94
220	303123210148	10048 PLEASURE CREEK CIR NE	SPLEISS, CHARLES CONROY	17.2	$71.45	$1,228.94
221	303123210147	10044 PLEASURE CREEK CIR NE	SCHUNEMAN KAREN ANN	17.2	$71.45	$1,228.94
222	303123210146	10040 PLEASURE CREEK CIR NE	KLINGBERG, BRYAN E	17.2	$71.45	$1,228.94
223	303123210145	10036 PLEASURE CREEK CIR NE	NEWSTROM BERNICE L	17.2	$71.45	$1,228.94
224	303123210144	10032 PLEASURE CREEK CIR NE	FISHER MITCHELL	17.2	$71.45	$1,228.94
225	303123210143	10028 PLEASURE CREEK CIR NE	TROMBLEY, MICHAEL JORDAN	17.2	$71.45	$1,228.94
226	303123210142	10024 PLEASURE CREEK CIR NE	ST CLAIR TRUSTEE SUSAN C	17.2	$71.45	$1,228.94
227	303123210141	10020 PLEASURE CREEK CIR NE	SWANSTROM MICHELLE	17.2	$71.45	$1,228.94
228	303123210140	10016 PLEASURE CREEK CIR NE	STENSLIE RODNEY	17.2	$71.45	$1,228.94
229	303123210139	10012 PLEASURE CREEK CIR NE	BERGMAN KATHLEEN	17.2	$71.45	$1,228.94
230	303123210138	10008 PLEASURE CREEK CIR NE	BROBERG, PATRICIA K	17.2	$71.45	$1,228.94
231	303123210137	10004 PLEASURE CREEK CIR NE	BEBERG, PATRICIA A	17.2	$71.45	$1,228.94
232	303123210168	10003 PLEASURE CREEK CIR NE	THOMPSON, DUANE R	17.2	$71.45	$1,228.94
233	303123210167	10007 PLEASURE CREEK CIR NE	KARP CATHERINE L & CHRISTOPHER	17.2	$71.45	$1,228.94
234	303123210166	10011 PLEASURE CREEK CIR NE	TORRES TORRES SERGIO	17.2	$71.45	$1,228.94
235	303123210165	10015 PLEASURE CREEK CIR NE	MCNEILL, SHEILA M	17.2	$71.45	$1,228.94
236	303123210164	10021 PLEASURE CREEK CIR NE	SCHROEDER JAYNE	17.2	$71.45	$1,228.94
237	303123210163	10025 PLEASURE CREEK CIR NE	NELSON TREVOR JOHN	17.2	$71.45	$1,228.94
238	303123210162	10031 PLEASURE CREEK CIR NE	JOHNSON, JAYNA	17.2	$71.45	$1,228.94
239	303123210161	10045 PLEASURE CREEK CIR NE	HOMAN, TERRI LYNN	17.2	$71.45	$1,228.94
240	303123210160	10047 PLEASURE CREEK CIR NE	AGUAYO JUAN CLAUDIO	17.2	$71.45	$1,228.94
241	303123210159	10057 PLEASURE CREEK CIR NE	SPARROWGROVE YVONNE C	17.2	$71.45	$1,228.94
242	303123210188	10083 PLEASURE CREEK CIR NE	CLAPP GARY	17.2	$71.45	$1,228.94
243	303123210189	10087 PLEASURE CREEK CIR NE	HEFFKEN NAN L	17.2	$71.45	$1,228.94
244	303123210190	10093 PLEASURE CREEK CIR NE	SEBASTIAN, GWEN L	17.2	$71.45	$1,228.94
245	303123210191	10097 PLEASURE CREEK CIR NE	MCLEAN, LEAH	17.2	$71.45	$1,228.94
246	303123210184	10101 PLEASURE CREEK CIR NE	BOSACKER SONIA M	17.2	$71.45	$1,228.94

PROJECT 24-06

2024 STREET RECONSTRUCTIONS

PROJECT AREA 2 (Pleasure Creek Pkwy Area)

CITY OF BLAINE

EXHIBIT NO. 10 - High Density Residential (50%)

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*		$2,462,203	*(CONSTRUCTION COSTS DO NOT INCLUDE SIDEWALK, WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS		$738,661				
TOTAL COST		$3,200,864				RESIDENTIAL ASSESSMENT
	HIGH DENSITY RATE	x 50%		TOTAL FRONT FOOTAGE		RATE PER FRONT FOOT
ASSESSABLE COST		**$1,600,432**	**÷**	**22398.6 LF**	**=**	**$71.45**

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE HIGH-DENSITY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT FRONT FOOTAGE		ASSESSMENT RATE PER RESIDENTIAL FRONT FOOT
$71.45	**X**	**1427.6 LF**	**=**	**$102,002.02**	**÷**	**1427.6**	**=**	**$71.45**

SPECIAL ID	PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
247	303123210185	10103 PLEASURE CREEK CIR NE	SNC PROPERTIES LLC	17.2	$71.45	$1,228.94
248	303123210186	10105 PLEASURE CREEK CIR NE	DAML, CHERYL A	17.2	$71.45	$1,228.94
249	303123210187	10109 PLEASURE CREEK CIR NE	PATENAUDE, LISA	17.2	$71.45	$1,228.94

Appendix A

Engineers Estimate

Pleasure Creek Pkwy Area
Blaine, MN
December 2023

					TOTAL PROJECT		PROJECT AREA 1 (Territorial Rd.)		PROJECT AREA 2	
LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LS	$228,000.00	1.00	$228,000.00	0.36	$82,080.00	0.64	$145,920.00
2	2101.524	CLEARING	TREE	$400.00	15	$6,000.00	10	$4,000.00	5	$2,000.00
3	2101.504	GRUBBING	TREE	$150.00	15	$2,250.00	10	$1,500.00	5	$750.00
4	2104.502	SALVAGE MAILBOX SUPPORT	EACH	$65.00	96	$6,240.00	42	$2,730.00	54	$3,510.00
5	2104.502	REMOVE MANHOLE OR CATCH BASIN	EA	$600.00	33	$19,800.00	21	$12,600.00	12	$7,200.00
6	2104.502	REMOVE CASTING (STORM)	EA	$220.00	37	$8,140.00	6	$1,320.00	31	$6,820.00
7	2104.503	REMOVE SEWER PIPE (STORM)	LF	$20.00	939	$18,780.00	645	$12,900.00	294	$5,880.00
8	2104.503	REMOVE CURB AND GUTTER	LF	$5.00	14721	$73,605.00	7016	$35,080.00	7705	$38,525.00
9	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	$12.00	1175	$14,097.60	858	$10,296.00	317	$3,801.60
10	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	$8.00	1560	$12,478.40	616	$4,928.00	944	$7,550.40
11	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	$6.00	387	$2,322.00			387	$2,322.00
12	2104.504	REMOVE CONCRETE PAVEMENT	SY	$8.00	1360	$10,881.78	60	$480.00	1300	$10,401.78
13	2104.502	SALVAGE SIGN	EACH	$40.00	62	$2,480.00	21	$840.00	41	$1,640.00
14	2104.603	EDGE MILL BITUMINOUS PAVEMENT	LF	$5.00	400	$2,000.00	210	$1,050.00	190	$950.00
15	2106.501	EXCAVATION-COMMON (EV) (P)	CY	$25.00	12885	$322,125.00	3627	$90,675.00	9258	$231,450.00
16	2111.519	TEST ROLLING	RDST	$100.00	151	$15,100.00	34	$3,400.00	117	$11,700.00
17	2112.519	SUBGRADE PREPARATION	RDST	$180.00	151	$27,180.00	34	$6,120.00	117	$21,060.00
18	2123.510	COMMON LABORER	HR	$90.00	40	$3,600.00	9	$810.00	31	$2,790.00
19	2123.510	3.0 CU YD FRONT END LOADER	HR	$180.00	40	$7,200.00	9	$1,620.00	31	$5,580.00
20	2123.610	3 C.Y. BACKHOE	HR	$180.00	40	$7,200.00	9	$1,620.00	31	$5,580.00
21	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HR	$150.00	229	$34,350.00	51	$7,650.00	178	$26,700.00
22	2130.523	WATER	MGAL	$45.00	302	$13,590.00	68	$3,060.00	234	$10,530.00
23	2211.507	AGGREGATE BASE CL V	TON	$15.00	11339	$170,085.00	2743	$41,145.00	8596	$128,940.00
24	2215.504	FULL DEPTH RECLAMATION	SY	$1.50	51486	$77,229.00	12468	$18,702.00	39018	$58,527.00
25	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	$3.50	2593	$9,075.50	623	$2,180.50	1970	$6,895.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	$95.00	5024	$477,280.00	1216	$115,520.00	3808	$361,760.00
27	2361.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)(BIT. TRAIL)	TON	$200.00	51	$10,200.00			51	$10,200.00
28	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C) (DRIVEWAYS)	TON	$200.00	310	$61,936.18	123	$24,608.89	187	$37,327.29
29	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	$90.00	6698	$602,820.00	1621	$145,890.00	5077	$456,930.00
30	2501.502	36" RC SAFETY APRON	EACH	$1,800.00	1	$1,800.00			1	$1,800.00
31	2503.503	12" RC PIPE SEWER CL V	LF	$70.00	147	$10,290.00	46	$3,220.00	101	$7,070.00
32	2503.503	15" RC PIPE SEWER CL V	LF	$75.00	556	$41,700.00	416	$31,200.00	140	$10,500.00
33	2503.503	18" RC PIPE SEWER CL V	LF	$80.00	150	$12,000.00	90	$7,200.00	60	$4,800.00
34	2503.503	21" RC PIPE SEWER CL III	LF	$90.00	37	$3,330.00	37	$3,330.00		
35	2503.503	24" RC PIPE SEWER CL III	LF	$110.00	267	$29,370.00	257	$28,270.00	10	$1,100.00
36	2503.503	30" RC PIPE SEWER CL III	LF	$160.00	70	$11,200.00	60	$9,600.00	10	$1,600.00
37	2502.503	33" RC PIPE SEWER CL III	LF	$250.00	10	$2,500.00	10	$2,500.00		
38	2503.503	36" RC PIPE SEWER CL III	LF	$240.00	68	$16,320.00			68	$16,320.00
39	2503.602	MINOR STORM REPAIR	EA	$1,500.00	1	$1,500.00	1	$1,500.00		
40	2503.603	LINING SEWER PIPE 18"	LF	$110.00	650	$71,500.00	650	$71,500.00		
41	2503.603	LINING SEWER PIPE 30" (ARCH)	LF	$220.00	163	$35,860.00			163	$35,860.00
42	2503.603	LINING SEWER PIPE 33"	LF	$270.00	345	$93,150.00	345	$93,150.00		
43	2503.603	LINING SEWER PIPE 36" (ARCH)	LF	$320.00	684	$218,880.00			684	$218,880.00
44	2503.604	4" INSULATION	SY	$60.00	60	$3,600.00	36	$2,160.00	24	$1,440.00
45	2506.502	CONSTRUCT DRAINAGE STRUCTURE TYPE K	EA	$2,500.00	25	$62,500.00	14	$35,000.00	11	$27,500.00
46	2506.502	CONSTRUCT DRAINAGE STRUCTURE 48-4020	EA	$5,000.00	20	$100,000.00	11	$55,000.00	9	$45,000.00
47	2506.502	CONSTRUCT DRAINAGE STRUCTURE 60-4020	EA	$7,500.00	7	$52,500.00	6	$45,000.00	1	$7,500.00
48	2506.502	CONSTRUCT DRAINAGE STRUCTURE 72-4020	EA	$9,000.00	7	$63,000.00	5	$45,000.00	2	$18,000.00
49	2506.502	CASTING ASSEMBLY- STORM	EA	$850.00	37	$31,450.00	6	$5,100.00	31	$26,350.00
50	2507.502	CONNECT TO EXISTING STORM SEWER (PIPE & STRUCTURE)	EA	$1,500.00	28	$42,000.00	16	$24,000.00	12	$18,000.00
51	2506.618	F&I MANHOLE BAFFLE	SF	$400.00	177	$70,800.00	83	$33,200.00	94	$37,600.00
52	2511.507	RANDOM RIP RAP CLASS III	CY	$130.00	19	$2,470.00			19	$2,470.00
53	2531.503	CONCRETE CURB AND GUTTER (SPOT SURMOUNTABLE)	LF	$24.00	7705	$184,920.00			7705	$184,920.00
54	2531.503	CONCRETE CURB AND GUTTER (B418)	LF	$18.00	7185	$129,330.00	7016	$126,288.00	169	$3,042.00
55	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	$75.00	1183	$88,760.00	867	$65,000.00	317	$23,760.00
56	2531.618	TRUNCATED DOMES	SF	$70.00	344	$24,080.00			344	$24,080.00
57	2521.518	4" CONCRETE SIDEWALK	SF	$6.00	3796	$22,776.00			3796	$22,776.00
58	2521.518	6" CONCRETE SIDEWALK	SF	$8.00	3487	$27,896.00			3487	$27,896.00
59	2531.604	8" CONCRETE VALLEY GUTTER	SY	$120.00	551	$66,120.00	60	$7,200.00	491	$58,920.00
60	2540.601	IRRIGATION ALLOWANCE	LS	$30,000.00	1.00	$30,000.00	0.36	$10,800.00	0.64	$19,200.00
61	2540.601	LANDSCAPE ALLOWANCE	LS	$30,000.00	1.00	$30,000.00	0.36	$10,800.00	0.64	$19,200.00
62	2540.601	STORMWATER TREATMENT ALLOWANCE	LS	$50,000.00	1.00	$50,000.00	0.36	$18,000.00	0.64	$32,000.00
63	2540.602	TEMP MAILBOX BANK	EA	$2,000.00	4	$8,000.00	1	$2,000.00	3	$6,000.00

Pleasure Creek Pkwy Area
Blaine, MN
December 2023

					TOTAL PROJECT		PROJECT AREA 1 (Territorial Rd.)		PROJECT AREA 2	
LINE NO.	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST	ESTIMATED TOTAL QUANTITY	TOTAL COST
64	2540.602	INSTALL SALVAGED MAIL BOX SUPPORT	EA	$85.00	96	$8,160.00	42	$3,570.00	54	$4,590.00
65	2540.602	NEW MAIL BOX SUPPORT	EA	$105.00	20	$2,100.00	10	$1,050.00	10	$1,050.00
66	2563.601	TRAFFIC CONTROL	LS	$20,000.00	1.00	$20,000.00	0.36	$7,200.00	0.64	$12,800.00
67	2564.518	SIGN PANEL TYPE C	SF	$65.00	260	$16,900.00	60	$3,900.00	200	$13,000.00
68	2564.518	INSTALL SIGN TYPE C	EA	$220.00	50	$11,000.00	21	$4,620.00	29	$6,380.00
69	2564.602	INSTALL SIGN SUPPORT	EA	$150.00	29	$4,350.00			29	$4,350.00
70	2573.502	CONIFEROUS TREE 6' HT B&B	TREE	$700.00	14	$9,800.00	5	$3,500.00	9	$6,300.00
71	2573.502	DECIDUOUS TREE 2.5" CAL B&B	TREE	$800.00	8	$6,000.00	5	$4,000.00	3	$2,000.00
72	2573.502	STORM DRAIN INLET PROTECTION (WIMCO)	EA	$200.00	96	$19,200.00	42	$8,400.00	54	$10,800.00
73	2573.503	SILT FENCE, TYPE MS	LF	$3.00	1000	$3,000.00			1000	$3,000.00
74	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	$5.00	100	$500.00			100	$500.00
75	2574.507	COMMON TOPSOIL BORROW (CV)	CY	$25.00	2160	$54,000.00	1030	$25,750.00	1130	$28,250.00
76	2575.504	SODDING TYPE LAWN	SY	$8.00	19640	$157,120.00	9350	$74,800.00	10290	$82,320.00
							SUBTOTAL	$1,505,610.00	SUBTOTAL	$2,692,160.00
							CONTINGENCIES 10%	$150,561.00	CONTINGENCIES 10%	$269,216.00
							CONSTRUCTION TOTAL	$1,656,171.00	STREETS TOTAL	$2,961,376.00
1	2104.502	SALVAGE HYDRANT	EA	$1,500.00	7	$10,500.00	7	$10,500.00		
2	2104.502	REMOVE GATE VALVE & BOX	EA	$500.00	22	$11,000.00	16	$8,000.00	6	$3,000.00
2	2103.503	REMOVE CURB STOP AND BOX	EA	$400.00	3	$1,200.00	3	$1,200.00		
3	2104.503	REMOVE WATERMAIN PIPE	LF	$18.00	238	$4,284.00	178	$3,204.00	60	$1,080.00
4	2104.503	REMOVE WATER SERVICE PIPE	LF	$30.00	205	$6,150.00	205	$6,150.00		
3	2504.602	CONNECT TO EXISTING WATER SERVICE	EA	$725.00	3	$2,175.00	3	$2,175.00		
4	2504.602	ADJUST GATE VALVE & BOX	EA	$600.00	14	$8,400.00			14	$8,400.00
5	2502.602	6" DUCTILE IRON PIPE WATERMAIN	LF	$75.00	90	$6,750.00	70	$5,250.00	20	$1,500.00
6	2502.602	8" DUCTILE IRON PIPE WATERMAIN	LF	$105.00	40	$4,200.00			40	$4,200.00
7	2502.602	10" DUCTILE IRON PIPE WATERMAIN	LF	$130.00	20	$2,600.00	20	$2,600.00		
8	2504.602	INSTALL HYDRANT & VALVE	EA	$8,000.00	8	$64,000.00	8	$64,000.00		
9	2504.602	1" CORPORATION STOP	EA	$425.00	3	$1,275.00	3	$1,275.00		
10	2504.602	6" GATE VALVE & BOX	EA	$3,500.00	10	$35,000.00	8	$28,000.00	2	$7,000.00
11	2504.602	8" GATE VALVE & BOX	EA	$4,500.00	4	$18,000.00			4	$18,000.00
12	2504.602	10" GATE VALVE & BOX	EA	$6,000.00	2	$12,000.00	2	$12,000.00		
13	2504.602	1" CURB STOP & BOX	EA	$700.00	3	$2,100.00	3	$2,100.00		
14	2505.602	1" TYPE PE PIPE	LF	$40.00	205	$8,200.00	205	$8,200.00		
14	2504.603	6" PVC WATERMAIN (C900)	LF	$90.00	118	$10,620.00	118	$10,620.00		
13	2504.602	DUCTILE IRON FITTINGS	LB	$13.00	642	$8,346.00	432	$5,616.00	210	$2,730.00
14	2504.602	CONNECT TO EXISTING WATERMAIN	EA	$1,500.00	35	$52,500.00	25	$37,500.00	10	$15,000.00
							SUBTOTAL	$208,390.00	SUBTOTAL	$60,910.00
							CONTINGENCIES 10%	$20,839.00	CONTINGENCIES 10%	$6,091.00
							CONSTRUCTION TOTAL	$229,229.00	WATER MAIN TOTAL	$67,001.00
1	2104.502	REMOVE CASTING (SANITARY)	EA	$300.00	86	$25,800.00	19	$5,700.00	67	$20,100.00
2	2506.502	CASTING ASSEMBLY - SANITARY	EA	$1,200.00	86	$103,200.00	19	$22,800.00	67	$80,400.00
							SUBTOTAL	$28,500.00	SUBTOTAL	$100,500.00
							CONTINGENCIES 10%	$2,850.00	CONTINGENCIES 10%	$10,050.00
							CONSTRUCTION TOTAL	$31,350.00	SANITARY TOTAL	$110,550.00
							SUBTOTAL CONSTRUCTION COSTS	$1,916,750.00		$3,138,927.00
							ADMINISTRATION COSTS	$575,025.00		$941,678.10
							SUBTOTAL PROJECT COSTS	$2,491,775.00		$4,080,605.10

City of Blaine
Staff Report

File Number: RES 24-12

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Indoor Playground in a Community Commercial (B-2) Zoning District at 1250 126th Avenue NE, #400. Indoor Playground (MN Events LLC) (Case File No. 23-0081/SLK)

Executive Summary

The applicant is requesting to open an approximately 3,000 square foot indoor playground for children under the age of 10 years old.

Background

Planning Commission Public Hearing	12/12/23
City Council (Conditional Use Permit)	01/03/24
Action Deadline	01/12/24

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

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

Surrounding Zoning and Uses
The property to the east is occupied by The Roadside restaurant and is zoned B-2. The property to the west is zoned Single Family (R-1), and the properties to the north, which are separated from the subject property by 126th Avenue, are zoned R-1 and Development Flex (DF) and are occupied by single-family homes.

Existing Conditions
The subject property is occupied by the Creekview Center retail building which includes a variety of retail, office, and restaurant uses.

History
The property was zoned B-2 in 1993 and the building was constructed in 2003. A conditional use permit was granted for a church to occupy suite 600 in 2007 (PC07-18). That permit expired when the space was no longer occupied by a church for a period of a year.

The applicant applied for a CUP for Blaine Event Venue with an occupancy limit of 120 attendees (PC22-0079). The CUP request was denied by the City Council on February 6, 2023. The applicant applied for a new CUP with a lower occupancy limit (58 attendees verses 120 attendees) and shifted from a general purpose event venue to a focus on micro events such as birthday parties, baby showers, sports banquets, and intimate weddings. The lower occupancy event center was approved on April 3, 2023, with conditions limiting the occupants to 58 and one staff person. The event venue did not open.

Evaluation of Request
Site Plan
The applicant is proposing to operate an indoor playground to offer families a year-round and affordable day of fun with an interactive space for both kids and adults to enjoy, focused on kids aged 1-10 years.

The hours of operation will vary based on time of year. Hours will most likely be from 9AM to 7PM during the week and on weekends 9AM to 9PM. The applicant stated they will likely be closed a day or two a week, most likely a Monday. One staff will be working at a time.

The indoor playground is for smaller children, offering creative play, a little climbing, and interactive play.

The existing building and parking lot meet all applicable setbacks.

Parking
One of the concerns with a multi-tenant building and recreational use, is the provision of adequate parking. The code requires a minimum of one stall per 300 square feet for recreation/fitness areas.

Parking was calculated for each of the tenants of the shopping center with the stalls required for each user shown on the table below. To meet the needs of the current tenants, 58 stalls are required under the requirements of the current code.

Tenant	**Ratio**	**Stalls**
State Farm	1/250	3.7
Restaurant	1/200 for kitchen - 1/100 for dining	12.1
Salon K	1/200	9.6
Umbria	1/200 for kitchen - 1/100 for dining	6.1
Creative Paws	1/200	1.7
Hovland Music	1/250	4.4
Barber	1/200	3.0
Big Dipper	1/200 for kitchen - 1/100 for dining	6.8
Indoor Playground	1/300	10.2

Total	**57.6**

The parking lot for the shopping center currently has 73 stalls, therefore, adequate parking is provided on site.

Shared Access
There is a CUP for shared access between The Roadside and The Creekview Center with Resolution 13-128.

Architecture
The building is constructed of textured block, brick, glass and EIFS. The building meets the architectural standards in the B-2 zoning district and the Highway 65 overlay district.

Landscaping
Conforming landscaping was installed when the building was constructed, and it continues to meet code requirements.

Grading/Storm Drainage
The proposed play center does not result in any changes to the existing grading or storm water drainage in the area.

Utilities
The proposed play center does not require any additional changes to the existing utility services.

Wetlands/Watershed
The proposed play center does not result in any changes to the existing wetlands in the area nor does it require any review from the watershed district.

Access/Street Design/Sidewalks/Trails
The proposed play center does not result in any changes to the existing access, street design, sidewalks or trails in the area.

Easements/Right-of-Way/Permits
The proposed play center does not result in any changes to the existing easements or the right-of-way in the area. The proposed event center will be required to obtain any necessary permits for completion.

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

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The small indoor playground does not create an excessive burden on the area. The uses on site require 58 parking stalls and the existing site has 73 parking stalls.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
    - No changes are proposed to the design of the buildings which is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The indoor use will not change the appearance of the existing conforming building.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The use of a small indoor playground is consistent with the intent of the Community Commercial zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is consistent with the Community Commercial land use designation which is intended to include retail and services serving neighborhood or regional needs.
7. The use will not cause traffic hazards or congestion.
    - The proposed play center will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The proposed play center will have adequate utilities, access roads, drainage, or necessary facilities.

Attachment List:
Zoning and Location Map
Site Plan
Floor Plan
Photos (2)
Narrative
Parking Analysis
Unapproved Planning Commission Minutes 12/12/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 121223

City of Blaine

Signature Copy
Resolution: RES 24-12

Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Indoor Playground in a Community Commercial (B-2) Zoning District at 1250 126th Avenue NE, #400. Indoor Playground (MN Events LLC) (Case File No. 23-0081/SLK)

WHEREAS, an application has been filed by MN Events LLC as Conditional Use Permit Case File No. 23-0081 for Indoor Playground; and

WHEREAS, said case involves the property described as follows:

Unit 300, CIC No 172 Creekview

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

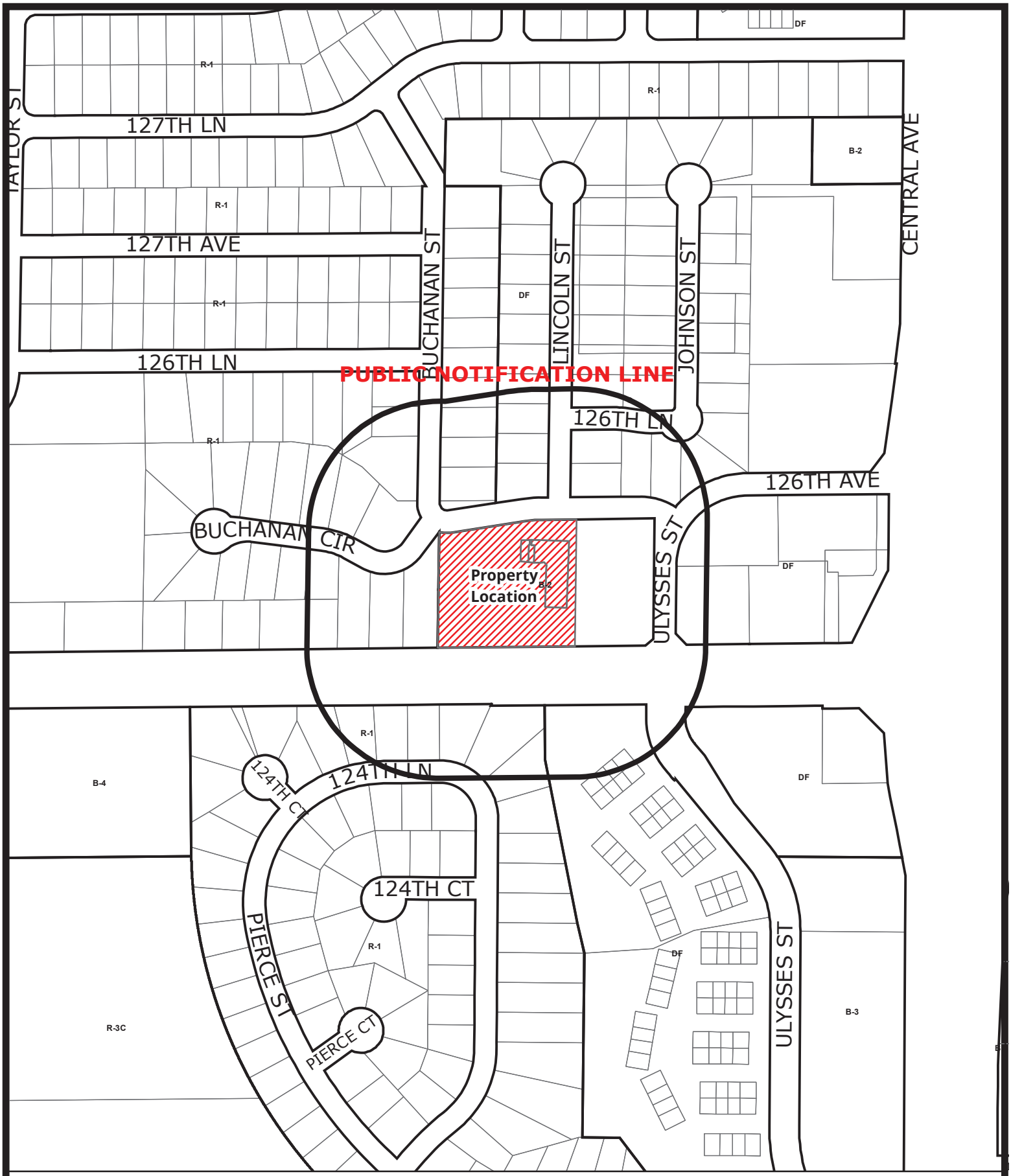
WHEREAS, the Blaine City Council has reviewed said case on January 3, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (b) and 27.04 of the Zoning Ordinance to allow an approximately 3,000 square foot indoor playground in a Community Commercial (B-2) zoning district with the following conditions:

1. No activity is to be conducted outside the building.
2. No outside storage, of any kind, is allowed onsite.
3. The interior tenant finish work is to be completed with review and permit meeting all Building and Fire Code requirements.
4. A Certificate of Occupancy is required prior to occupying the space.
5. All signage requires a separate permit meeting the requirements of the zoning ordinance.

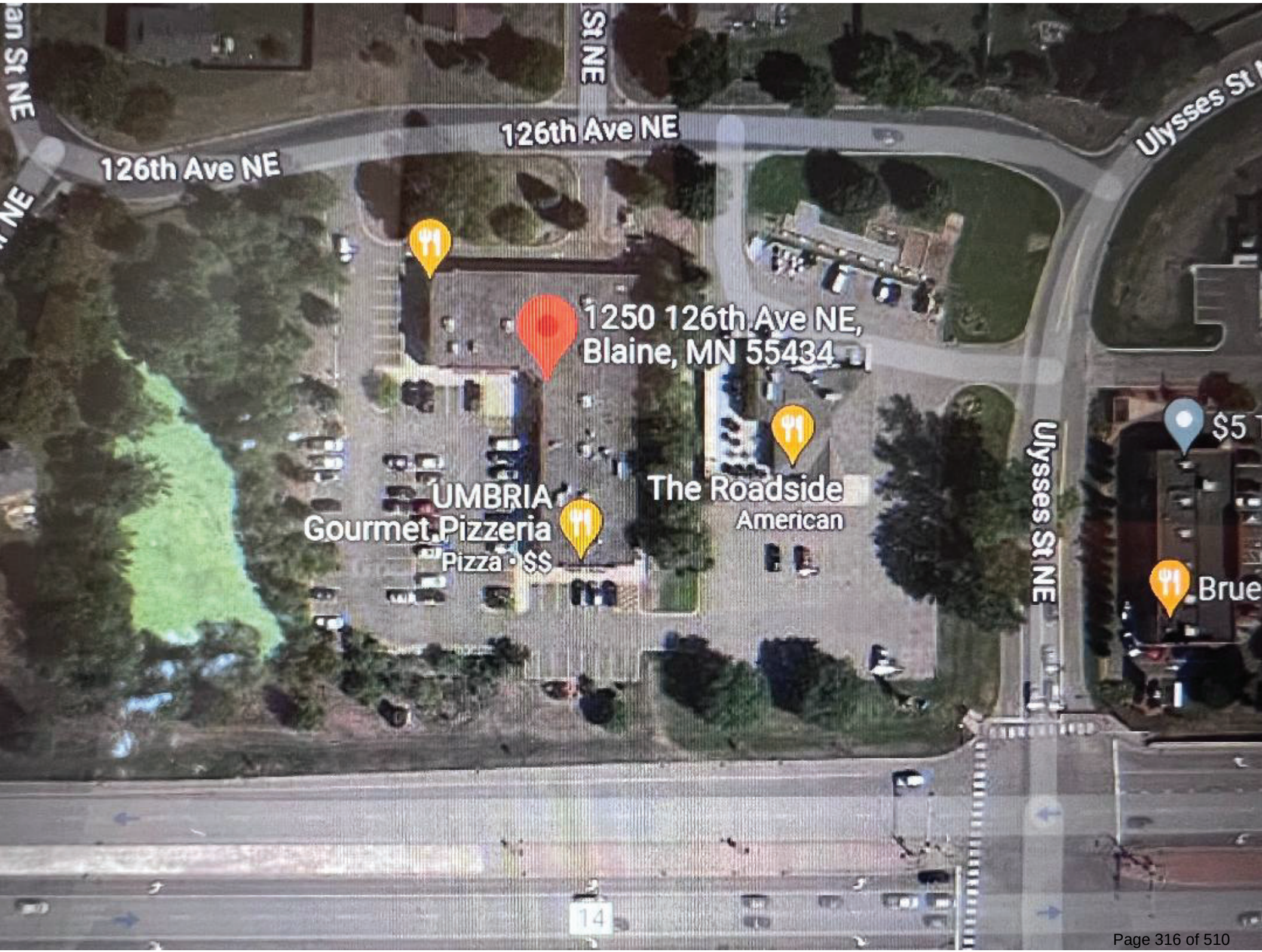
PASSED by the City Council of the City of Blaine this 3rd day of January, 2024.



Case File No. 23-0081
Indoor Playground

BlaineMN.gov

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


126th Ave NE
126th Ave NE
St NE
Ulysses St
1250 126th Ave NE,
Blaine, MN 55434
UMBRIA
Gourmet Pizzeria
Pizza · $$
The Roadside
American
Ulysses St NE
$5
Brue
14

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Living Presence Lutheran Church
B. PROJECT LOCATION: Creekview Building
Blaine, MN

APPLICABLE CODES:

A.	BLAINE ZONING ORDINANCE	Current Edition
B.	MINNESOTA STATE BUILDING CODE (MSBC)	2007 Edition
	- INCLUDING -	
C.	INTL BUILDING CODE (W/ AMENDMENTS)	2006 Edition
D.	INTL FIRE CODE	2006 Edition
E.	INTL MECHANICAL CODE (W/ AMENDMENTS)	2006 Edition
F.	MINNESOTA PLUMBING CODE	2006 Edition
G.	NATIONAL ELECTRICAL CODE (NEC)	2005 Edition
J.	MINNESOTA STATE ACCESSIBILITY CODE	2007 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Church - Group A-3
- Type of Construction - II-B
- Area - 3,531 s.f.
- Accessory Uses (IBC 508.3.1) Include:
None
2. Incidental Uses (IBC 508.2)
- None -
3. Mixed Occupancy (IBC 508.3)
- Group A-3 is Intended To Be Non-Separated From Other Uses

B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 705)
- Not Required -
2. Fire Barriers (IBC 706)
- Not Required -
3. Fire Partitions (IBC 708)
- Not Required -

C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.9)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B - Group B Class C - Group S-1
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN ENTIRE NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

EXISTING

A. DESIGN OCCUPANT LOAD (IBC 1004)
1. Total Occupants = 150 Maximum (Based on Restroom Fixtures)

B. EXITS
1. Number Required (IBC 1015/ 1019) = 2
2. Number Accessible Required (IBC 1007) = 2
3. Arrangement (IBC 1015.2)
- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
- Exit Access (IBC 1016) = 250'
- Common Path of Egress (IBC 1014.3) = 75'
- Dmpe Exit Buildings (IBC 1018.2) = 75'
5. Width (The Greater of Tea Conflicting Widths Shall Be Used)
- Design Exit Width (IBC 1005.1)
Stairways = N/A
Other Components = 22.5"
- Stairways (IBC 1009.1) = 44"
- Corridors (IBC 1017.2) = 44"
- Exit Passageways (IBC 1021.2) = 44"
- Exit Doors (IBC 1008.1.1) = 32" Min Clear
48" Max Nom

6. Doors
- Swing (IBC 1008.1.2)
Side Hinged Swinging Out At Occupant Load Greater Than 49
- Landings (IBC 1008.1.5)
Width Not Less Than Width of Door
Length in Direction of Travel Not Less Than 44"
- Thresholds (IBC 1008.1.6)
Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"
- Door Arrangement (IBC 1008.1.7) 48" + Door Width Apart
- Lock or Latch (IBC 1008.1.8)
Operable From Inside Without Use of Knowledge or Keys.
Manually Operated Flush Bolts or Surface Bolts Are Prohibited.
- Panic/ Fire Exit Hardware (IBC 1008.1.9)
Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 150 Occupants - Church Occupancy
- 75 Female Occupants
- 75 Male Occupants

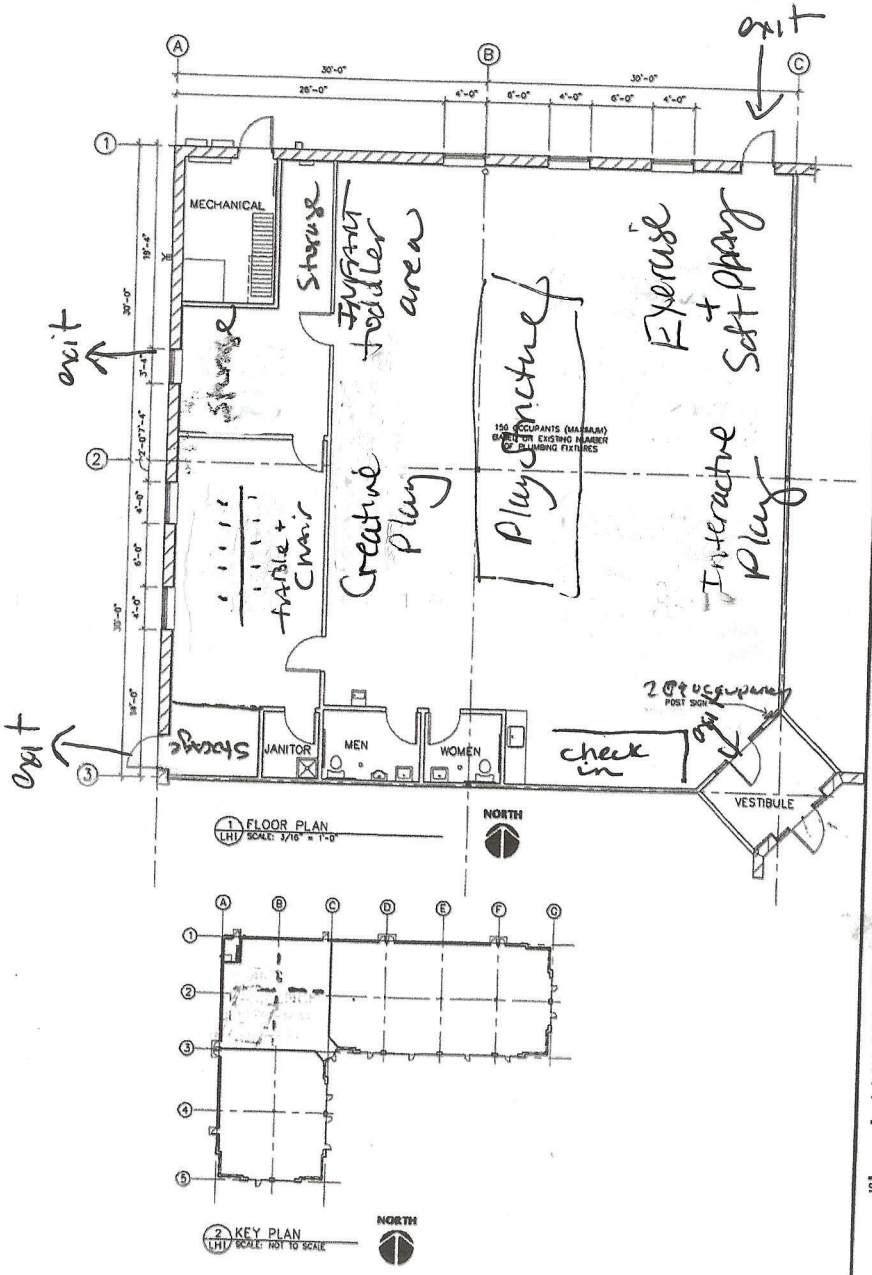
Fixture	Required Men	Required Women	Provided Men	Provided Women	Provided Unisex
Water Closets	1	1	1	1	-
Urinals	-	-	1	-	-
Lavatories	1	1	1	1	-
Bathtubs/ Showers	-	-	-	-	-
Drinking Fountains	2			1	
Service Sink				1	

Note: Up To 2/3 Of Required Water Closets May Be Substituted As Urinals

B. LOCATION OF FIXTURES (IBC 2902.4)
- Not More Than 1 Story Above Or Below Regular Working Area
- Travel Distance Less Than 500 ft

OTHER

A. ACCESSIBILITY (IBC Chpt 11 With MSBC Chpt 1341 Amendments)
1. Building Is Accessible
B. GUARDS (IBC 1013)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.3



1 FLOOR PLAN
LH1 SCALE: 3/16" = 1'-0"

2 KEY PLAN
LH1 SCALE: NOT TO SCALE

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:651.755.1211 Fax:651.731.2848
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
9/29/10
DATE

Creekview Retail Center- Blaine, Minnesota

Copyright 2010
Leonard Lampert Architects, P.A.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions
9/29/10 PERMIT PLAN

FLOOR PLAN
CODE REVIEW

Sheet Number
LH1

Project No. 100922-2

Filename: CREEKVIEW\LEASEHOLDS\LIVING PRESENCE CHURCH\LIVING PRESENCE CHURCH-LH1

WELCOME TO THE FARM

November 13, 2023

Hi Shawn

The hours of operation will vary based on time of year. We will run less hours in the summer. and more hours in the winter. Ranging from a 9am-6 or 7pm during the week to weekends no earlier than 9am and no later than 9pm. I anticipate this looking more like

We will have one employee working at a time.

This isnt an entertainment place like say fun lab. This is for smaller children offering creative play a little climbing, interactive play. No intended for lasar tag, virtual reality and, bowling alleys and the fun stuff for kids a little older like fun lab.

This is for smaller children to run around burn off energy and get out of the long Minnesota winters, or super-hot Minnesota summers.

We will likely determine a day or two a week to be closed. Monday seems to be a slower day for these types of business's but for now so for now you can use the hours i mentioned above and certainly say the business will fluctuate with the demands but anticipates being open more in the winter months as opposed to the summer months given Minnesotans tend to like to be outside for our shirt summers.

Let me know if this helps.
MIchelle

		1/200	1/100	Excluded	Excluded	1/200	1/250	1/250	1/300	**Totals**						
Business	**Total Sq Ft**	**Kitchen**	**Dining**	**Utility room**	**Bathrooms**	**Retail Floor**	**Office**	**Storage**	**Playarea**	**Kitchen**	**Dining**	**Retail**	**Office**	**Storage**	**Playarea**	**Total Sapces**
State Farm	1088	0	0	30	126	0	549	383	0	0	0	0	2.196	1.532	0	3.728
Pho Viet	1801	696	826	55	124	0	0	100	0	3.48	8.26	0	0	0.4	0	12.14
Salon K	2301	0	0	100	94	1130	0	977	0	0	0	5.65	0	3.908	0	9.558
Umbria	1239	763	231	190	55	0	0	0	0	3.815	2.31	0	0	0	0	6.125
Creative Paws	404	0	0	0	52	252	0	100	0	0	0	1.26	0	0.4	0	1.66
Hovland Music	1242	0	0	0	136	0	896	210	0	0	0	0	3.584	0.84	0	4.424
Barber	757	0	0	55	62	484	0	156	0	0	0	2.42	0	0.624	0	3.044
Big Dipper	1266	350	385	110	126	0	0	295	0	1.75	3.85	0	0	1.18	0	6.78
Play Haven	3147	0	0	87	118	0	358	244	2340	0	0	0	1.432	0.976	7.8	10.208
Total		1809	1442	627	893	1866	1803	2465	2340	**9.045**	**14.42**	**9.33**	**7.212**	**9.86**	**7.8**	**57.667**

Notes

The Creekside has 73 stalls available

Criteria		
Kitchen	200	1 space
Dining	100	1 space
Retail	200	1 space
Office	250	1 space
Storage	250	1 space

City of Blaine
Planning Commission

December 12, 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, December 12, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Gorzycki and Olson.

Staff Present: Shawn Kaye, Planner

4. Public Hearing

4.1. 2023-586 Case File No. 23-0081 // Indoor Playground (MN Events LLC) // 1250 126th Avenue NE, #400
The applicant is requesting a conditional use permit to operate an approximately 3,000 square foot indoor playground in a Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0081 was opened at 7:05PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 23-0081 based on the following conditions:

Case 23-0081:

1. **No activity is to be conducted outside the building.**

2. **No outside storage, of any kind, is allowed onsite.**
3. **The interior tenant finish work is to be completed with review and permit meeting all Building and Fire Code requirements.**
4. **A Certificate of Occupancy is required prior to occupying the space.**
5. **All signage requires a separate permit meeting the requirements of the zoning ordinance.**

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

Chair Goracke noted this would be on the agenda of the January 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: RES 24-13

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.1

Resolution Accepting a Bid from Levanen Underground, LLC in the amount of $77,281.50 for the National Street Water Services Project, Improvement Project No. 23-23

Executive Summary

This item would accept a bid and approve a contract with Levanen Underground, LLC for the proposed National Street Water Services Project.

The project consists of sealing the existing private wells, directionally drilling new water services to connect to the City water main, reestablishing service to the dwellings, and restoration of the disturbed areas.

Background

The Minnesota Pollution Control Agency (MPCA) contacted staff about a ground water contamination issue with the closed Johnson Brothers Landfill (now the hill in Lochness Park). The MPCA has been monitoring the private wells of homes along National Street and has detected excess levels of 1,4 Dioxane in two private wells.

The MPCA, who is responsible for the closed landfill, inquired with staff to see if the City would lead both the design and construction projects to connect the homes to city water main which lies on the east side of National Street and abandon their contaminated private wells. The reasoning is that the City's engineering department is familiar with this type of work and can lead the project more effectively and quickly than the MPCA staff would be able to.

A grant agreement is in place where the MPCA agrees to cover all costs associated with the project. Under the agreement with the MPCA, the City will hold the contract with the design engineer and construction contractor. Upon payment to the design engineer or construction contractor, the City will supply the MPCA with copies of the invoices and the MPCA will then reimburse the City for all costs.

Bids were received electronically at 10:00 AM, December 21, 2023, for Project No. 23-23. A total of 3 bids were received, ranging from $77,281.50 to $136,823.50. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's estimate	$68,841.50
Levanen Underground LLC	$77,281.50
Precision Utilities	$90,000.00
New Look Contracting, Inc.	$136,823.50

Bids have been checked and tabulated, and it has been determined that Levanen Underground, LLC of Kimball, Minnesota is the lowest quote. Staff is requesting the Council add a 10% contingency to the project for a total project cost for the National Street Water Services Project of $85,010.00.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for providing a Well-maintained Infrastructure.

Board/Commission Review

N/A

Financial Impact

A grant agreement is in place with the MPCA to reimburse the City of Blaine for all costs associated with the project.

Public Outreach/Input

City staff will coordinate with the two home owners to complete the connection of their homes to city water.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Location Map

City of Blaine

Signature Copy

Resolution: RES 24-13

Resolution Accepting a Bid from Levanen Underground, LLC in the amount of $77,281.50 for the National Street Water Services Project, Improvement Project No. 23-23

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 23-23, said bids were received on December 21, 2023, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Levanen Underground, LLC	$77,281.50
Precision Utilities	$90,000.00
New Look Contracting, Inc.	$136,823.50

AND WHEREAS, Levanen Underground, LLC of Kimball, 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 Levanen Underground, LLC for the designated improvements in the amount of $77,281.50.

2. A 10% contingency is hereby approved to bring the total project budget to $85,010.00 and the City Manager or their designee is hereby authorized to sign all change orders up to the authorized project budget amount.

3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidders will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

PASSED by the City Council of the City of Blaine this 3rd day of January, 2024.

NATIONAL STREET WATER SERVICES PROJECT

LOCATION MAP

City of Blaine
Staff Report

File Number: 2024-012

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.2

Motion to Authorize the Mayor and City Manager to Enter into a Contract with Short Elliott Hendrickson, Inc. (SEH) for Professional Design and Construction Services for the 2024 Pleasure Creek Area Street Reconstruction Improvement Project, Improvement Project No. 24-06

Executive Summary

Council is requested to approve a contract with Short Elliott Hendrickson, Inc. (SEH) for professional services for final design and construction services for the 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. 24-06, in the amount of $527,344.00.

Background

On August 7, 2023 Council initiated the 2024 Pleasure Creek Area Street Reconstructions project, Project No. 24-06 with Resolution No. 23-126. At the August 7, 2023 Council meeting, SEH, which is one of the engineering firms in the pre-approved consultant pool approved by Council on August 2, 2021, was awarded a contract to prepare preliminary design and a feasibility report. At that time it was stated that after completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with SEH.

The Engineering Department recently requested and received a proposal for final design and construction services for the 2024 Pleasure Creek Area Street Reconstructions project from SEH in the amount of $527,344.00. SEH is in the council approved engineer consultant pool. Staff has reviewed this proposal and determined that the fees are justified and reasonable. City council is also asked to approve a 10% contingency to bring the total project budget to $580,078.40.

This project will be funded through proposed project assessments, Pavement Management Program funds, and Public Utility funds.

Strategic Plan Relationship

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

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program fund, and Public Utility Funds. The 2023 project budget included $155,500 for consulting. The 2024 project budget in the 2024-2028 Capital Improvement Plan is $3,949,700 and includes consulting, construction, and contingency for a total project budget of $4,105,200. Because estimated improvement costs of $6,572,381, the 2024 budget and CIP may need to be amended in 2024 and additional bond proceeds may need to be issued to finance project costs. Alternatively, the project could be split into multiple years or bids can be rejected and the project rebid in 2025. Any or all of these options will be brought to council when the contract is proposed to be awarded.

Public Outreach/Input

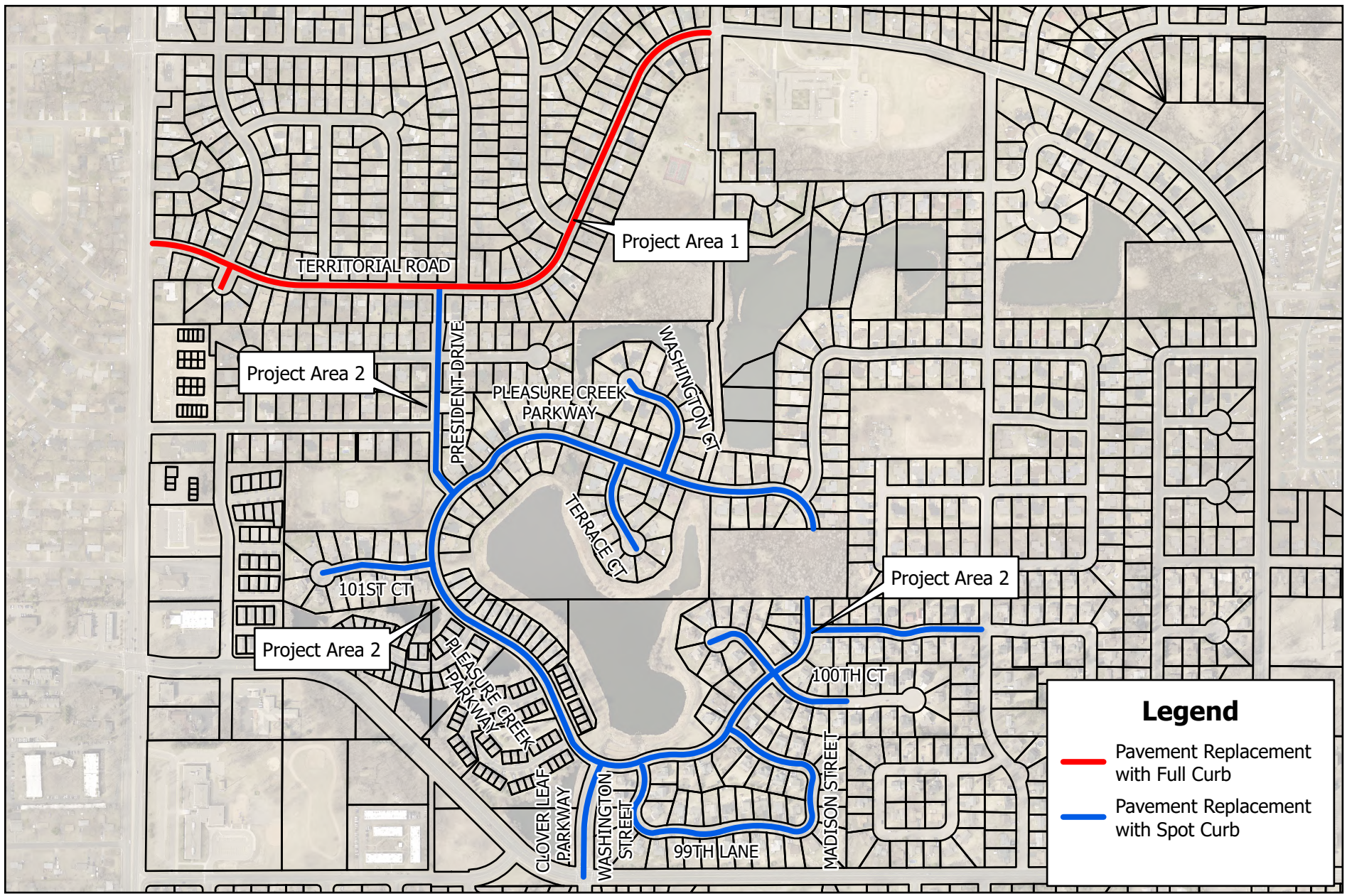
The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with SEH in the amount of $527,344.00 for final design and construction services for the 2024 Pleasure Creek Area Street Reconstructions project, Improvement Project No. 24-06. In addition, authorize a 10% contingency to bring the total project budget to $580,078.40 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 24-06 Project Area Map
2. 24-06 SEH Final Design & Construction Proposal



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SEH

3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (651) 490-2150
WATTS: 800-325-2055
www.sehinc.com

Print Date: 11/16/2023

0 300 600
Feet

2024 STREET RECONSTRUCTION

BLANE, MINNESOTA

N

Exhibit 1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Building a Better World for All of Us®

December 27, 2023

RE: City of Blaine, Minnesota
2024 Pleasure Creek Area Street Reconstruction
SEH No. BLAIN 173761 14.00

Mr. Cody Sylvester
Project Engineer
City of Blaine
10801 Town Square Dr. NE
Blaine, MN 55449-8100

Dear Mr. Sylvester:

SEH appreciates the opportunity to continue to provide professional services to the City of Blaine (City) for the 2024 Pleasure Creek Area Street Reconstruction, City Project No. 24-06.

The City has requested a proposal and scope of work to perform preliminary and final design, preparation of plans & specifications, permitting, construction observation, and construction staking for the 2024 Pleasure Creek Area Street Reconstruction (Project).

PROJECT UNDERSTANDING

The City of Blaine is continuing their Pavement Management Program with a combination of full depth pavement replacement and full street reconstruction of project streets identified for their 2024 project streets. The feasibility report will be presented to the City Council on December 18, 2023. It is anticipated that the Improvement Hearing will be scheduled for late winter and construction of these improvements will take place yet this upcoming construction season.

- **Project Area 1: (Territorial Road)**
  - Territorial Road from University Avenue to Jefferson Street
- **Territorial street is pavement replacement with full curb replacement.**
- **Project Area 2: (Pleasure Creek Parkway Area)**
  - 99th Lane from Washington Street to Madison Street
  - 100th Court from Pleasure Creek Parkway to 360’ west towards cul-de-sac
  - 100th Court from Pleasure Creek Parkway to west cul-de-sac
  - 101st Avenue from Pleasure Creek Parkway to Jackson Street
  - 101st Court from Pleasure Creek Parkway to west cul-de-sac
  - Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
  - Madison Street from 99th Lane to Pleasure Creek Parkway
  - Pleasure Creek Parkway from 101st Avenue to north dead end
  - Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
  - Pleasure Creek Parkway from Madison Street east to south dead end
  - Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
  - Pleasure Creek Parkway from President Drive to Madison Street
  - President Drive from Pleasure Creek Parkway to Territorial Road

- Terrace Court from Pleasure Creek Parkway to south cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

- **The above streets are pavement replacement along with spot curb replacement.**

The construction plans are to be developed following Minnesota Department of Transportation State Aid practices, current City Engineers Association of Minnesota standards and to the City of Blaine design standards.

SCOPE OF WORK

Task 1: Project Management

We have assumed we will prepare for and conduct up to three (3) design meetings with City Staff through the final design/plan preparation process for each plan set. Those meetings are anticipated to be:

- 60% plan review meeting
- 95% plan review and specifications/special provisions meeting
- Final redlines/review comments meeting prior to uploading for bidding.

An urban reconstruction project like this one requires a proactive public involvement program. We propose an open house along with ongoing contact with residents during construction. This approach has worked well for us on past projects within the City.

During construction we'd hold weekly construction meetings that could have public comment and schedule updates as the first agenda items. We would also assist with the City outreach program that they typically use for residential reconstruction projects.

Task 2: Final Design

Subtask A - Roadway Design

Project area 1 will consist of pavement replacement and aggregate base improvements at the current width of the streets with full concrete curb & gutter installation due to the current condition.

Project area 2 will generally consist of pavement replacement and aggregate base improvements at the current width of the streets with spot concrete curb & gutter installation due to the current condition. New concrete walk will be added where the existing walk has failed and does not meet ADA standards.

Subtask B - Utility Plans

Sanitary sewer and water main improvements have been reviewed and identified by the City of Blaine Public Works staff and mostly include casting replacements, gate valve bolt replacements and gate valve replacements.

Subtask C - Drainage Design

Concurrent with the roadway design we will review the existing storm sewer drainage system for the urban roadway section including inlet spacing design and gravity storm sewer for against the City of Blaine design criteria and standards for the appropriate streets. Significant drainage improvements are not anticipated, rather replacement/addition of selective structures and connecting storm leads is anticipated. We will route the storm sewer system to existing outlets and complete a design and analysis of the proposed system to verify capacity of the existing, downstream systems.

After completion of the drainage design and hydrological and hydraulic analysis, submittal materials will be prepared including a stormwater pollution prevention plan (SWPPP), and preliminary construction plans. After review, we will proceed to revising and completing final construction plans and specifications to address any comments received from the City or review agencies to meet permit approval items.

Subtask D - Plans and Specifications

We will prepare the final construction plans that include plan and profile information for the roadway, utility and storm water improvements and are anticipated to include the following plan sheets:

- Title Sheet
- Standard Details, City standard plates to be provided by the City
- Statement of Estimated Quantities
- Typical Sections
- Alignment Plan
- Removals and Erosion Control
- Street and Storm Sewer Plan & Profile
- Sanitary Sewer and Water Main Plan Profile (as needed)
- Cross Sections (50-foot intervals and all driveways)
- SWPPP
- Signing and striping plan

During the plan development SEH will provide the City with 60% plans that will include plan & profile information for the utility improvements as well as plan & profile and cross section information for the roadway for review. 60% comments received from the City will be incorporated into a 95% submittal of all plans and specifications to City staff for final review.

Subtask E - Bidding Assistance

We will produce a PDF version of the plans and specifications to be uploaded to QuestCDN. We assume reproduction of up to four (4) sets of plans and specifications for the City staff use.

We will prepare the advertisement for bids and submit the ad to bid required publications, create and issue addenda (if needed), answer bidders questions, attend the on-line bid opening with the City, review and tabulate the bid results, prepare a letter of award recommendation to the City and prepare and forward the notice of award and contract agreement to the Contractor.

Subtask F - Permitting

Required permitting will be prepared and submitted to the necessary agencies. We understand that the City will pay all necessary permit application fees. Those permits are anticipated to include:

- Minnesota Pollution Control Agency (MPCA) NPDES Construction Permit (to be secured by Contractor)
- USACE and Wetland Conservation Act – wetland permitting (as needed)
- Coon Creek Watershed District - Watershed District Permit

During final design and construction, SEH will coordinate with private utilities following the City's utility coordination program. We will conduct a meeting with private utility companies during the final design task and again prior to the pre-construction meeting to discuss the project and provide written verification.

Task 3: Construction Services

Subtask A - Inspection

SEH will provide a resident project representative (RPR) for daily on-site inspection. The RPR will be on a full-time basis during construction activities. Prior to construction commencing the RPR will conduct a pre-construction inventory of existing conditions along the project corridor. The RPR will also assist in shop drawing reviews and approvals. Additional RPR tasks include:

- On-site during all construction activities.

- Available 24/7 via phone for project questions, resident issues, and other matters regarding the project.
- Record daily weather, all construction activities, schedule construction staking, schedule material testing, meet and schedule meetings with City staff, property owners and contractor as necessary to assure compliance to contract documents.
- Conduct weekly construction progress meetings with contractor, City and public. Prepare minutes of the meetings and attachments as needed to record project happenings and progress.
- Provide weekly reports to the City and public as needed.
- Prepare and submit monthly pay requests based on project work items.
- Assist in the review along with the project manager of contractor change requests and forward recommendations to the City for approval.
- Complete all paperwork and correspondence to complete the project closeout including punch lists and final pay application.

Subtask B - Construction Staking

SEH will provide a survey crew to provide the construction staking for the project. Staking for this project is anticipated to include horizontal control, water main and storm sewer stakes along with curb & gutter stakes. Cut sheets will also be provided to the City by the SEH resident project representative (RPR). All survey coordination for construction staking will be between the contractor and the RPR. The construction staking task also includes surveying the final improvements in City Coordinates for use in preparing the record drawings. Record drawings will be provided to the City on Mylar paper once the project is complete.

Subtask C - Construction Administration

SEH will also provide a project manager during construction to assist the RPR during construction. The project manager will attend the pre-construction meeting as well as weekly construction meetings. The project manager will also assist the RPR in reviewing contractor pay applications, change order requests and provide dispute resolution as needed.

The project manager will also be in weekly contact with the City during the project and address any City construction concerns that may arise.

SCHEDULE

Based on discussions with you we have already started on final design in order to have plans ready for spring bidding. The following is a summary of the proposed schedule for the project:

- City Council receives feasibility report ..... December 18, 2023
  Order Improvement Hearing
- Improvement Hearing ..... January 17, 2024
- Approve plans and specifications & Order advertisement for bids .....April 8, 2024
- Open Bids .....April 24, 2024
- Award Contract ..... May 6, 2024
- Construct Improvements ..... May – October 2024
- Assess Project.....Spring 2025

COMPENSATION

SEH proposes to complete all the services listed in this scope of work on an hourly basis. Compensation will be based on the hourly cost of personnel plus reimbursable expenses, including reproductions, mileage and equipment. The following is a summary of our estimated fees for the scope of services:

Work Task	Estimated Fee
Task 1 – Project Management	$30,600
Task 2 – Final Design & Plan Preparation	$166,300
Task 3 – Construction Services	$311,500
Expenses	$18,944
Total Fee	**$527,344**

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Dustin Cesafsky
Project Manager

ah
x:\ae\b\blain\common\proposals\2023 streets final design\exhibit 1_ltr.docx

FINAL DESIGN/ CONSTRUCTION SERVICES PROPOSAL FEE ESTIMATE

BLAINE, MINNESOTA
2024 Pleasure Creek Street Area Reconstruction Design/Construction
SEH NO. BLAIN P-173761
12/22/2023

		HOURS								EXPENSES		
	TASK	CLIENT SERVICE MANAGER	PROJECT MANAGER	PROJECT ENG.	STAFF ENG.	GRAD ENG.	GIS TECH	SURVEYOR	ADMIN. ASST	REPROD.	MILEAGE	MISC. EXPENSE
TASK 1	**PROJECT MANAGEMENT**											
	OPEN HOUSE	8	8	8						$ 300	$ 100	
	60% PLAN REVIEW MEETING		4	4							$ 100	
	95% PLAN REVIEW MEETING		4	4							$ 100	
	FINAL REDLINES/ REVIEW COMMENTS		4		16							
	WEEKLY PROJECT PROGRESS MEETING		32	32	32	32						
	TOTAL HOURS	8	52	48	48	32						
	UNIT FEE	**$30,600**										
TASK 2	**FINAL DESIGN AND PLAN PREPARATION**											
	Field review of project area		2		8							
	Obtain mapping & coordinate with private utilities to identify potential conflicts		2		4	16						
	Geotechincal design recommendations		2	16								
	Design street widths and curb grades		2		8	8						
	Design Street pavement section		2	8	8	20						
	Determine final drainage boundaries		2	32	8							
	Storm sewer system additions design		4	8	24	24						
	Prepare Title sheet		4		4	4						
	Prepare Statement of Estimated Quantities Sheets		4		8	20						
	Prepare Structure Schedule sheet (Storm & Sanitary revisions)		4		8	8						
	Prepare Earthwork Summary/General Construction notes		4	2	8	16						
	Prepare Detail Sheets		2		8	8						
	Prepare Intersection Design plan sheets		4		8	12						
	Prepare Removal plan sheets		4		8	24						
	Prepare Street and Storm Sewer plan sheets		16		80	80						
	Prepare Erosion Control & Turf Establishment sheets		2		8	24						
	Prepare Watershed BMP design		8		24	8						
	Prepare Signing and Striping Plan, and Details		4	4	8	24						
	Prepare Sidewalk designs		8		16	24						
	Coordinate with Private Utilities (Correspondance and Meeting)		4		16							
	Review Plans with City Staff		4		8							
	Prepare Final Construction plans		16		24	30				$ 200		
	Submit plans to watershed/approval		8		8							
	Takeoff Quantities		24		16	30						
	Prepare Engineer's Estimate		40		16							
	Prepare Project Specificataions		20		16				32	$ 200		
	QA/QC	16	20						2			
	Design Coordination Meeting with City Staff (1 meeting assumed)	2	4		4							
	Place Ad for Bid	1	4		2				8			
	Respond to Contractors Questions		4		2							
	Tabulate Bids		2		2				16			
	Review Contractor's references & make award recommendation	1	4		2				8			
	TOTAL HOURS	20	234	70	364	380			66	$ 400		
	UNIT FEE	**$166,300**										
TASK 3	**CONSTRUCTION SERVICES**											
	On Site Inspection (26 weeks @ 42 hours a week)	20			1092	400					$12,870	$2,100
	Construction Surveying							200				$800
	Weekly Construction Meeting	20	120								$2,574	
	Construction Administration	16	120									
	As Built Preparation		8		40		16		8			$600
											$15,444	$3,500
	TOTAL HOURS	56	248		1132	400	16	200	8			
	UNIT FEE	**$311,500**										
EXPENSES		**$18,944**										

City of Blaine
Staff Report

File Number: 2024-013

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Action Item

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.3

Authorizing the Acquisition of Right-of-Way Consistent with State Law for the Ulysses Street and 117th Avenue Roundabout Project, Improvement Project 23-09

Executive Summary

The City Council previously authorized the design and preparation of plans and specifications for improvements to the Ulysses Street and 117th Avenue intersection. The design proposes a roundabout to be constructed at this intersection to provide the best level of service and safety. The proposed improvements require right-of-way as well as permanent and temporary easements to be acquired from adjacent land owners to complete the project as designed. The pending project and need for additional right-of-way and easements has been discussed with the property owners and they are willing to consider offers for these acquisitions. An appraisal was done and a price of $900.00 was negotiated with the Kwik Trip, Inc. property at 11736 Ulysses Street.

Background

In 2019, the Traffic Commission ordered that this intersection be evaluated for safety in its current condition and future needs. The city then hired Bolton & Menk to conduct an Intersection Control Evaluation (ICE) of the intersection of Ulysses Street and 117th Avenue based on the existing conditions and the new development that was being proposed at or near this intersection.

The Intersection Control Evaluation report results were discussed with the council at a workshop on March 2, 2020. At that time the council directed staff to incorporate the proposed improvements recommended from the Traffic Commission of a modified roundabout from the study into the 5-year capital Improvement Plan. It was identified as a 2023 construction project.

In September 2022 the City Council authorized entering into a contract with Bolton & Menk to provide a preliminary survey and design for the improvement project with Motion 2022-158. An amendment to this contract was approved by City Council to include right-of-way acquisition in April 2023 with Motion 2023-112. Additional information was gathered, including updated traffic counts at the intersection and

a Roundabout Justification Report by Bolton & Menk. The report indicated a roundabout is justified and will provide significant improvements in traffic operations, severe crash reduction, and a safer environment for multimodal users. The preliminary design (see attached layout) has been completed for the roundabout.

The proposed improvements require right-of-way as well as permanent and temporary easements to be acquired from adjacent landowners to complete the project.

Through the contract with Bolton-Menk, Henning Professional Services (HPS) is providing right-of-way acquisition services including independent appraisals. Appraisals of the Lowes, Kwik Trip, Cedar Pointe Apartments and Abundant Life Church-Assembly of God properties have been completed. Offers based on these appraisals have been negotiated with the property owners.

At this time, Kwik Trip, Inc. has agreed to a price of $900.00. The appraised value was $900.00.

City Council is being asked to authorize the Mayor and City Manager to acquire the needed easements for the Ulysses Street and 117th Avenue roundabout project from Kwik Trip, Inc.

Strategic Plan Relationship

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

Board/Commission Review

Not applicable.

Financial Impact

Funding for this project will be paid for from the city's Municipal State Aid (MSAS) fund, this will include the surveying and design cost as proposed.

Public Outreach/Input

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

Staff Recommendation

By motion, authorize the Mayor and City Manager to acquire the needed easements at 1105 117th Avenue, Blaine MN for the Ulysses Street and 117th Avenue roundabout project from Kwik Trip, Inc in the amount of $900.00.

Attachment List

1. Easement Agreement signed by Kwik Trip

2. Memorandum of Understanding
3. Kwik Trip appraisal $900 22316-1

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is dated and effective as of _____, by and between Kwik Trip, Inc., a Wisconsin corporation ("Grantor"), and the City of Blaine, a Minnesota municipal corporation (the "City").

RECITALS

A. Grantor is the owner of a parcel of land located in Anoka County, Minnesota, and legally described on the attached **Exhibit A** (the "Property").

B. The City desires to obtain an easement for sidewalk and signage purposes on, over, under, across and through portions of the Property.

C. Grantor has agreed to grant the easement to the City through the execution of this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties hereby agree as follows:

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor, for itself, its successors and assigns, hereby declares, creates, grants and establishes a perpetual non-exclusive easement (the "Easement") for the benefit of the City and the public for sidewalk and signage purposes on, over, under, across and through that portion of the Property legally described and depicted on the attached **Exhibit B-1** and **Exhibit B-2** (the "Easement Area").

2. Scope of Easement. The easement rights granted in this Agreement are permanent in nature and include the rights of the City, its contractors, agents, servants, and assigns, to enter the Easement Area at any time that it may see fit, without notice, to construct, reconstruct, inspect, repair, and maintain sidewalks and signage over, across, on, under, and through the Easement Area, and the right to remove obstructions reasonably interfering with the location, construction and maintenance of such public facilities. The Easement rights further include, but are not limited to, the right of ingress and egress over the Easement Area to access the Easement for the purposes of construction, maintenance, repair and replacement of any and all facilities and improvements ancillary, incident or related the Easement. Grantor shall not place any buildings or structures in the Easement Area. Grantor reserves the right to utilize the Easement Area for any purpose that will not materially interfere with the rights granted herein. The City shall not unreasonably interfere with Grantor's business operation or access thereto.

3. Maintenance of Easement Area. The Easement Areas shall be kept and maintained by the City at the City's sole cost and expense, in a condition consistent with other City sidewalks and signs. Maintenance of the Easement Area shall include operating, maintaining, repairing and replacing the improvements and other areas within the Easement Area, unless damaged by Grantor or anyone acting under Grantor in which case costs or repair shall be paid by Grantor. The City agrees to restore the Property, including the Easement Area,

as nearly is reasonably possible, to the condition existing prior to such entry by the City, including but not limited to, sod, mulch, landscaping, irrigation lines, and sprinkler heads. If the City fails to restore the Property, Grantor shall restore the Property and provide an invoice for one hundred and fifty percent (150%) of all costs incurred for such restoration.

4. Covenants Run with the Land. The benefits and burdens created by this Agreement shall constitute covenants running with the land and shall benefit and be binding upon all present and future owners, and their respective successors and assigns, of any portion of the Property and upon each person having any interest therein derived through any owner thereof.

5. Termination of Easement. The Easement declared, granted, established, and conveyed in this Agreement is permanent in nature and may be terminated only by an agreement in writing signed by both parties. As and to the extent required for any reason, the parties agree to execute a recordable document to memorialize, record, or effect any such termination.

6. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of both parties, and their successors and assigns.

7. Entire Agreement and Modification. This Agreement represents the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes any and all previous agreements of whatever nature between the parties with respect to the subject matter. This Agreement may not be altered or amended except by an agreement in writing signed by all parties.

8. Governing Law. This Agreement is entered into in and shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

9. Severability. If any term or provision of this Agreement is ever determined to be invalid or unenforceable for any reason, such term or provision shall be severed from this Agreement without affecting the validity or enforceability of the remainder of this Agreement.

10. Attorneys' Fees. In the event either party is required to enforce the terms of this Agreement through legal action, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to recover its reasonable attorneys' fees and costs.

11. Indemnification. Grantee shall indemnify, hold harmless and defend Grantor, and its officers, directors, agents, employees, and their successors and assigns, from and against all claims and all costs, expenses and liabilities incurred in connection with all claims, including any action or proceedings brought thereon, arising from or as a result of the death of any person or persons, or any accident, personal injury, loss or damage whatsoever caused to any person or entity or to the property of any person or entity as shall occur on or about the Easement Area or any other part of the Property as the result of the Grantee's negligence or willful misconduct; provided, however, that this indemnification does not extend to claims, losses, damages, costs, expenses or liabilities arising from the negligence or willful misconduct of Grantor, its officers, directors, agents, employees and their successors and assigns.

[Signature pages follow.]

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.

GRANTOR:

Kwik Trip, Inc.,
a Wisconsin corporation

By: _____
Name: Jeffrey J. Wrobel
Its: CFO and Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me on December 7, 2023, the above-named Jeffrey J. Wrobel, the CFO and Treasurer of Kwik Trip, Inc., a Wisconsin corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said corporation.

ELIZEBETH YSTENES NOTARY PUBLIC STATE OF WISCONSIN

Elizebeth Ystenes
Notary Public
My commission expires: 3/30/24

[Signature Page to Easement Agreement]

[30159-37574/3293050/3]

CITY:

City of Blaine,
Minnesota municipal corporation

By _____
Name: Tim Sanders
Title: Mayor

By _____
Name: Michelle Wolfe
Title: City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

Personally came before me on _____, 202___, the above-named Tim Sanders, Mayor, and Michelle Wolfe, City Manager, of the City of Blaine, a municipal corporation organized under the laws of the State of Minnesota, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

[Signature Page to Easement Agreement]

This instrument was drafted by:

Thomas R. Loonan
Eckberg Lammers, P.C.
1809 Northwestern Avenue
Stillwater, MN 55082

[30159-37574/3293050/3]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 9, Block 1, North Central Commons, Anoka County, Minnesota.

Torrens Property
Certificate of Title No. 138889

PID 08-31-23-34-0029

[30159-37574/3293050/3]

EXHIBIT B-1

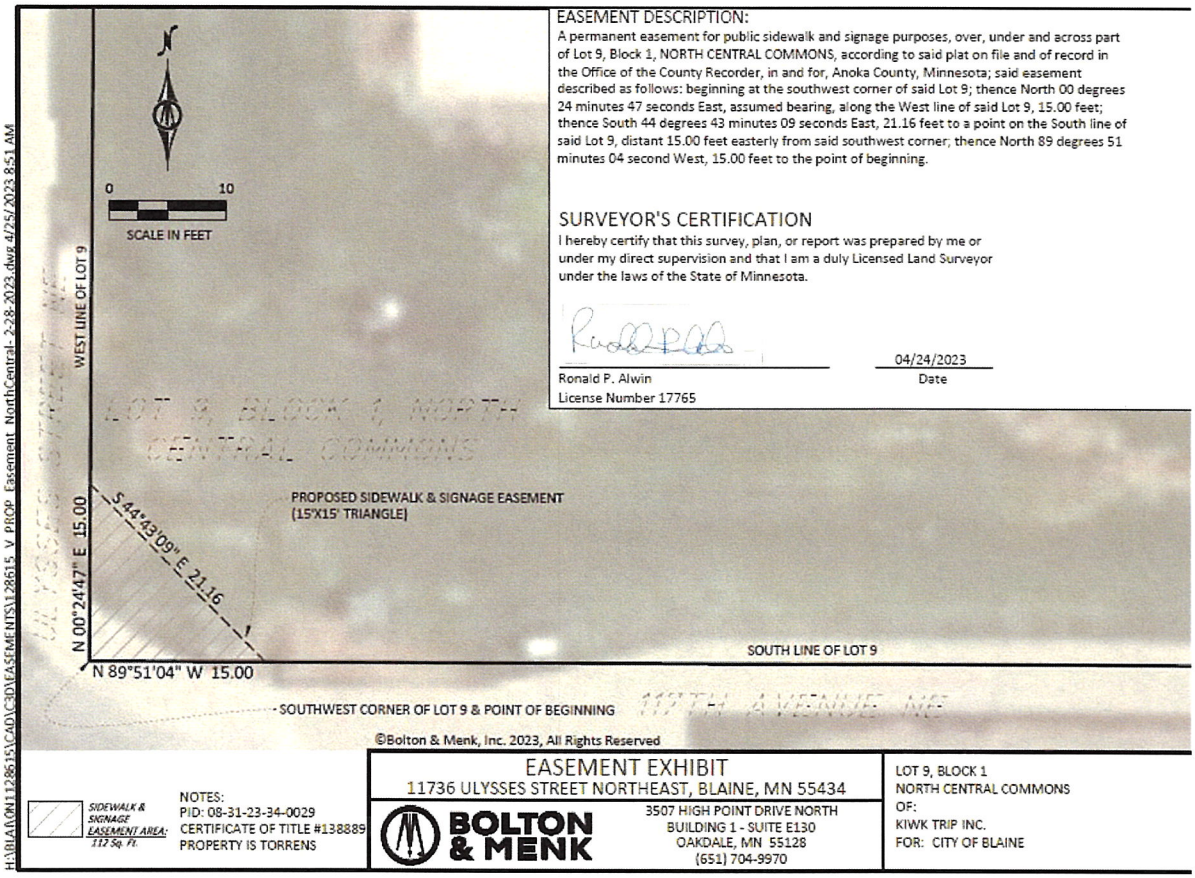
EASEMENT DESCRIPTION

A permanent easement for public sidewalk and signage purposes, over, under and across part of Lot 9, Block 1, NORTH CENTRAL COMMONS, according to said plat on file and of record in the Office of the County Recorder, in and for, Anoka County, Minnesota; said easement described as follows: beginning at the southwest corner of said Lot 9; thence North 00 degrees 24 minutes 47 seconds East, assumed bearing, along the West line of said Lot 9, 15.00 feet; thence South 44 degrees 43 minutes 09 seconds East, 21.16 feet to a point on the South line of said Lot 9, distant 15.00 feet easterly from said southwest corner; thence North 89 degrees 51 minutes 04 second West, 15.00 feet to the point of beginning.

[30159-37574/3293050/3]

EXHIBIT B-2

EASEMENT DEPICTION



[30159-37574/3293050/3]

MEMORANDUM OF UNDERSTANDING
City of Blaine – Ulysses St. NE & 117th Ave. NE Project

Fee Owner(s):	Kwik Trip, Inc.
PID:	08-31-23-34-0029
Property Address:	11736 Ulyssess Street NE, Blaine, MN 55434

On this_____day of _____, 2023, Kwik Trip, Inc., a Wisconsin corporation, Owner(s) of the above-described parcel of property located in the City of Blaine (the "City"), County of Anoka, and State of Minnesota, did execute and deliver a conveyance of real estate rights to the City.

This agreement is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owner(s) have been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The Owner(s) understand that the acquired property rights are for use in connection with the construction of the city project as listed above.

2. The Owner(s) understand and acknowledge that the Agent for the City has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property rights.

3. That in full compensation for the conveyance of said property, the City shall pay the Owner(s) the sum of **Nine Hundred and no/100 Dollars ($900.00)** for easement(s) and damages. Owner(s) understand that payment by the City must await City Council approval, verification of marketable title, and lender consents, if needed.

4. In the event of a clerical error, Owner(s), whether one or more, agree to cooperate in correcting the error including but not limited to resigning all documents.

5. Additionally: n/a

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and Easement Document(s) dated _____, 2023 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

City of Blaine

Date: _____ By: _____
Printed Name:_____
Title:_____

Date: _____ By: _____
Printed Name:_____
Title:_____

Kwik Trip, Inc.

Date: November 27, 2023

By: _____
Printed Name: Jeffrey J. Wrobel
Title: CFO and Treasurer

MARKET VALUE APPRAISAL
BEFORE AND AFTER VALUES
PARCEL 1 – KWIK TRIP PROPERTY
11736 ULYSSES STREET NE
BLAINE, MINNESOTA

DATE OF REPORT:
June 13, 2023

PREPARED FOR:
City of Blaine
Engineering Department
10801 Town Square Drive NE
Blaine, MN 55449

PREPARED BY:
Patchin Messner Valuation Counselors
Sunset Pond Executive Offices
13961 West Preserve Boulevard
Burnsville, MN 55337

PATCHIN MESSNER
VALUATION COUNSELORS

June 13, 2023

City of Blaine
Engineering Department
10801 Town Square Drive NE
Blaine, MN 55449

ATTN: Mr. Brent Larson, PE

RE: Market Value Appraisal
Before and After Values
Parcel 1 – Kwik Trip Property
11736 Ulysses Street NE
Blaine, Minnesota

Dear Mr. Larson:

At your request, we have appraised the above-referenced property for the purpose of estimating its fee simple market value. It is our understanding that the intended use is to provide valuation guidance in the acquisition of a portion of the subject for a 112 SF permanent sidewalk and signage easement. The proposed easement is necessary for the Ulysses Street NE and 117th Avenue NE intersection project.

The subject of this report is located at 11736 Ulysses Street NE, Blaine, Minnesota, and has a land area of 64,904 SF (1.49 acres). The subject is improved with a 7,914 SF Kwik Trip convenience store with fuel sales that was built in 2019. Given that the proposed acquisition only affects a portion of the boulevard area adjacent to the Ulysses Street NE and 117th Avenue NE intersection, only the land and affected site improvements, if any, are appraised.

This appraisal is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and, the Minnesota Department of Transportation Right-of-Way Manual. Furthermore, this appraisal is presented following the USPAP Standards Rule 2 – 2(a) guidelines for real property appraisal reporting. As such, this report presents only summary discussions of the data and analyses used in the appraisal process. Additional information and documentation concerning the data and analyses of this appraisal have been retained in our files.

Based on inspection of the property, and after consideration of the many factors influencing market value, it is the appraisers' opinion that recommended compensation, or damage, for the partial acquisition of permanent sidewalk and signage easement, as of May 31, 2023, is as follows:

Land Value Before the Acquisition	$973,600
Land Value After the Acquisition	$972,700
Indicated Damages	$ 900

It should be noted that the above estimate of damages is based on the assumptions as identified on pages 9 and 10 of this report.

Also, this letter of transmittal does not qualify as an appraisal, and the reader is directed to the following report for the data, analyses and conclusions which support these value estimates. The appraisal report is contingent upon the assumptions and limiting conditions submitted within the report. The Contingent and Limiting Conditions section of this report should be thoroughly read and understood before relying on any information or analysis presented herein.

Thank you for allowing our firm to be of assistance in this matter. If you have any questions after reading this report, feel free to contact us at your convenience.

Respectfully submitted,

PATCHIN MESSNER VALUATION COUNSELORS

Nathan A. Wareham
Certified General Real Property Appraiser
Minnesota License 40525462

Jason L. Messner, MAI, CRE
Certified General Real Property Appraiser
Minnesota License 4000836

CERTIFICATION OF NATHAN A. WAREHAM

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
7. I have made a personal inspection of the property that is the subject of this report.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. No one provided significant real property appraisal assistance to the persons signing this certification or report.
11. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
12. This appraisal cannot be completely understood without reading the Contingent and Limiting Conditions section of this report, which should be thoroughly read and understood before relying on any information or analysis presented herein.
13. As of the date of this report, Nathan A. Wareham has completed the Standards and Ethics Education Requirement for Practicing Affiliates of the Appraisal Institute.

Nathan A. Wareham — 6/13/23

Nathan A. Wareham — Date

CERTIFICATION OF JASON L. MESSNER

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
7. I have made a personal inspection of the property that is the subject of this report.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. No one provided significant real property appraisal assistance to the persons signing this certification or report.
11. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
12. This appraisal cannot be completely understood without reading the Contingent and Limiting Conditions section of this report, which should be thoroughly read and understood before relying on any information or analysis presented herein.
13. As of the date of this report, Jason L. Messner has completed the continuing education program requirements for Designated Members of the Appraisal Institute.

Jason L. Messner

Jason L. Messner, MAI, CRE

6/13/23

Date

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Fee Owner:	Kwik Trip Inc.
Location:	11736 Ulysses Street NE Blaine, Minnesota
Date of Valuation:	May 31, 2023
Date of Inspection:	May 31, 2023
Property Appraised:	Real Property (Land Only)
Rights & Interest Appraised:	Fee Simple Market Value
Zoning:	PBD, Planned Business District
Guiding:	Community Commercial
Property Description:	The subject of this report is an Anoka County tax parcel located in the northeast quadrant of 117th Avenue NE and Ulysses Street NE in Blaine. The property is effectively rectangular in shape and the land area is 64,904 SF, or 1.49 acres. The subject is improved with a Kwik Trip gas station/convenience store that was built in 2019. According to City of Blaine records, the convenience store has 7,914 SF of gross building area (GBA). There are eight double-sided gas pumps which are covered by an ±18-foot-tall canopy. Additional site improvements include parking lot, walkways, and curbing, bollards, air machine, bike rack, signage, lighting, landscaping, trees, lawn areas, and refuse storage enclosure.
Highest and Best Use:	
Before Condition	
As Vacant	Service- or convenience-type retail development
As Improved	Continued use as improved
After Condition	
As Vacant	Same as in the Before Condition
As Improved	Same as in the Before Condition

Site Area:

Before Acquisition Land Area	64,904 SF, or 1.49 Acres
After Acquisition Land Area	64,904 SF, or 1.49 Acres (no change)

Acquisition Areas:

Permanent Sidewalk and Signage	112 SF

Description of Acquisition: As a result of the 117th Avenue NE and Ulysses Street NE intersection changing to roundabout, the surrounding public sidewalk improvements will need to be reconfigured and reconstructed. In the case of the subject, a 112 SF permanent sidewalk and signage easement is needed in the southwest corner of the property.

Valuation Conclusions:

Land Value Before the Acquisition	$973,600
Land Value After the Acquisition	$972,700
Indicated Damages	$ 900

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PHOTOGRAPHS OF SUBJECT

(Photographs Taken on May 31, 2023)

Looking Southeast at Subject from Ulysses Street NE

Looking East along Ulysses Court toward Subject's Curb Cuts

PHOTOGRAPHS OF SUBJECT

Looking East at Subject from Ulysses Street NE

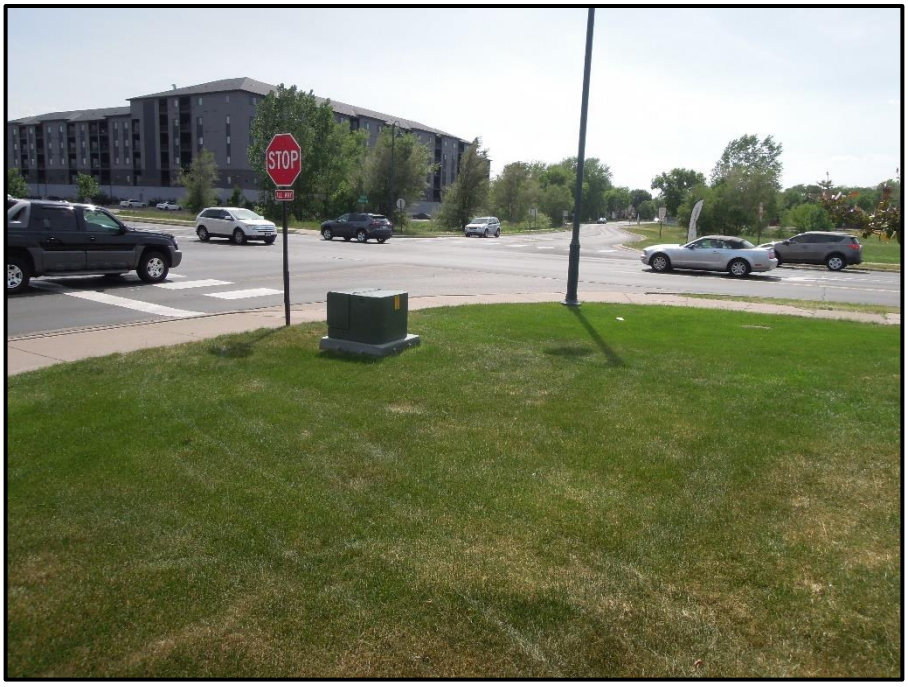
Looking Southeast toward Southwest Corner of Subject

PHOTOGRAPHS OF SUBJECT

Looking Southeast at Southwest Corner of Subject and Proposed Easement Area

Looking Northeast at Southwest Corner of Subject and Proposed Easement Area

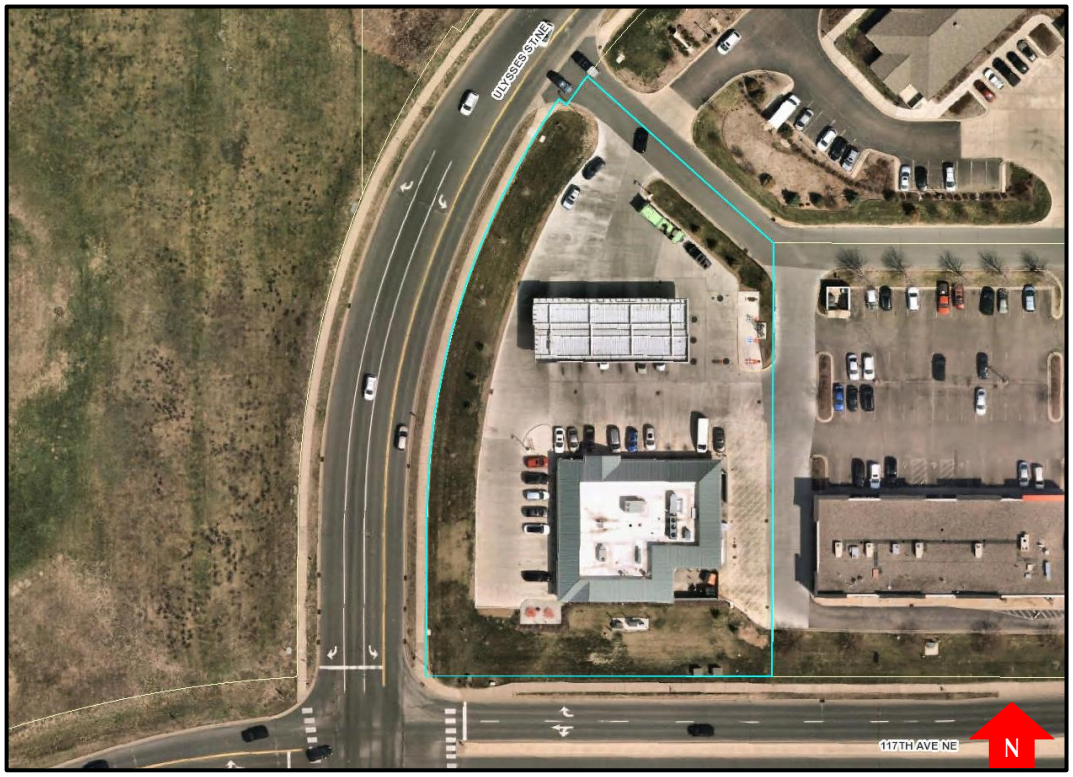
PHOTOGRAPHS OF SUBJECT



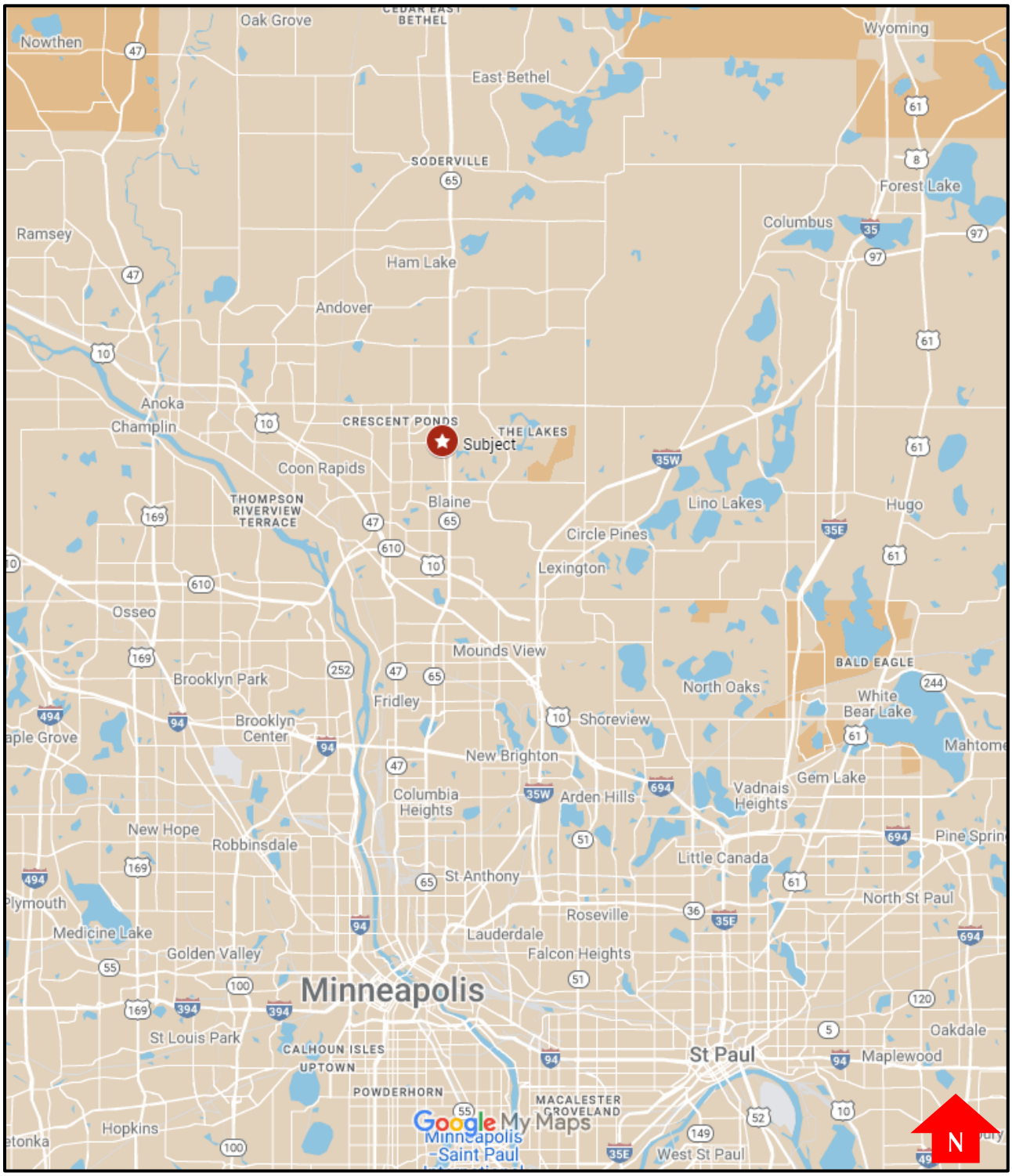
Looking at Southwest Corner of Subject and Proposed Easement Area

Looking East toward Intersection of 117th Avenue NE and Ulysses Street NE

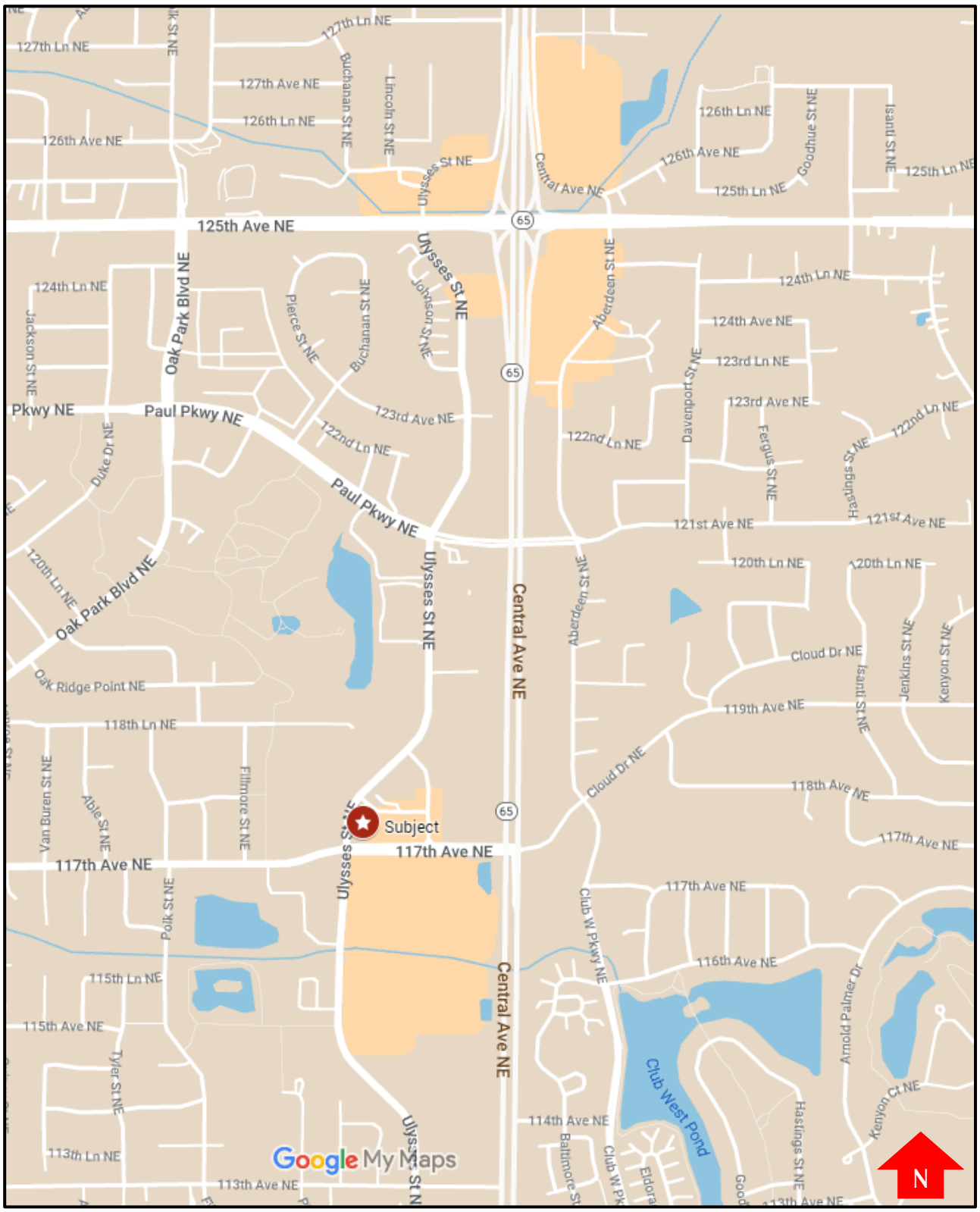
AERIAL VIEWS OF SUBJECT



SUBJECT REGIONAL MAP



SUBJECT LOCATION MAP



PART I: BEFORE ACQUISITION – FACTUAL DATA

PROPERTY APPRAISED

The subject of this report is located at 11736 Ulysses Street NE, Blaine, Minnesota, and has a land area of 64,904 SF (1.49 acres). The subject is improved with a 7,914 SF Kwik Trip convenience store with fuel sales that was built in 2019. Given that the proposed easement only affects a portion of the boulevard area adjacent to the Ulysses Street NE and 117th Avenue NE intersection, only the land and affected site improvements, if any, are appraised.

DATE OF APPRAISAL

The effective date of this appraisal is May 31, 2023.

INSPECTION OF THE PROPERTY

Nathan A. Wareham and Jason L. Messner conducted an exterior inspection of the subject property on May 31, 2023. Ms. Sonya Henning, the right-of-way agent, and Mr. Brent Larson, project engineer for the City of Blaine, accompanied the appraisers. A representative of the property owner granted permission to inspect and chose not to meet with the appraisers.

PROPERTY OWNERSHIP

According to the title work provided to the appraisers, the subject property is owned by Kwik Trip, Inc.

SALES HISTORY

The Uniform Standards of Professional Appraisal Practice (USPAP) requires that all sales of the subject property during the previous three years be reported and analyzed. Additionally, MnDOT requires a five-year sale history. Therefore, a five-year sales history

is conducted. According to public records, the subject site was purchased by Kwik Trip, Inc. in June 2018 for $750,000, or approximately $11.56 per SF of land. Soon after, Kwik Trip, Inc. constructed a 7,914 SF convenience store with fuel sales. The land sale was arm's-length and in line with other lots that sold within its development. To our knowledge, the subject is not currently listed for sale, and no sales contract is currently pending.

INTENDED USE

The intended use of this appraisal is to provide valuation guidance in the acquisition of a portion of the subject property for a 112 SF permanent sidewalk and signage in conjunction with the Ulysses Street NE and 117th Avenue NE intersection project in Blaine.

CLIENT AND INTENDED USERS

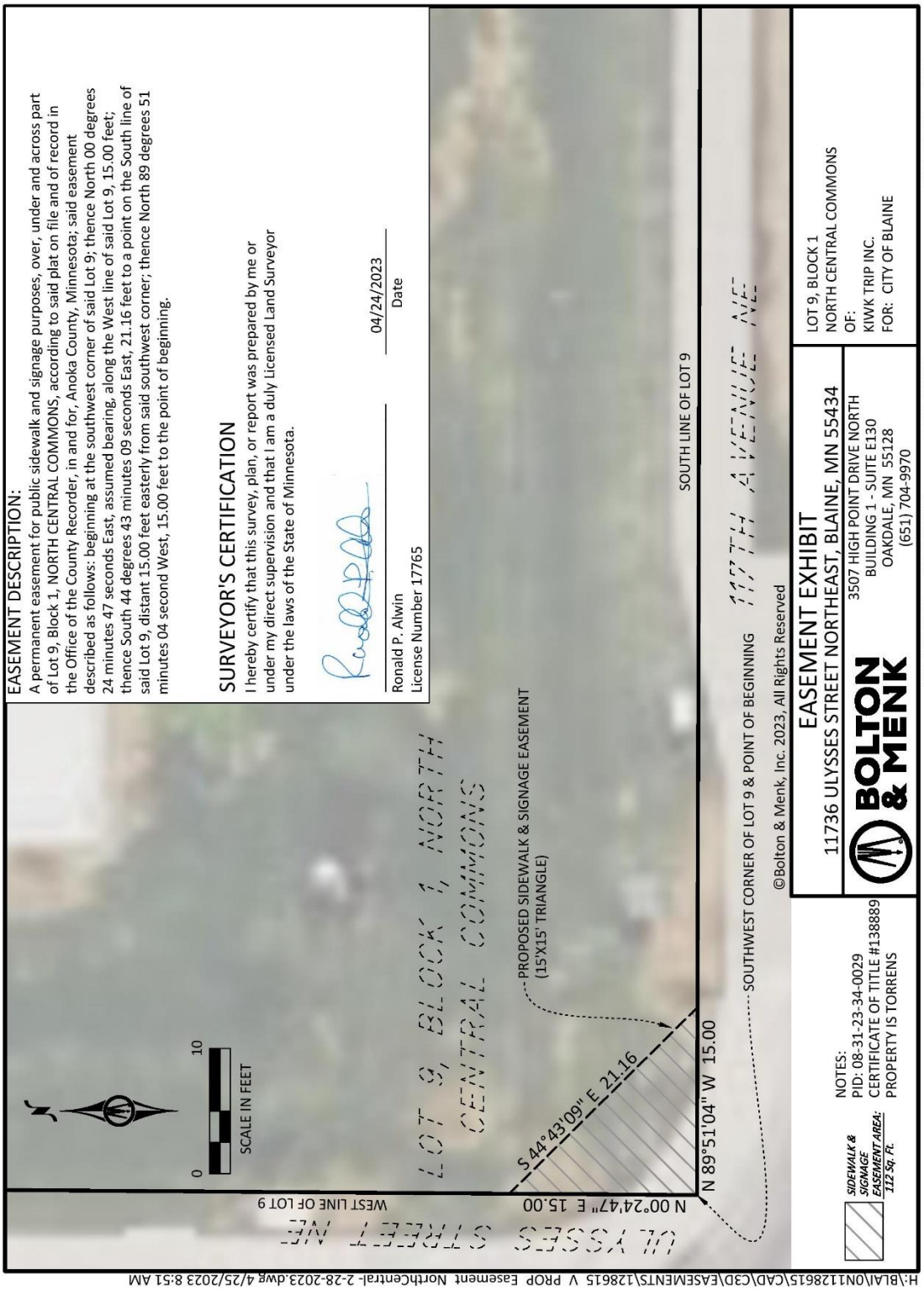
The client of this appraisal assignment is City of Blaine. The intended users of this appraisal report are the City of Blaine and its representatives in conjunction with the Ulysses Street NE and 117th Avenue NE intersection project in Blaine.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property, both before and after a partial acquisition of a permanent sidewalk and signage easement for the Ulysses Street NE and 117th Avenue NE intersection project in Blaine. However, given that the proposed easement only affects a portion of the boulevard area adjacent to the Ulysses Street NE and 117th Avenue NE intersection, only the land and affected site improvements, if any, are appraised. Project exhibits are located on the following pages.

PROJECT LAYOUT

PARCEL SKETCH



COMPETENCY OF APPRAISERS

Nathan A. Wareham and Jason L. Messner, MAI, CRE have both the knowledge and experience to complete this appraisal assignment competently and in compliance with USPAP. Refer to the Appraisers' Qualifications in the Addenda of this report for further details.

PROPERTY RIGHTS APPRAISED

The subject property is appraised by estimating the market value of the fee simple interest of the real estate, subject to existing easements. For use in this appraisal, the fee simple interest in the real estate is subject to the following definition obtained on Page 73 of *The Dictionary of Real Estate Appraisal*, Seventh Edition, Appraisal Institute.

> *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

MARKET VALUE DEFINED

Market value as utilized in this appraisal report conforms to the following definition obtained from Page 118 of *The Dictionary of Real Estate Appraisal*, Seventh Edition, Appraisal Institute.

> *The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
>
> - *Buyer and seller are typically motivated;*
> - *Both parties are well informed or well advised, and acting in what they consider their best interests;*
> - *A reasonable time is allowed for exposure in the open market;*
> - *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*

- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Unless otherwise noted in the appraisal report, market value shall represent cash equivalent terms where the seller receives all cash for their interest. The property may be financed at typical market terms under this definition.

The above definition describes market value as an exchange concept. According to *The Dictionary of Real Estate Appraisal*, Seventh Edition, Appraisal Institute, on Page 200, value in exchange is defined as "a type of value that reflects the amount that can be obtained for an asset if exchanged between parties."

SCOPE OF WORK

This appraisal report is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Minnesota Department of Transportation Right-of-Way Manual. The data and analyses contained in this report and the appraiser's files provide the basis for the value conclusions.

Summary of Appraisal Methodology

The function and intended use of this report is to provide valuation guidance for the possible acquisition of a portion of the subject property for a permanent sidewalk and signage easement. In this analysis, the following data and concepts pertaining to the subject property have been examined.

In completing this assignment, we followed the general procedures outlined below:

1. Nathan A. Wareham and Jason L. Messner conducted an exterior inspection of the subject property on May 31, 2023.

2. An analysis and description of the market forces in the Twin Cities metropolitan area, region as a whole, and a description of the city of Blaine are retained in the appraisers' work file. A description of the neighborhood is based on aerial imagery and a physical inspection of the area.

3. The property analysis is based on the above-referenced physical inspection of the property, along with information from city and county public records. Information

regarding the extent of the acquisition, including a parcel sketch/right-of-way exhibit, was provided by the client.

4. The highest and best use of the subject property, both in the before and after conditions, is analyzed using the data compiled in the afore-mentioned steps, as well as the results of the valuation approach discussed in the following paragraph.

5. The appraisal task is to identify the market influence of a permanent sidewalk and signage easement across the southwest corner of the subject property.

   Specifically, the problem includes ascertaining the diminution in value, if any, directly related to the acquisition. The accepted method of analysis is a comparison of the property under two scenarios. The first scenario values the property in its as is condition as of the date of appraisal. The second scenario values the property, assuming a hypothetical condition that the acquisition has occurred. This is a logical approach to the problem and most closely represents actual market events.

   The proposed permanent easement is necessary for reconstructing the intersection of 117th Avenue NE and Ulysses Street NE in Blaine.

   Pertinent market data was collected and analyzed in order to develop the valuation approach. Much of this market data was obtained through a search of the REDI Comps database and the Anoka County Assessors' Office. Also, our research includes discussions with city officials, real estate brokers/investors involved in sales transactions, etc.

6. The final estimates of market value for the before and after conditions are reconciled after analyzing the results of the sales comparison approach to land value. The after value is then deducted from the before value. Compensation for affected site improvements, if any, are then added to the indicated damages to conclude to an estimate of damages due the owner of the subject property for the acquisition.

7. Title work has been provided to the appraisers and is retained in their file. It is also noted that hypothetical conditions or extraordinary assumptions, if any, relied upon in this analysis may affect the assignment results.

From the above data and concepts, we have made the following analyses:

Highest and Best Use of the Subject Property

Application of Appropriate Approaches to Value for the Property – The sales comparison approach is completed, and is necessary for credible results, given the property characteristics and type of value sought. The cost and income approaches are not considered applicable to arrive at credible results, and are not completed in this analysis.

Correlation of the approaches and their indications of market value to form a Final Estimate of Value

NOTE: In valuing real property for determining compensation resulting from a proposed partial acquisition, it is recognized that the difference in value between the before and after values is attributable to the influence of the acquisition, and constitutes damages. Any diminution in value, or damages, includes the loss of property rights resulting from the acquisition and any potential severance to the remainder that may be attributable to the partial acquisition.

BEFORE AND AFTER VALUATION

This appraisal is being conducted in order to estimate damages caused to the real property from the proposed acquisition of a permanent sidewalk and signage easement. The accepted method for measuring damages that result because of a partial acquisition is as follows:

1. Value the property as it exists before the acquisition, disregarding project influence.
2. Value the property as it will exist after the acquisition, disregarding any potential special benefit or value enhancement resulting from the project.
3. The difference is the damage caused by the acquisition (recommended compensation).

In the Before Value section of this report, the value of the subject property is estimated as it exists in the before condition. The acquisition and the remainder parcel is described, and then the remainder is appraised in the After Value section of this report. The after value is then deducted from the before value in order to conclude to recommended damages due the owner of the subject property for the acquisition.

ASSUMPTIONS

Given that this appraisal has been prepared in advance of the proposed project, the following assumptions have been made related to planned construction activity.

1. No structural damage will occur to the building improvements as a result of the project.

2. Continuous and suitable access will be maintained to the subject during construction of the project.

3. Construction related to the project will be confined to the easement boundaries or existing right-of-way and not encroach or affect other on-site activities.

4. Any disturbed lawn or sidewalk areas will be restored as part of the project.

5. Any disturbed utilities will be repaired or replaced by the project.

6. If any sprinkler systems are impacted by the project, the irrigation will be reconfigured/repaired by the City of Blaine, or the owner will be separately compensated as a direct cost reimbursement.

7. It is the appraisers' understanding that damages for any construction related interference are only compensable to the extent such damages arise from work performed on the subject property or on the part taken from the subject property.

PART II: BEFORE ACQUISITION – DATA, ANALYSIS AND CONCLUSIONS

REGIONAL AND CITY DATA

Location

The subject property is located in the city of Blaine, Minnesota. The city of Blaine is mainly in Anoka County; however, a small portion of the city is located in Ramsey County. Blaine is an outer lying suburb of the Minneapolis/St. Paul metropolitan area. The Minneapolis/St. Paul Metropolitan Area is situated in the north central portion of the United States, approximately 275 miles south of the U.S./Canadian Border and 400 miles northwest of Chicago, Illinois.

Commonly referred to as the "Twin Cities," the Minneapolis/St. Paul metropolitan area is located in the southeastern region of the State of Minnesota at the confluence of the Mississippi and Minnesota Rivers. The Minneapolis/Saint Paul metropolitan area is situated at the crossroads of Interstate 94 (east/west) and Interstate 35 (north/south) and is served by a major international airport. The Metropolitan Council defines the Minneapolis-St. Paul metropolitan area to include seven counties: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties in Minnesota. Anoka County borders Isanti County to the north, Chisago County to the northeast, Washington County to the east, Ramsey and Hennepin Counties to the south, and Sherburne County to the northwest.

Population

The Metropolitan Council reports the following population estimates for 2021:

- Blaine: 70,979
- Anoka County: 366,888
- Ramsey County: 553,229
- Twin Cities Region (7-county): 3,186,349

In addition, the Metropolitan Council reports the following population trends for the city of Blaine, Anoka County, Ramsey County and the Seven-County Metropolitan Area. The trends are based upon data compiled by the U.S. Census Bureau.

Population Trends								
	2000 Census	2010 Census	2020 Census	2021 Estimate	2030 Forecast	2040 Forecast	% Change 2010-2020	Forcecasted % Change 2020-2040
Blaine	45,014	57,186	70,222	70,979	76,700	87,300	27.04%	24.32%
Anoka County	298,084	330,844	363,887	366,888	402,730	443,470	10.99%	21.87%
Ramsey County	511,035	508,640	552,325	553,229	580,010	603,240	-0.47%	9.22%
Seven County Metropolitan Area	2,642,062	2,849,567	3,163,104	3,186,349	3,451,000	3,653,000	7.85%	15.49%
Source: Metropolitan Council and US Census Bureau								

The population data shows that the city of Blaine realized major growth between 2010 and 2020, and is also projected to realize substantial growth between 2020 and 2040. This population increase will be accompanied by growth in new households. Further, as an outer lying suburb of the Twin Cities, Blaine has sufficient undeveloped land to accommodate growth and economic development through new development opportunities, as well as, through redevelopment opportunities that allow for new or denser configurations of housing.

Households

The Metropolitan Council also reports the following household estimates for 2021:

- Blaine: 25,489
- Anoka County: 135,371
- Ramsey County: 219,666
- Twin Cities Region (7-county): 1,254,804

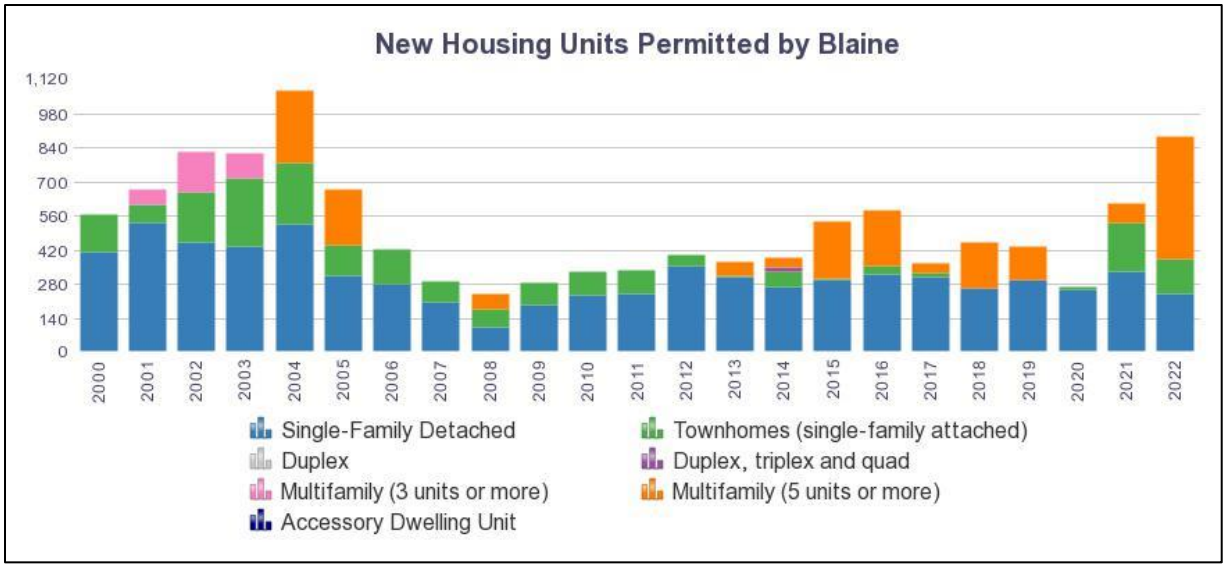
In addition, the Metropolitan Council reports the following population trends for the city of Blaine, Anoka County, Ramsey County and the Seven-County Metropolitan Area. The trends are based upon data compiled by the U.S. Census Bureau.

Household Trends								
	2000 Census	2010 Census	2020 Census	2021 Estimate	2030 Forecast	2040 Forecast	% Change 2010-2020	Forcecasted % Change 2020-2040
Blaine	15,926	21,077	25,172	25,489	29,200	33,300	32.34%	32.29%
Anoka County	106,428	112,227	133,879	135,371	153,770	170,610	5.45%	27.44%
Ramsey County	201,236	202,691	218,077	219,666	237,910	248,150	0.72%	13.79%
Seven County Metropolitan Area	1,021,456	1,117,749	1,239,526	1,254,804	1,351,000	1,447,000	9.43%	16.74%
Source: Metropolitan Council and US Census Bureau								

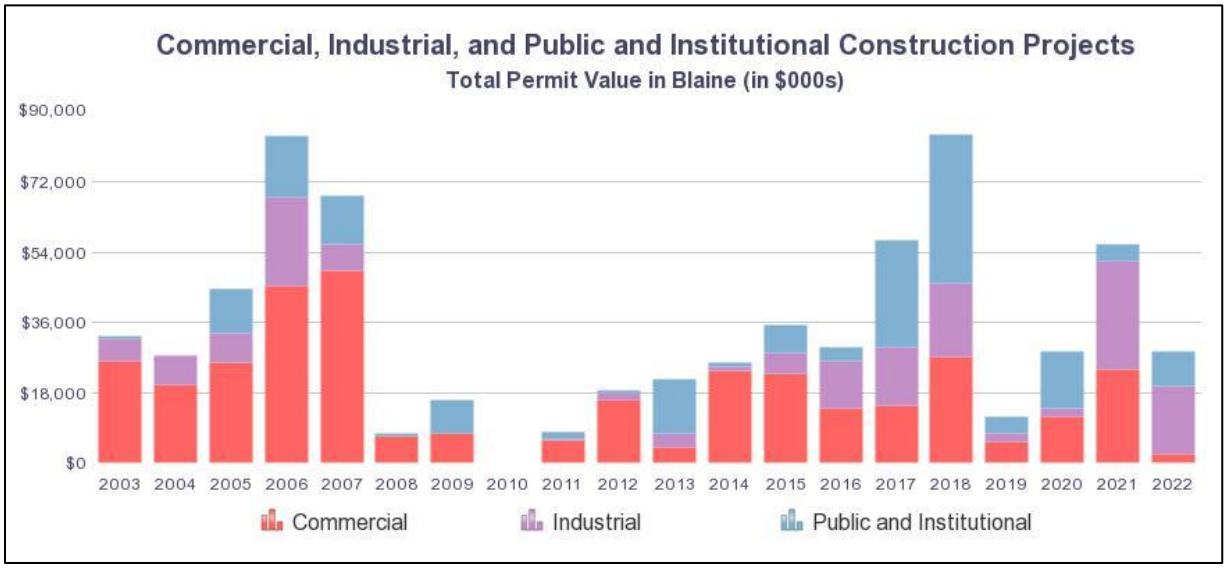
Similar to population, the number of households is expected to experience growth in the region. Growth in the county is also expected to continue at a steady pace. As previously discussed, the city of Blaine has experienced strong growth since 2000. Based on forecasts from the Metropolitan Council, the city is expected to experience continued growth for the foreseeable future.

Construction Activity

Residential construction in Blaine peaked in 2000-2004, then declined from 2005 to 2008. Single-family detached construction activity began to rise in 2009 from the historically low level in 2008 and has continued to show overall stability. With so much undeveloped land in the city of Blaine, it is no surprise that single-family residential construction greatly outpaced townhome and multi-family construction for most of the time between 2008 and 2021. However, multifamily construction outpaced single-family construction in 2022 and also saw elevated levels in 2015, 2016, 2018, and 2019.



As shown on the following graph, industrial development has also outpaced commercial development in Blaine the last two years; however, commercial development was stronger from 2012 through 2019.



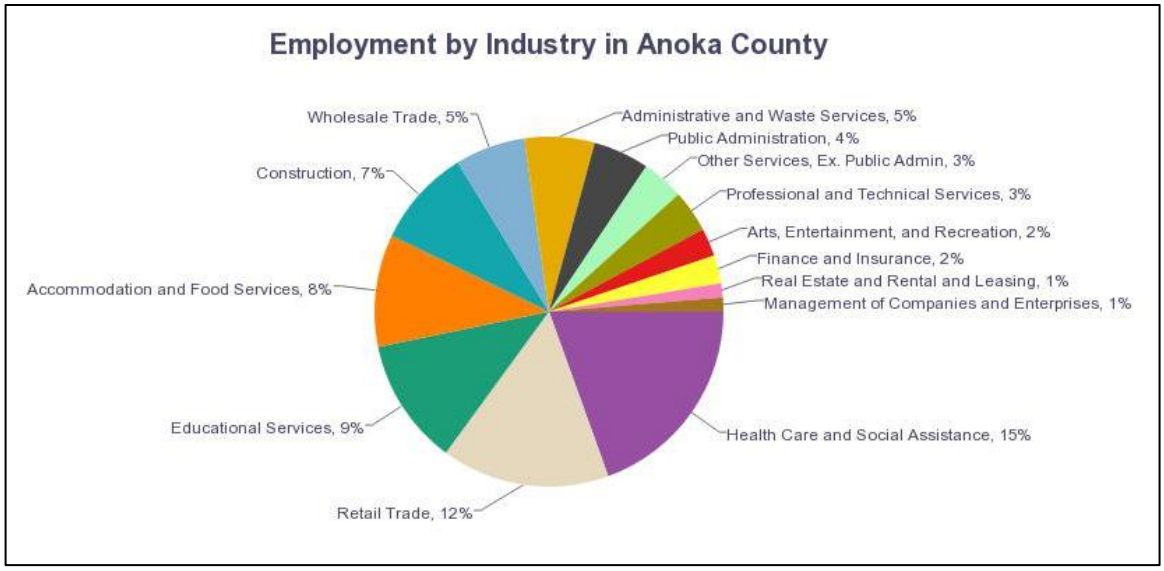
As shown by the following data table, the largest positive change in land use was the parks and recreational category, which increased 10.66% between 2016 and 2020, which was followed by institutional (9.39%). The residential, commercial, and industrial land use categories all experienced similar levels of change between 2016 and 2020.

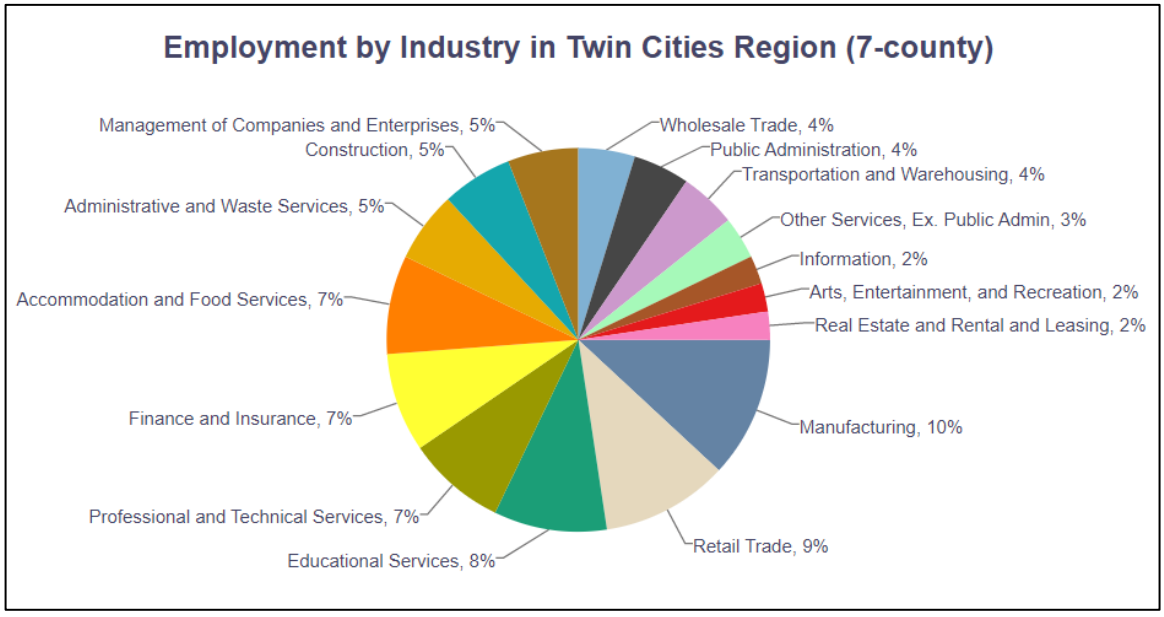
Generalized Land Use in Blaine

Land Use	Year 2016 Acres	2016 Change	2020 Acres	2020 Change
Residential Total	**7,997**	**N/A**	**8,494**	**6.21%**
Single Family Detached	7,111	N/A	7,538	6.01%
Multifamily	886	N/A	957	7.97%
Commercial Total	**1,009**	**N/A**	**1,063**	**5.35%**
Retail and Other Commercial	908	N/A	946	4.18%
Office	101	N/A	117	15.51%
Industrial Total	**1,030**	**N/A**	**1,086**	**5.44%**
Industrial and Utility	1,030	N/A	1,086	5.41%
Institutional Total	**511**	**N/A**	**559**	**9.39%**
Park and Recreational	**2,345**	**N/A**	**2,595**	**10.66%**
Park, Recreational or Preserve	1,844	N/A	2,094	13.57%
Golf Course	502	N/A	501	-0.14%
Mixed Use Total	**57**	**N/A**	**57**	**0.00%**
Mixed Use Residential	1	N/A	1	0.00%
Mixed Use Industrial	30	N/A	30	0.00%
Mixed Use Commercial and Other	27	N/A	27	0.00%
Major Roadways	**805**	**N/A**	**805**	**0.00%**
Airport	**791**	**N/A**	**792**	**0.13%**
Agricultural and Undeveloped Total	**6,773**	**N/A**	**5,863**	**-13.44%**
Agriculture	496	N/A	392	-20.92%
Undeveloped Land	6,277	N/A	5,471	-12.85%
Open Water	**464**	**N/A**	**468**	**0.86%**
Total	**21,782**	**N/A**	**21,782**	**0.00%**

Employment

Anoka County and the region have a well-diversified workforce. The following pie charts illustrate the region's employment base in 2021, and reflect that it is not overly dependent on one or two industries for employment.



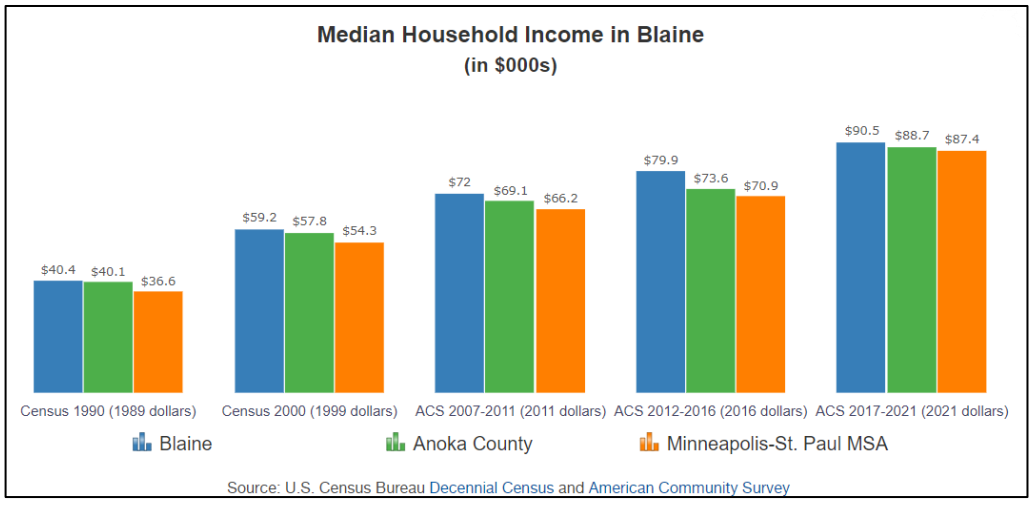


The following table illustrates the unemployment rates in Blaine, Anoka, County, the Seven Count Metropolitan Area, Minnesota, and the United States.

Unemployment Rate (Not Seasonally Adjusted)									
	2000	2010	2016	2017	2018	2019	2020	2021	2022
Blaine	2.6%	7.5%	3.4%	3.1%	2.7%	3.0%	6.1%	3.2%	2.5%
Anoka County	2.7%	8.0%	3.7%	3.4%	3.0%	3.3%	6.5%	3.4%	2.6%
Seven County Metropolitan Area	2.7%	7.2%	3.4%	3.1%	2.8%	3.2%	6.5%	3.4%	2.5%
Minnesota	3.2%	7.4%	3.9%	3.5%	3.0%	3.3%	6.3%	3.8%	2.7%
United States	4.0%	9.6%	4.9%	4.4%	3.9%	3.7%	8.1%	5.3%	3.6%
Source: Minnesota Dpartment of Employment and Economic Development									

Income

While the Twin Cities enjoys a diversified economic base, income levels in the region are generally higher than the nation as a whole. The following chart illustrates median income of Anoka County and Blaine compared to the Twin Cities MSA, and demonstrates that income in the subject's community is stronger than the region.



Transportation

The Minneapolis/St. Paul metropolitan area is easily accessible due to the following major highways serving the Twin Cities.

- Interstate 35 - A major north/south highway, which connects with Duluth, Minnesota to the north and Kansas City, Missouri to the south. In the metro area, I-35 splits with I-35W passing through Minneapolis, while I-35E passes through St. Paul.

- Interstate 94 - A major east/west highway that connects with Milwaukee, Wisconsin/Chicago, Illinois to the east, and Fargo, North Dakota to the west.
- Interstate 494/694 - A major freeway, which loops around the periphery of the Twin Cities.
- U.S. Highway 169 - A north/south route serving the western suburbs.
- U.S. Highway 212 - An east/west route serving the southwestern suburbs.
- U.S. Highway 12/ Interstate 394 - An east/west route, which connects downtown Minneapolis with the western suburbs.
- U.S. Highway 61 - A north/south route serving the eastern suburbs.
- U.S. Highway 10 - A diagonal route extending from Wisconsin to Fargo, North Dakota; it passes through St. Paul and Anoka County.

Other major highways serving the Twin Cities area include State Highway 100, State Highway 77 (Cedar Avenue), Crosstown Highway 62, Lafayette Freeway, and U.S. Highway 52/55.

Minneapolis-Saint Paul International airport, also known as MSP airport, is located less than 10 miles south of downtown Minneapolis and less than 10 miles southwest of downtown Saint Paul. The airport has four runways and two terminal buildings – Terminal 1 and Terminal 2 – each with adjoining parking ramp facilities. The airport serves 163 markets with non-stop service, including 136 domestic and 27 international markets. MSP is the 16th busiest airport in the United States for passengers and 17th for aircraft operations. It is a base for hometown carrier Sun Country Airlines and is Delta Air Lines' second largest hub. MSP transports a total of 31.2 million passengers every year and has a total of 131 gates for arrivals and departures. MSP earned the ASQ award for best airport in North America for the 25-40 million passenger category in 2021 and 2022. The Twin Cities has six reliever airports that support personal, recreational, and business aviation users. The reliver airports are Flying Cloud Airport (Eden Prairie), Crystal Airport, St. Paul Downtown Airport, Anoka County-Blaine Airport, Airlake Airport (Lakeville), and Lake Elmo Airport.

Railroads serving the Twin Cities include Burlington Northern Santa Fe, Union Pacific, Canadian Pacific/Soo Line Railway Company and Amtrak. Also, about 100 trucking firms serve the metropolitan area, making it one of the largest distribution centers in the nation.

Alternatively, Blaine is served by Metro Transit's largest Park & Ride, which is located along 95th Avenue and I-35 and has nearly 1,500 parking spaces. Routes served include #250 to downtown Minneapolis, route #252 to the University of Minnesota, and route #262 to downtown St. Paul. Additionally, the Northstar commuter rail connects several northwest suburbs of the Twin Cities to downtown Minneapolis. The nearest station stops to Blaine are Anoka, Coon Rapids – Riverdale, and Fridley.

Utilities

The Minneapolis/St. Paul area, as well as Blaine, is served by municipal water and sewer systems, electricity, telephone service and natural gas. Sewage disposal is regulated by the Metropolitan Waste Control Commission.

The Metropolitan Council controls sewer availability by restricting the area that it will serve. The area served is called the Metropolitan Urban Service Area (MUSA). Through its control of municipal sewer, the Metropolitan Council has been able to direct urban development.

Industry and Economic Climates

Minnesota is home to 15 companies listed on the 2023 Fortune 500 list, as well as privately held firms such as Cargill who is listed #1 on the Forbes 500 list. Large insurance companies based in the Twin Cities include UnitedHealth Group, Thrivent Financial, and the Securian Financial Group Companies. Additionally, the Twin Cities includes the corporate headquarters of US Bank and the regional headquarters of Wells Fargo, two of the largest commercial bank holding companies. Furthermore, Target Corporation, 3M, Best Buy, General Mills and Ecolab are headquartered in the Twin Cities. In addition, the U.S. Government's Ninth Federal Reserve Bank is located in Minneapolis.

Enhanced by the vast and rich agricultural region surrounding the Twin Cities, long-term analysis of economic and demographic data reveals a trend of general growth and stability of the area's well-diversified economy. However, despite the region's virtues, it was not isolated from the national and global economic events that occurred in 2008 and 2009,

which sent the nation into a deep recession. Furthermore, while the national and regional economies experienced significant improvements since 2013, due to the COVID-19 pandemic, high unemployment rates and various events which occurred in the first half of 2020 created economic and business uncertainties that have permeated all aspects of the real estate market. However, unemployment rates and the economy in Minnesota have experienced significant improvements since that time.

As part of the valuation process, an analysis of the market affecting the subject property is conducted. This analysis helps lead to conclusions concerning the marketability and/or income potential of the subject property. In this context, a review of the general metropolitan area market is presented. The information in this market analysis was obtained from various Minneapolis/St. Paul commercial real estate and real estate brokerage publications, such as but not limited to: Cushman & Wakefield, Colliers, CBRE, Newmark, YardiMatrix, Marcus & Millichap, STR, Business Journal, and Finance and Commerce, as well as the Metropolitan Council.

Land

- There is continued strong demand for industrial land, as suburban cities have become more amenable to new projects like bulk distribution centers, meanwhile the likelihood of attracting office development is low. Also, infrastructure projects, including sewer and water extensions and new freeway interchanges, have driven up land prices in certain new industrial zoned/guided areas.
- Industrial users are seeking larger sites that feature convenient access to transportation corridors to accommodate the rapidly increasing space requirements of e-commerce and fulfillment business, and strategically located sites in second-ring suburbs that have access to the interstate system, municipal utilities and workforce population are pushing industrial land pricing up.
- Competition has intensified for contiguous 40-acre parcels that could accommodate multiple buildings ranging upward of 300,000 to 500,000 SF. Large-scale activity includes a 417,000 SF Home Depot distribution center and a 548,000 SF FedEx facility in Rosemount. NorthPoint Development has broken ground on a 3.4 million SF development located on almost 253 acres of land in Cottage Grove.
- Multi-family land continues to experience an availability shortage in the first and second ring suburbs. Developers are turning to redevelopment of non-functional office, retail, and industrial assets closer to the urban core while staking out land positions in more outlying suburban areas.
- Luxury market-rate apartments are continuing to be developed in affluent suburbs, where rents have exceeded expectations. Still, demand is strong for sites that are

within walking distance of popular amenities such as grocery stores or proximate to transit routes.

- Homebuilders continue to seek sites located in suburban cities that have well-regarded public schools. Residential subdivision developments are evolving to include a mix of housing types, price ranges and lot widths. Developers are also focused on constructing townhome products that cater to first-time homebuyers.
- Commercial land demand is primarily coming from individual users that are immune from online shopping. These users include banks, gas stations, grocery stores, and drive-thru quick serve restaurant concepts.
- Demand for office and hospitality land is on hold due to the pandemic raising fundamental questions that are still to be answered in the long-term. Furthermore, vacancy rates for hotels continue to exceed the national average and indicate a lower demand for hotel land.

Retail

- The Twin Cities area is experiencing significant growth in the retail sector due to its robust wage growth, tight labor market, and apartment affordability. Despite concerns about inflation, the Twin Cities continue to see tenant expansion in the retail sector.
- Due to tight fundamentals, the Twin Cities have an annual rent growth of 3%, which is significantly higher than the historical average of 0.3%.
- The suburban retail market in Minneapolis-St. Paul is outperforming its urban counterpart due to the rise of remote jobs. Submarkets such as Apple Valley/ Lakeville, Burnsville, Coon Rapids, Eagan, Maple Grove, and Woodbury are seeing significant demand for retail such as banking, large discount stores, and homegrown tenants. Additionally, active concepts for smaller spaces include coffee and quick-service restaurants such as Caribou Coffee, Chipotle, Crisp & Green, Shake Shack, Starbucks, and Sweetgreen.
- The Twin Cities area is predicted to remain relatively balanced for the foreseeable future due to its positive demand growth, despite trailing the national average of market asking rents and having low net deliveries. Annual net absorption for 2022 was about 302,000 SF, which is a six-year high in the metropolitan area.
- The Twin Cities saw low numbers of 780,000 SF in gross deliveries in 2022, and an all-time low in gross deliveries is anticipated for 2023. New construction is primarily focused on mixed-use projects to draw foot traffic. Reimagining strip centers and housing anchored properties are vital to success in looking ahead to the future of the retail market.
- The Twin Cities area is experiencing its highest deal volume recorded in more than 15 years, with fourth quarter sales volumes in 2022 recorded approximately 50 percent higher than the five-year pre-pandemic average. The suburbs in Twin Cities accounted for over 95 percent of total sales volume.

Multi-Family

- The multi-family residential market remains hot and there is still demand for rental units; however, getting construction started on new multi-family projects is the most difficult part of the process.
- Multi-family projects are risky endeavors with rising interest rates, construction costs, and a tight labor market. Even so, construction costs are starting to level off or decline.
- Some developers are moving away from micro units and studios as people spend more time at home. Also, common areas are being designed with the remote worker in mind.
- Investors' appetite for Twin Cities multi-family assets held steady in 2022, hitting $1.4 billion through November with investor interest almost fairly split between quality segments. This is slightly below the $1.8 billion transacted in 2021.
- The average per-unit sale price in the Twin Cities topped $200,000 for the first time at $206,936, which is a 21.4% increase from 2021. Meanwhile, the U.S. average hit $215,443, accounting for a 12.0% increase.
- Although some developers pulled out of the market in response to the rent stabilization laws passed in St. Paul in 2021, overall construction activity increased in 2022.
- Developers delivered 14,391 multi-family units in 2022, of which 10,993 units were market-rate and 3,398 units were rent-restricted, resulting in an 11%, 3%, and 46% increase from 2021, respectively. Furthermore, among market-rate products, general-occupancy units hit a new peak with 9,979 units placed in service, while senior housing delivered just over 1,000 units.
- In 2022, first-ring suburbs account for the majority of the multi-family development with more than 3,700 units constructed and senior housing continued to be concentrated in the suburbs at 1,551 units constructed.
- Although Colliers estimated 2023 multi-family production in the Twin Cities to be below that of 2022, the total constructed units is still expected to exceed 13,000 units, at approximately 14,600 units. Furthermore, all multi-family categories are expected to realize lower production rates as compared to the previous year, with the exception of market rate senior rentals.
- The largest multi-family project underway, as of November 2022, was The Fred, a 408-unit development in Edina. Solhem Cos. began work on the project in May 2022, using a $79.6 million construction loan from Associated Bank. Completion is scheduled for May 2025.
- The Twin Cities average rent in 2022 through November was $1,469, which is slightly below the U.S. average of $1,719. Although rent growth in the Twin Cities was relatively flat on a trailing three-month basis through November 2022, apartment rents are forecasted to increase 3.1% in 2023 and 4.1% in 2024, exceeding those in 2022 and 2021.
- Metro-wide vacancy rates for stabilized units remained under 4.5% in 2022.

- Many renters are seeking larger units in more spacious communities. Remote and hybrid work schedules are making commute time less of a factor for renters.
- Many investors are looking towards the suburbs, where apartment metrics have been improving, and household formation increases.
- Upper-tier apartments have benefitted from the strong single-family housing market, as Minneapolis-St. Paul's median home price has continued to increase year-over-year, and apartments are an appealing alternative.
- Construction of the light rail line in the southwest metro area has continued to spark new multi-family development/re-development projects in St. Louis Park, Hopkins, Minnetonka, and Eden Prairie that are in various stages of the planning and development phases.
- Developers have continued to face the challenges of material cost increase, supply chain delays, a shortage of skilled labor, and increasing borrowing rates. Nonetheless, multi-family development has remained resilient and is anticipated to continue in 2023.

Industrial

- Industrial demand in the Twin Cities metro area remains strong, leading to a five-year low vacancy and driving rent growth. Colliers reports that the metro-wide vacancy rate is 2.9%.
- The construction pipeline is disrupted due to economic conditions and cannot keep pace with the continued tenant demand. Less speculative development is occurring in the industrial market in Q1 2023, which can have an upward pressure on rents for existing inventory. This is a change from two years ago when many projects were built on faith.
- Even so, Colliers reports that there is about 7 million square feet of industrial space under construction, which is about a 50% increase from a year ago. Large projects are underway in Maple Grove, Brooklyn Park, Woodbury, Lake Elmo, and Cottage Grove.
- Listed rental rates for warehouse-distribution spaces are around $7.36 per square foot, up about 24% from last year. Alternatively, competitive space and new construction are running closer to $8.00 per SF. Some brokers are also seeing up to 5% annual increases on existing leases.
- Select developers are still moving ahead on projects despite higher interest rates and cap rates, which require higher rents to make it work. Furthermore, some lenders who have office loans on their books are more hesitant to put money into the market amid the current office sector challenges.
- The demand for industrial space in the Twin Cities region still exceeds supply, and experts expect the industrial market to withstand the challenges posed by the higher interest rates and uncertain economic environment.

- While higher interest rates have slowed the sales of industrial buildings, they have not yet impacted leasing activity. Consumer and business demand for fast delivery has led to sustained tenant demand for industrial space. Tenants are still seeking last-mile space and these sites are becoming harder to find.
- The amount of new industrial construction has slowed, and investors have become cautious due to uncertainty in the market. Obtaining financing for all commercial real estate deals has become more difficult and expensive, and sellers are holding onto their industrial assets, waiting for the right sales price before closing deals. In terms of improved properties for sale, one broker estimates that there is only 1/10th of what was on the market two years ago.

Hotel

- Although the Twin Cities hotel market was negatively impacted by the pandemic, the Minneapolis-St. Paul market over the past several months has experienced occupancy improvement vs. 2022.
- The overall February 2023 occupancy rate in Minnesota was 46%, which is 2.7% greater than the February 2022 occupancy rate, but well below the national average of 60%.
- STR reports that the local markets with the highest February 2023 occupancy were Bloomington (56.7%) and Rochester (51.1%). The Minneapolis occupancy came in at 33.6%.
- STR reports that Minnesota's statewide February 2023 Revenue per Available Room (RevPAR), was $53.14 with a year-over-year increase of around 14%.
- Transportation Security Administration (TSA) data showed the Q1 2023 travel volume (6,338,563 people) increased to near pre-pandemic levels last seen in 2019 (Q1 2019: 6,319,469 people)
- The hotel market continues to experience competition from Airbnb and other short-term rental options. Short-term rentals have achieved higher RevPAR and occupancy levels compared to hotels.
- In 2022, six new hotels opened in five buildings in downtown Minneapolis. However, this was primarily due to the fact that planning for new hotels began before the pandemic. Furthermore, downtown Minneapolis hotels remain two-thirds empty as of the beginning of 2023.
- Hotel sales activity in the Twin Cities rebounded in 2021 and 2022; however, many of the top sales in Minneapolis-St. Paul were sold at bargain prices. The top deal of 2022, the $30.7 million sale of Hotel Ivy in downtown Minneapolis, is barely half the price of the $60.55 million sale of Marquette Hotel. It is also noted that the 2021 sale of Marquette Hotel is nearly $14 million less than the sale price in 2016. Additional hotel sales are the La Quinta Inn & Suites by Wyndham Minneapolis Bloomington for $14.25 million, the Best Western Plus Bloomington Mall of American for $13.2 million and the Quarterdeck Resort in Nisswa for $11

million. Furthermore, the Hilton Minneapolis Hotel sold for $225 million in a foreclosure auction.

- Reportedly, the rebound in business is luring investors to strong hotel properties, even in outstate locations.
- There is uncertainty going forward as workforce challenges, inflation, COVID-related debt, and uneven conditions across sectors are lingering causes of concern.
- Overall, the Twin Cities are not a high leisure travel destination and primarily rely on business and conference guests. Furthermore, the corporate and business markets have rebounded slower than leisure, sports, and conventional travel. Even so, Minneapolis-St. Paul's hospitality and tourism industries continue to recover and are expected to return to or exceed pre-pandemic levels over the next few years.

Office

- At the national level, office demand suffered again in Q1 2023. Leasing activity declined 23% quarter-over-quarter, hitting levels seen during the height of the pandemic in mid-2020. Absorption was negative for the 11th quarter out of the past 12, and the national office vacancy rate increased by 60 basis points to 18.6%. Construction activity is being impacted by the higher cost of capital, lingering supply chain issues, labor costs and general doubt related to the office sector.
- The Minneapolis-St. Paul office market and submarkets feature a total supply of 120.2 million SF of office space with an overall vacancy rate of 16.3%.
- Office space vacancies in the Minneapolis-St. Paul office market are steadily rising as companies implement hybrid and remote work policies as a by-product of the COVID-19 pandemic.
- The Minneapolis-St. Paul office market recorded negative 398,086 SF of overall absorption, in Q1 2023. Despite elevated vacancy, gross asking rental rates increased slightly to $30.13/SF, which is justified by increased landlord concessions including tenant improvement allowances and free rent. Prime Class A office space will continue to have strong demand as tenants desire experience and quality. Class B and Class C properties will see lower levels of activity.
- The Class B office building vacancy rate has risen 6.38% quarter-over-quarter, contrasting both Class A and Class C. Class A vacancy rates have fallen 27 basis points, and Class C has decreased 130 basis points.
- In 1Q 2023, the highest vacancy rates are found in the Minneapolis CBD, I-394 Corridor, I-494 Corridor, and St. Paul CBD. Lower vacancy rates can be found in the Northwest, Midway, and Suburban St. Paul submarkets.
- In the Minneapolis market, Q1 leasing activity reached 824,811 sq. ft., 9% below the average leasing activity of the prior four quarters. The majority of leasing activity in Q1 was focused on Class A space with 451,127 sq. ft. of activity, representing 55% of total leasing velocity this quarter.

- Minneapolis sublease availability rose slightly to 3.8M sq. ft. in Q1 2023. This represented 18% of the total available space in the market and 5% of the net rentable area. Since Q1 2020, there has been 2.1M sq. ft. of sublease space added to the market as tenants have continued to navigate changes in workplace strategies and economic shifts.
- Investment sales in the Minneapolis office market had a volume totaling $109 million in Q1, a 45% decrease year-over-year. These Q1 sales were predominately led by suburban sales, with 74% of total sales volume.
- Strong suburban leasing activity is likely to continue, especially in the western and southwestern suburbs.
- The Minneapolis-St. Paul real estate market is looking toward adaptive reuse of office buildings, both into industrial and multi-family buildings. Key factors for conversion include floorplate, location, and price. Minneapolis's mayor has indicated government assistance may be available to convert obsolete office space into residential.
- Overall, a 3-to-5-year period of uncertainty is expected in the Minneapolis-St. Paul office market as the market navigates the future of office demand and a new equilibrium is found.

Investment and Capital Markets

- Some market participants think that interest rates may never drop to the levels seen in 2021 and 2022, which were largely a result of the pandemic and economic policy that focused on recovering from COVID-19. Investors do not necessarily need rates to fall back to a historic low, they just need to know where rates will settle.
- Investors hate uncertainty and there is nothing certain about today's economy. Three bank failures early in 2023 have added to this cautiousness.
- Retail capital markets' activity in 2022 surpassed the Twin Cities three-year pre-pandemic average by about 50 percent. It recorded is highest deal volume in more than 15 years at $1.8 billion in 2022, well above the five-year pandemic average of $390 million. The Twin Cities is ranked among the 15 highest cap rates for major markets nationally and the current retail cap rate of 7.1% exceeds the national average of 6.7%.
- The largest single-asset sale in more than three years was the ±380,000 SF Galleria shopping center in Edina, which was purchased by a local private buyer in March 2022 for $150 million ($394 per SF).
- In the industrial sector, Class A and B cap rates have shot up and sit just below the 6% mark, unless you can find a highly motivated one-off investor. 2023 is forecasted to be a year of outlier investors, as a significant amount of capital remains sidelined due to a tightening debt market. Cap rates are expected to bounce between the low to high 5% mark and a much higher portion of deals will close

off-market than typical. Even so, double digit year-over-year rent growth will keep values shifting upward despite cap rate volatility.
- Industrial development yields are likely to shift downward from 2022's high of ±7% to the mid to high 6% range.
- Industrial investment sales volume dropped 5% in 2022; however, this figure remains above the $2 billion mark.

Summary

In summary, prior to the COVID-19 pandemic, most markets were expected to experience continued demand and increased pricing. The Twin Cities had gained favor with international and national investors who are interested in bulk industrial, multi-family, core Class A office, and well positioned grocery-anchored retail centers. Sellers of top-quality assets in prime locations with predictable income streams, a strong tenant base and good credit were expected to see the most demand.

However, the COVID-19 pandemic affected the nation and created uncertainty for the U.S. economy. Remote working, telehealth, drive-through and curb-side pick-up became the new norm. Even so, Industrial investment remained in strong demand. Further, while urban core multi-family residential experienced a pause at the beginning of the pandemic, this submarket has rounded. Meanwhile, the suburban multi-family market has remained strong, and the single-family market also experienced strong demand, with limited for sale inventory. Conversely, demand for hotel and office properties remains lower, but upward trends are projected over the next few years. Overall, the impacts of the pandemic have improved significantly. Alternatively, with the more recent increases in interest rates, the short-term outlook for the Twin Cities metropolitan area remains cautiously optimistic.

NEIGHBORHOOD DATA

The subject is located along the west side of the Central Avenue (MN-65) corridor in Blaine. More specifically, the subject is located in the northeast quadrant of the Ulysses Street NE and the 117th Avenue NE intersection, which is currently not signalized, and a four way stop. The Central Avenue corridor is a north-south principal arterial and is the primary commercial node for the City of Blaine. Several large and small retailers are located along the roadway and some of the larger retailers include Menards, Kohl's, Target, Aldi, Walmart, and Lowe's. Ulysses Street serves as frontage/backage road for the west side

of MN-65 and property uses west of Ulysses Street are primarily residential. There are also several parks proximate to the subject including Hidden Pond Park, Happy Acres Park, Northwood Park, Jaycee Park, and the Blaine Baseball Complex.

The neighborhood is well located with Highway 65 to the east and Highway 10 to the south. Furthermore, Interstate 35 is approximately four miles to the southeast, which provides regional access to the Twin Cities metropolitan area and stretches all the way to Duluth, Minnesota to the north. The subject is located approximately three miles north of Fogerty Ice Area, which features two indoor ice rinks and a third sheet of ice dedicated for curling. Furthermore, the subject is less than two miles northwest of the National Sports Center, a 600-acre multi-sport complex in Blaine that features a soccer stadium, over 50 full-sized soccer fields, a golf course (Victory Links), a velodrome, a meeting and convention facility, and eight sheets of ice. The eight sheets are part of the Schwan Super Rink, which is the largest ice arena complex in the world. Other notable properties proximate to the subject include the Anoka County-Blaine Airport (Janes Field) and TPC Twin Cities, a private golf club. The airport is located east of the subject on the other side of MN-65 and TPC Twin Cities is about one mile southeast of the subject. TPC Twin Cities hosted the 3M Championship, a senior tour professional golf tournament, between 2001 and 2018, and since 2019, the course has hosted an annual PGA Tour event, the 3M Open.

The neighborhood is also served by all modern utilities, including municipal water and sanitary sewer. Public improvements include bituminous surfaced streets, concrete curb and gutter, concrete sidewalks, and an in-ground storm sewer system. In conclusion, the neighborhood is anticipated to remain viable into the future.

Neighborhood traffic volumes are summarized as follows.

Neighborhood Traffic Volumes (AADT)		
Roadway	**AADT**	**Year**
Central Avenue (T.H. 65)		
North of 117th Ave NE	37,525	2021
South of 117th Ave NE	45,500	2017
117th Avenue NE		
East of Ulysses Street NE	11,617	2021
West of Ulysses Street NE	4,395	2021
Ulysses Street NE		
North of 117th Ave NE	9,240	2021
South of 117th Ave NE	7,166	2021
113th Avenue NE		
West of Central Avenue	1,584	2021
Paul Parkway NE		
West of Central Avenue	4,100	2019

LOCATION AND LEGAL DESCRIPTION

Location:	11736 Ulysses Street NE Blaine, Minnesota
Property Identification Number:	08-31-23-34-0029
Legal Description:	Lot 9, Block 1, North Central Commons, Anoka County, Minnesota

TAXES AND ASSESSMENT DATA

The three most recent years of tax and assessment data for the subject property are summarized below. It is noted that the special assessments are for waste management fees.

TAX AND ASSESSMENT DATA

Property Identification No.	08-31-23-34-0029		
Market Value Summary	January 2, 2021	January 2, 2022	January 2, 2023
Land	$798,000	$693,900	$763,600
Improvements	$1,408,500	$1,326,100	$1,472,800
Total	$2,206,500	$2,020,000	$2,236,400
Real Estate Taxes Summary	Payable 2022	Payable 2023	Payable 2024
General Taxes	$65,310.22	$55,570.80	N/A
Special Assessments	$1,362.90	$1,362.90	N/A
Total	$66,673.12	$56,933.70	N/A
Effective Tax Rate	2.96%	2.75%	N/A

Analysis of Assessor's Market Value			
Year	2021	2022	2023
Land Area (SF)	64,904 SF	64,904 SF	64,904 SF
Land Value per SF	$12.30	$10.69	$11.77

ZONING

Zoning is administered by the City of Blaine. As depicted on the Blaine Zoning and 2040 Future Land Use Maps that follow, the subject is zoned PBD, Planned Business District and guided Community Commercial by the Blaine 2040 Comprehensive Plan.

PBD, Planned Business District

It is the intent of the Planned Business District to accomplish the following:

(a) To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.

(b) To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.

(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.

(d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.

(e) To encourage more attractive and enduring business neighborhoods.

(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.

(g) To accommodate uses requiring access to major highways.

(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.

Uses are allowed by conditional use permit and must be compatible and complementary both internally and with adjacent land uses. These uses include but are not limited to the following:

- General retail
- Restaurants
- Medical offices
- Bank
- Hotel
- Fitness center

- Gasoline station
- Manufacturing
- Multifamily residential
- Research and development laboratories
- Churches
- Commercial childcare
- Corporate office/distribution/warehouse
- Motorcycle sales and maintenance
- Liquor stores

Bulk requirements for the Planned Business District are as follows:

Building Setbacks (minimum).

(1) Front Yard—Fifty (50) feet, or one-half (½) the total building height whichever is greater.

(2) Side Yard—Fifteen (15) feet, or one-half (½) the total building height, whichever is greater.

(3) Rear Yard—Twenty (20) feet, or one-half (½) the total building height, whichever is greater.

(4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

Parking Lot Setbacks (minimum).

(1) Front Yard—Thirty (30) feet.

(2) Side Yard—Fifteen(15) feet.

(3) Rear Yard—Twenty (20) feet.

(4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

Building Sizes (minimum).

(1) Industrial—Twelve thousand (12,000) square feet.

(2) Freestanding Commercial—Five thousand (5,000) square feet with the exception of freestanding restaurants which shall have a minimum building size of four thousand (4,000) square feet.

Building Height. There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.

Open Space. The minimum area of permeable surface shall be thirty percent (30%) of the total project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.

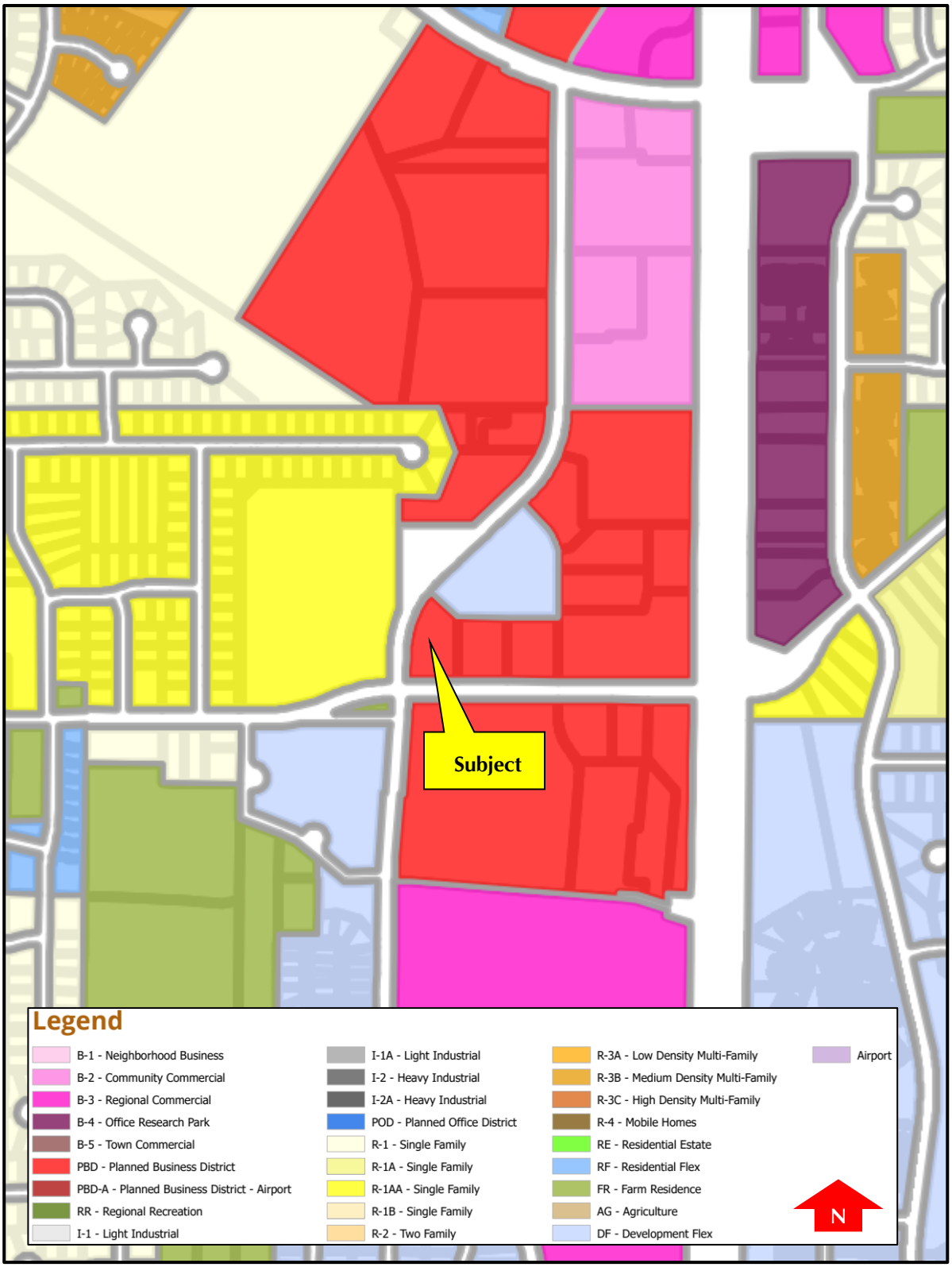
Guiding

According to the Blaine 2040 Comprehensive Plan, the description of the Community Commercial land use category is retailing and services that serve larger areas, from neighborhood to regional scale. Typical uses include big box retail, large free-standing retail and commercial centers, restaurants, limited office and service, depending on scale and location.

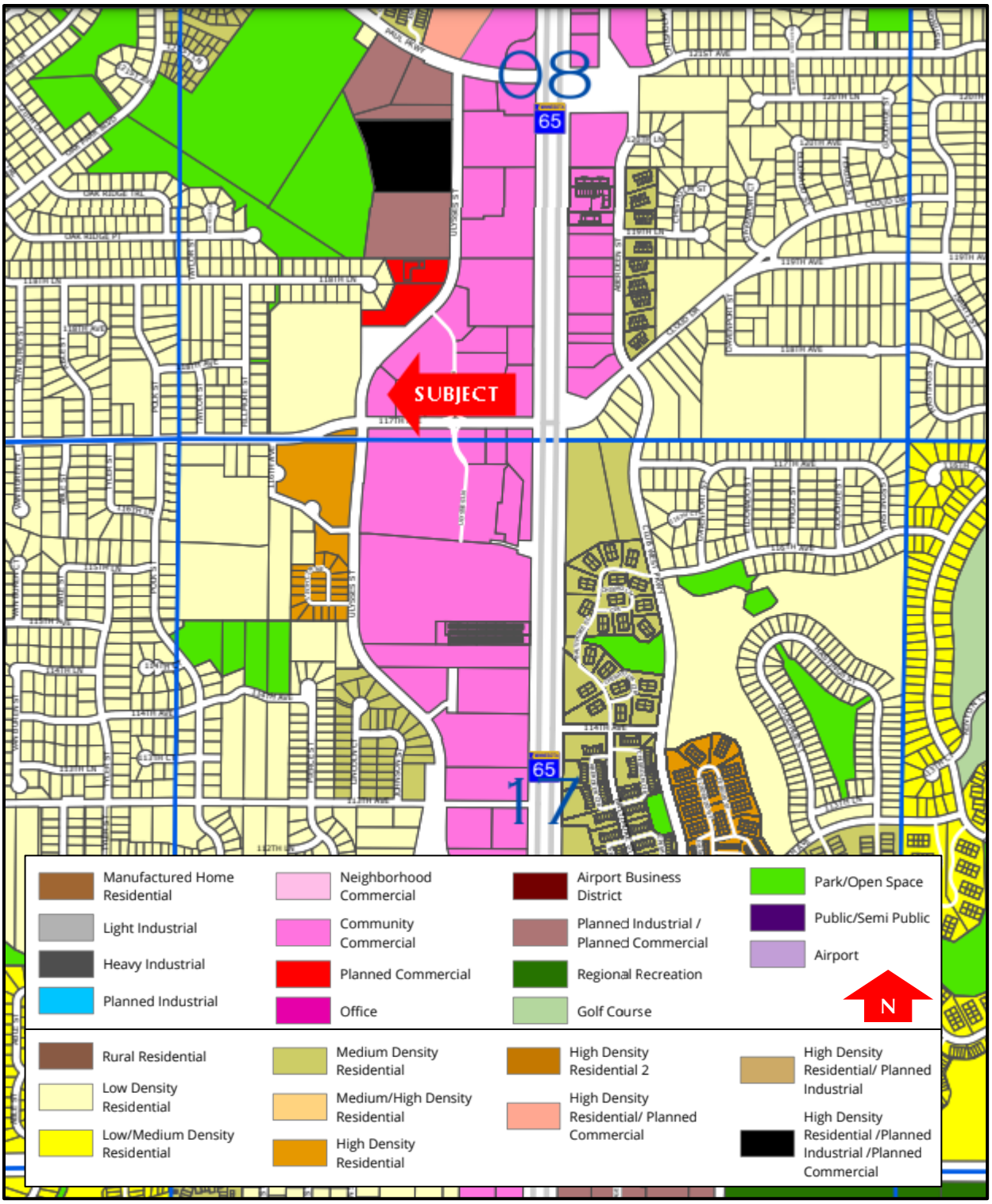
Summary

The current use of the subject as a gas station/convenience store is a conditional use in the Planned Business District. Further, at the time of development, it conformed to all setback requirements. Given the neighboring uses to the east and south, a change in land use is not anticipated.

ZONING MAP (ENLARGED)



2040 COMPREHENSIVE LAND USE MAP (ENLARGED)



LAND DESCRIPTION

Land Area: 64,904 SF, or 1.49 Acres
Source: Anoka County GIS

Shape: Effectively Rectangular

Street Improvements: 117th Avenue NE is a four-lane roadway with dedicated turn lanes that runs east/west. Ulysses Street is a two-lane road that runs parallel with M.N. 65 and acts as a frontage/backage road. Minnesota Highway 65 (T.H. 65 or Central Avenue) is a principal arterial that runs north-south through the city and serves as a key commuter route to the I-694 corridor and further south to downtown Minneapolis.

Street Frontage: The subject has approximately 214 LF of frontage along 117th Avenue NE and 372 LF of frontage along Ulysses Street NE. Additionally, the subject has frontage along the private roadway (Ulysses Court) for North Central Commons.

Street Access: Access is provided via two curb cuts along the development's private roadway near the subject's northern property boundary. It is noted that the easterly curb cut is shared with the adjacent property to the east.

Traffic Counts:

Traffic Volumes		
	AADT	Year
117th Avenue NE (East of Ulysses St. NE)	11,617	2021
117th Avenue NE (West of Ulysses St. NE)	4,395	2021
Ulysses Street NE (North of 117th Ave. NE)	9,240	2021
Ulysses Street NE (South of 117th Ave. NE)	7,166	2021

Soil Conditions: The soils appear stable and suitable for typical construction practices. However, neither soils tests nor engineering data have been provided to the appraisers in conjunction with this appraisal.

Topography: The topography is generally level, open, and at street-grade with the surrounding roadways.

Flood Hazard: The subject is located in Zone X, an area with minimal flood risk. No flood hazard analysis has been conducted.

Community Panel Number: 27003C0336E
Effective Date: December 16, 2015

Utilities: All public utilities are available to the site.

Easements & Encumbrances: Based on the title work provided to the appraisers and the following plat map, the subject is encumbered by a perimeter drainage and utility easement along the southern and western property boundaries. This drainage and utility easement is primarily 26-to-30 feet wide; however, it widens to 40-foot-wide in the southwest corner of the site. Additionally, the subject is encumbered by a cross access easement in the northeastern portion of the subject and benefits from other cross access easement areas within the North Central Commons Plat.

The appraisers are not aware of any other apparent easements or encumbrances that would have a significant effect upon the subject's market value or marketability.

IMPROVEMENT DESCRIPTION

The property is improved with a ±7,914 SF (above-grade) Kwik Trip convenience store with fuel sales that was built in 2019, according to City of Blaine records. The eight double-sided gasoline pumps are designed to serve 16 vehicles at one time and are covered by an ±18-foot-tall canopy. According to the Minnesota Pollution Control Agency (MPCA), underground fuel storage tanks and associated equipment include: two 20,000-gallon fuel tanks, two 10,000-gallon fuel tanks, and one 12,000-gallon diesel fuel tank. Overall, the site has 35 parking stalls including the 16 fuel canopy stalls. Site improvements include concrete parking lot, walkways, and curbing, bollards, air machine, bike rack, signage, lighting, landscaping, trees, lawn areas, and refuse storage enclosure.

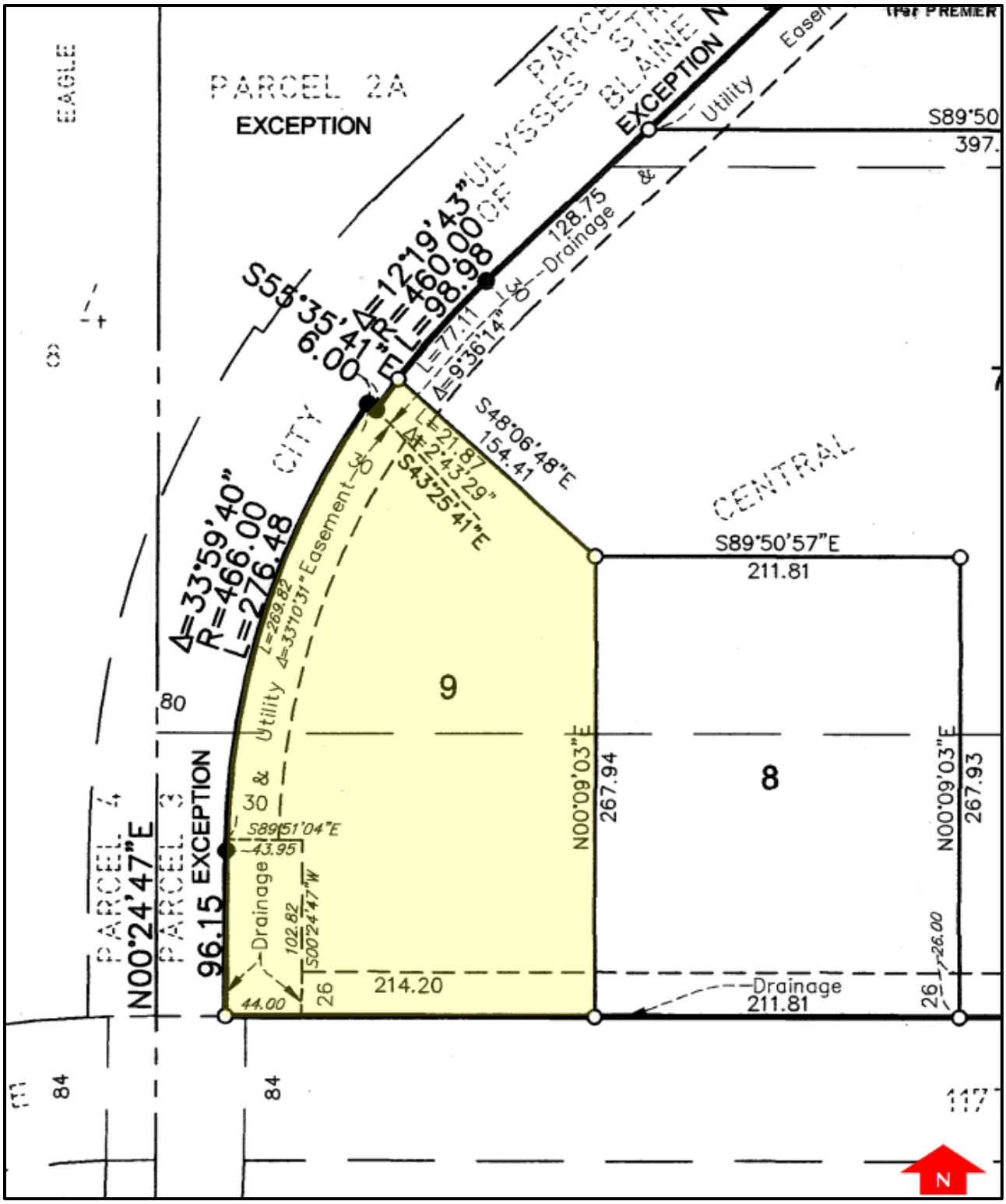
Again, since the partial acquisition only impacts a portion of the boulevard area near the 117th Avenue NE and Ulysses Street NE intersection, only the land and affected site improvements, if any, are valued in this report.

ENVIRONMENTAL CONSIDERATIONS

It is assumed that no environmental concerns such as PCBs, toxic and hazardous soil or ground water contamination exist upon the subject as of the date of this appraisal report.

However, the reader is advised that neither appraiser is qualified to perform inspections concerning the existence or absence of environmental concerns. If any environmental contaminants do exist within the subject property, the assignment results would likely be different.

ENLARGED PLAT MAP



HIGHEST AND BEST USE

Highest and best use is defined in *The Dictionary of Real Estate Appraisal*, Seventh Edition, Appraisal Institute as follows:

> *The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.*

As described in *The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, the highest and best use, as vacant and as improved, is further distinguish as follows:

> *Highest and best use of land or site as though vacant - Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.*
>
> *Highest and best use of property as improved - The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.*

As Vacant

In order to determine highest and best use of the subject property, as vacant, the following factors must be considered when addressing possible uses.

1. Legally Permissible
2. Physically Possible
3. Financially Feasible
4. Maximally Productive

The first test of highest and best use involves identifying those uses which are legally permissible. Legal restrictions can include public restrictions such as zoning and building codes, and private restrictions such as deed restrictions and protective covenants.

The subject is located in the city of Blaine, with a base zoning classification of PBD, Planned Business District and a comprehensive land use designation of Community Commercial. As outlined in the Zoning section of this report, all land uses in the Planned Business District require a conditional use permit and must be compatible/complementary with adjacent land uses. Additionally, most of the uses allowed by conditional use permit are commercial or retail in nature; however, other conditional uses include medical

offices, manufacturing, multi-family residential, and office/distribution/warehouses. Even so, several of the allowed conditional uses for the subject may not be considered compatible given the surrounding uses. The Planned Business District is generally consistent with the Community Commercial guiding designation in the 2040 Comprehensive Plan.

The site has sufficient size, with a land area of 64,904 SF, or 1.49 acres, to accommodate a variety of commercial uses. Furthermore, the topography is generally level, open, and at street-grade with the surrounding roadways. Also, the terrain and soils are assumed conducive for building construction. All public utilities are present, and the subject has good access to the surrounding area. Additionally, the subject has shared signage at the corner of MN-65 and 117th Avenue NE. Given the traffic volume, visibility, and surrounding land uses, the subject is well suited for a service commercial or convenience retail use.

Given the above, the highest and best use of the subject, as vacant, is for development of a service- or convenience-type retail use.

As Improved

According to City of Blaine records, the subject is improved with a 7,914 SF Kwik Trip convenience store with fuel sales that was built in 2019. This is a conditional use in the PBD, Planned Business District and is consistent with the previous conclusion of the highest and best use, as vacant. The subject represents a service commercial and convenience retail use, which benefits from good visibility and exposure to nearby higher traffic volumes.

The same four tests that were used in the highest and best use analysis, as vacant, are used in the highest and best use analysis, as improved. The following alternatives are also considered:

A) Raze the Existing Structures to Make Way for Redevelopment
B) Convert the Structures to an Alternative Use
C) Renovate or Remodel the Existing Structures
D) Expand the Existing Structures
E) Leave the Existing Structures as They Currently Exist

The subject is improved with a 7,914 SF Kwik Trip convenience store and eight double sided gasoline pumps that are covered by a canopy. The property has historically operated as a gas station/convenience store since it was constructed in 2019. Based on the exterior inspection of the subject, the Anoka County Assessor's 2023 estimate of market value of $2,236,400 (Land - $763,600 and Improvements - $1,472,800), and the following land valuation conclusion, the building improvements contribute value to the land. As such, razing the improvements would not be financially feasible.

Furthermore, the subject building and site improvements utilize nearly the entire land area. As such, expansion of the building would significantly reduce parking. Considering the layout of the site, the existing improvements appear to be appropriately sized and expansion of the building improvements would not be maximally productive.

Also, given that the gas station/convenience store continues to operate at this time, it is not reasonable to convert the subject to a different use. There is no alternative use that would provide a greater return considering the potential cost of conversion.

Again, the building improvement was recently built in 2019, and appears to be in overall good condition. While periodic improvements will need to be considered for the subject in the future to remain competitive, updating may be limited to the convenience store area, restrooms and other publicly accessible areas. However, renovation or remodeling the subject is not maximally productive at this time.

Based on the above, it is assumed that the highest and best use of the subject, as improved, is for continued use as currently improved.

EXPOSURE AND MARKETING TIME

The following definitions are taken from *The Dictionary of Real Estate Appraisal*, Seventh Edition, Appraisal Institute:

> *Exposure Time: 1) The time a property remains on the market; 2) An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.*

Marketing Time: An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.

Exposure time of nine to twelve months would be required to sell the subject property, based on the value stated herein. Marketing time, including due diligence and closing, is estimated at up to twelve months.

APPRAISAL PROCEDURES AND TECHNIQUES

Three traditional approaches to value are widely accepted in the appraisal of real property. These three approaches are briefly described below.

Cost Approach - Considers the current cost of replacing a property, less the depreciation from three sources: physical deterioration, functional obsolescence and external obsolescence. A summation of the market value of the land, assumed vacant, and the depreciated replacement cost of the improvements provides an indication of the total value of the property.

Sales Comparison Approach - Produces an estimate of value by comparing the subject property to sales and/or listings of similar properties in the same or competing areas. This technique is used to indicate the value established by informed buyers and sellers in the market.

Income Approach - Based on an estimate of the subject property's possible net income. The net income is capitalized to arrive at an indication of value from the standpoint of an investment. This method measures the present worth of anticipated future benefits (net income) derived from a property.

The appraisal assignment is to estimate the fee simple market value of the subject property, both before and after a partial acquisition of a permanent sidewalk and signage easement. Since the acquisition only affects a portion of the boulevard area adjacent to the 117th Avenue and Ulysses Street intersection, only the value of the land and affected site improvements, if any, are appraised. The sales comparison approach is the preferred, and most common, technique for valuing land. Therefore, only the sales comparison approach to value is performed in this appraisal.

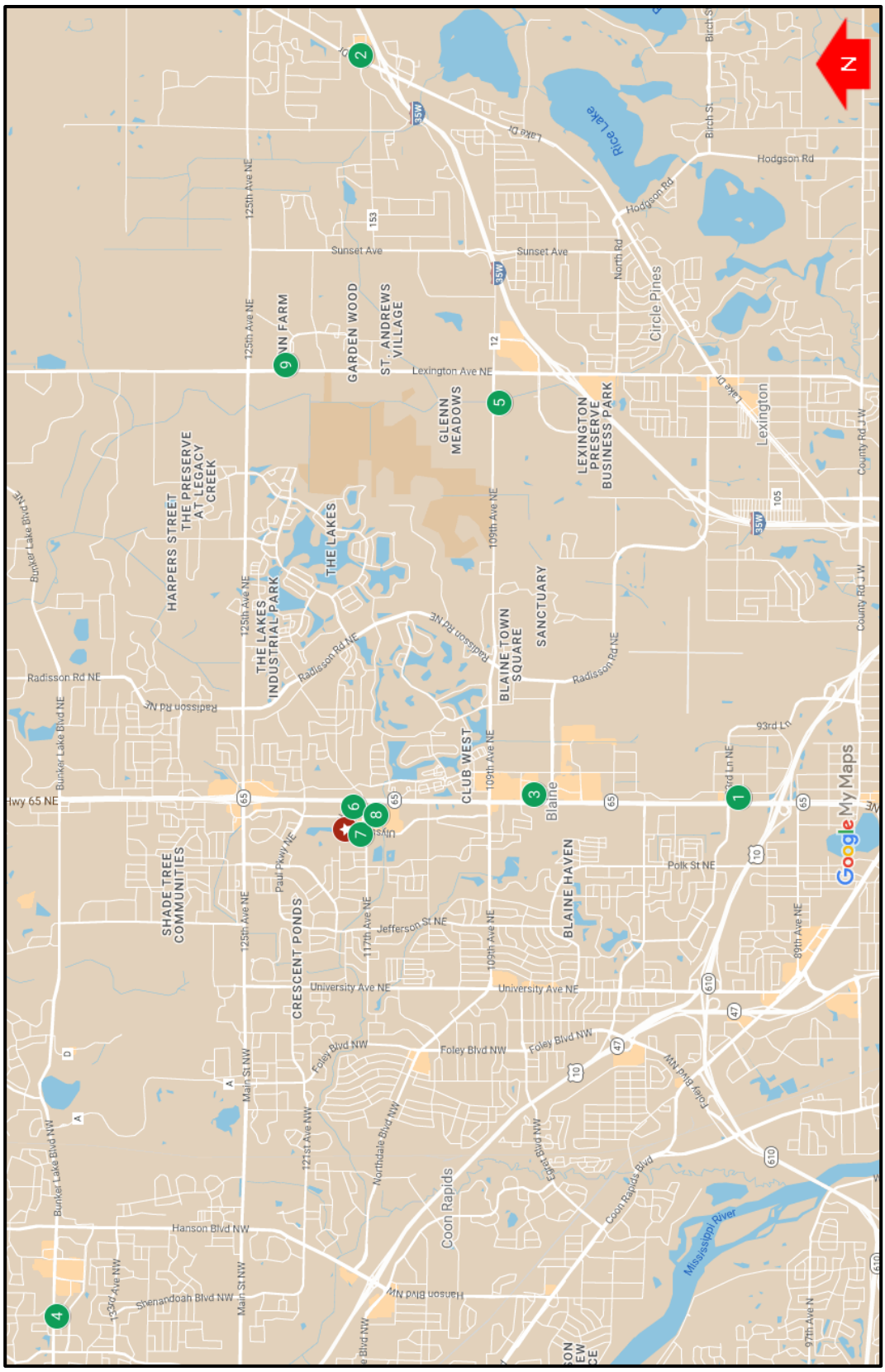
SALES COMPARISON APPROACH

In the sales comparison approach, sales of land comparable to the subject are gathered and analyzed. The sale prices are adjusted for market conditions and other relevant variations. The adjusted prices are reduced to some common unit of comparison, such as price per acre, or price per square foot. The appraiser analyzes this information and derives a unit value applicable to the property. When applied to the appropriate unit measure, this value results in an estimate of the market value of the land. The comparable land sales are summarized on a per square foot basis.

The validity of this approach is based on the assumption that continuity exists between similar properties of like adequacy and their market values. The reliability of this technique is dependent upon the availability of sales data and the degree of comparability of the sales analyzed. To apply this approach to the subject, information has been sought on recent sales of land that are similar in terms of highest and best use, locational attributes, appeal, and less than 2.75 acres in size.

The sales used in this analysis are presented on a location map, followed by individual write-ups, an adjustment grid, and narrative analysis to arrive at a value estimate for the subject's land.

COMPARABLE LAND SALES LOCATION MAP



LAND SALE 1

PROPERTY INFORMATION	Address:	9280 Baltimore Street NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	32-31-23-12-0001	Intend. Use:	Carwash
	Zoning:	B-2	Guiding:	Community Commercial
	Shape:	Rectangular	Terrain:	Gen. Level & Wooded
	Size in SF:	77,972	Size in Ac:	1.79

SALE INFO	Buyer(s):	Midwest Fidelity Partners LLC		
	Seller(s):	John Peters & Hazel Marie Peters Trust		
	Date of Sale:	8/26/2022	Cond. of Sale:	Arm's-Length
	Sale Price:	$740,000	Price per SF:	$9.49
	Plus Demo Costs:	$15,000	Adj. Sale Price:	$9.68

REMARKS	The buyer purchased this property to redevelop the site with a car wash; however, the buyer stated that the property may be redeveloped with a different use because they are running into some cost overruns. The property was improved with a single-family home at the time of sale and demolition costs are estimated to be $15,000. The site is located less than 0.5 miles north of U.S. Highway 10/MN-65 interchange.

LAND SALE 2

PROPERTY INFORMATION	Address:	601 Apollo Drive	County:	Anoka
	City:	Lino Lakes	State:	MN
	PID(s):	24-31-22-22-0218	Intend. Use:	Two Retail Buildings
	Zoning:	GB & PDO	Guiding:	Commercial
	Shape:	Rectangular	Terrain:	Gen. Level & Open
	Size in SF:	57,499	Size in Ac:	1.32
SALE INFO	Buyer(s):	Java Lino Retail LLC		
	Seller(s):	The Huntington National Bank		
	Date of Sale:	5/18/2022	Cond. of Sale:	Arm's-Length
	Sale Price:	$850,000	Price per SF:	$14.78
REMARKS	This was a publicly marketed, arm's-length, transaction. The seller was Huntington National Bank (formerly TCF Bank) which had once planned to develop a bank branch on the site. The lot is part of the Market Place planned development overlay (PDO) design and according to the ordinance and site plan that was created in 2001, this property was originally required to be developed with a bank. The buyer is planning to construct two retail buildings, one of which would be a 4,000 SF dental clinic and the other building would be a 2,240 SF coffee shop. Additionally, plans include a drive-thru interactive ATM for a bank. A text amendment to the Market Place guidelines was required for this plan.			

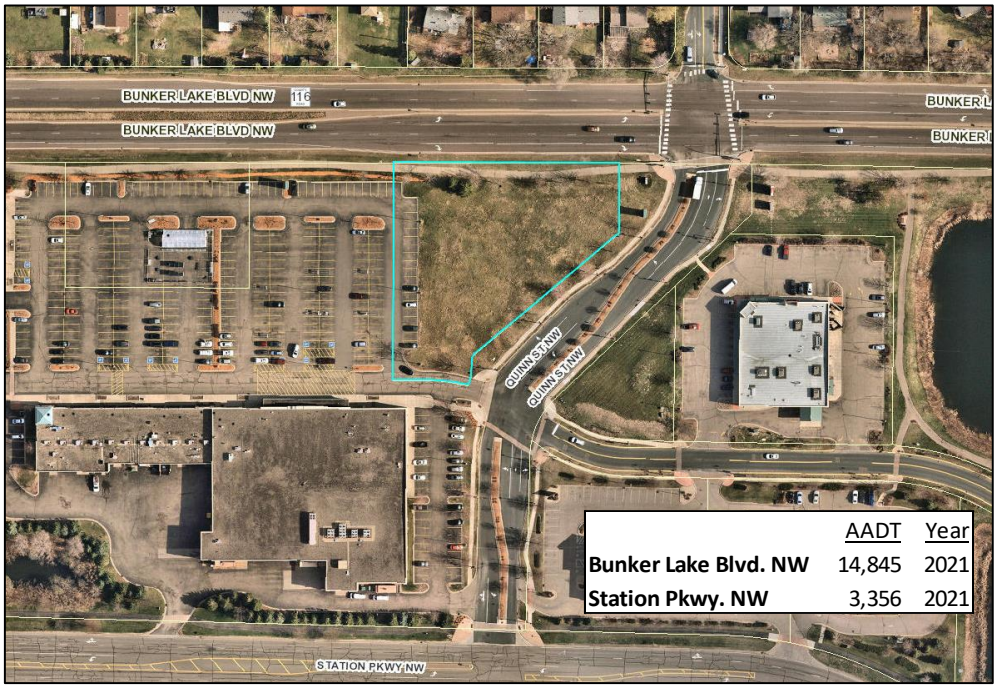
LAND SALE 3

PROPERTY INFORMATION	Address:	10620 Baltimore Street NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	20-31-23-13-0032	Intend. Use:	Fast Casual Restaurants
	Zoning:	PBD	Guiding:	Planned Com. & Planned Ind.
	Shape:	Rectangular	Terrain:	Gen. Level & Open
	Size in SF:	52,272	Size in Ac:	1.20

SALE INFO	Buyer(s):	Elevage REP Blaine, LLC		
	Seller(s):	Duck Hill, LLC		
	Date of Sale:	9/15/2021	Cond. of Sale:	Arm's-Length
	Sale Price:	$750,000	Price per SF:	$14.35

REMARKS	This is the sale of a lot that was carved off of the Planet Fitness parking lot in Blaine. According to a representative of the seller, the sale was arm's-length and the sale price was at market. It is noted that the buyer and seller knew each other; however, no discount or concession was given. Additionally, it is noted that the buyer leased the land prior to the sale while approvals were obtained from the City. The buyer developed a two-tenant retail building that is occupied by Crisp & Green and Five Guys. The improved property sold in June 2022 for $3.1 million.

LAND SALE 4

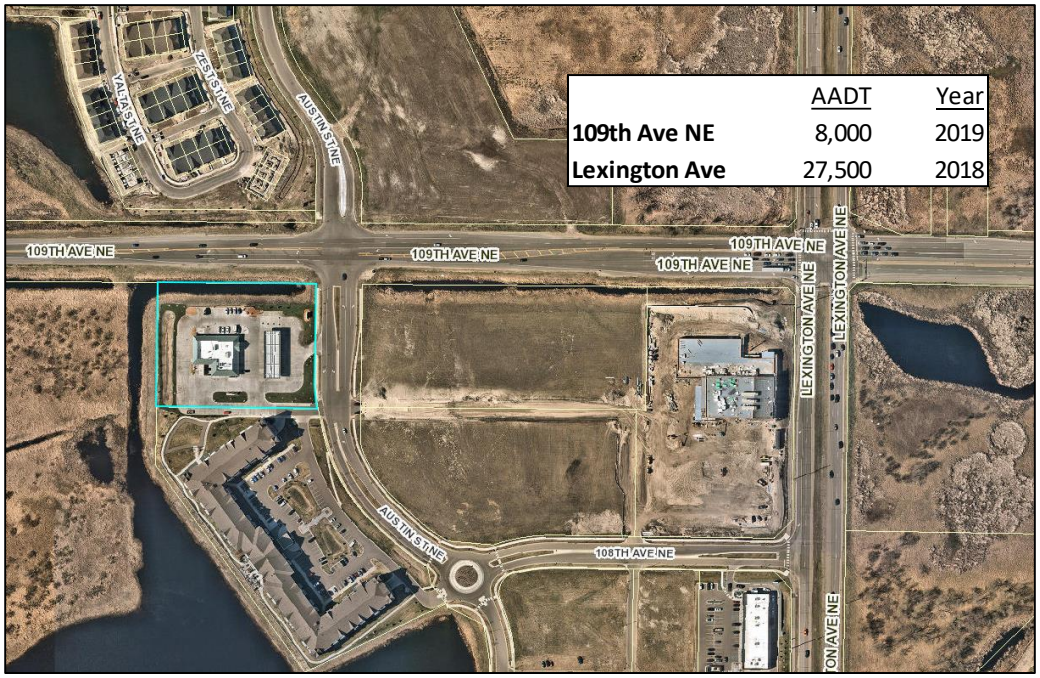


PROPERTY INFORMATION	Address:	2184 Bunker Lake Blvd. NW	County:	Anoka
	City:	Andover	State:	MN
	PID(s):	34-32-24-31-0154	Intend. Use:	Fast Food
	Zoning:	GB	Guiding:	General Commercial
	Shape:	Slightly Triangular	Terrain:	Gen. Level & Open
	Size in SF:	57,273	Size in Ac:	1.31

SALE INFO	Buyer(s):	Andover Station 2016, LLC		
	Seller(s):	TCF National Bank		
	Date of Sale:	2/25/2021	Cond. of Sale:	Arm's-Length
	Sale Price:	$875,000	Price per SF:	$15.28

REMARKS	This was a publicly marketed, arm's-length, transaction of a Festival Foods outlot that is also proximate to Target and Walmart along Bunker Lake Boulevard in Andover. The seller never developed a bank branch and the buyer is now developing a Chipotle restaurant on the site. According to a representative of the buyer, they were unaware at the time of sale that an infiltration pond was needed due to poor soils and if they had known this, they would have paid less for the site.

LAND SALE 5

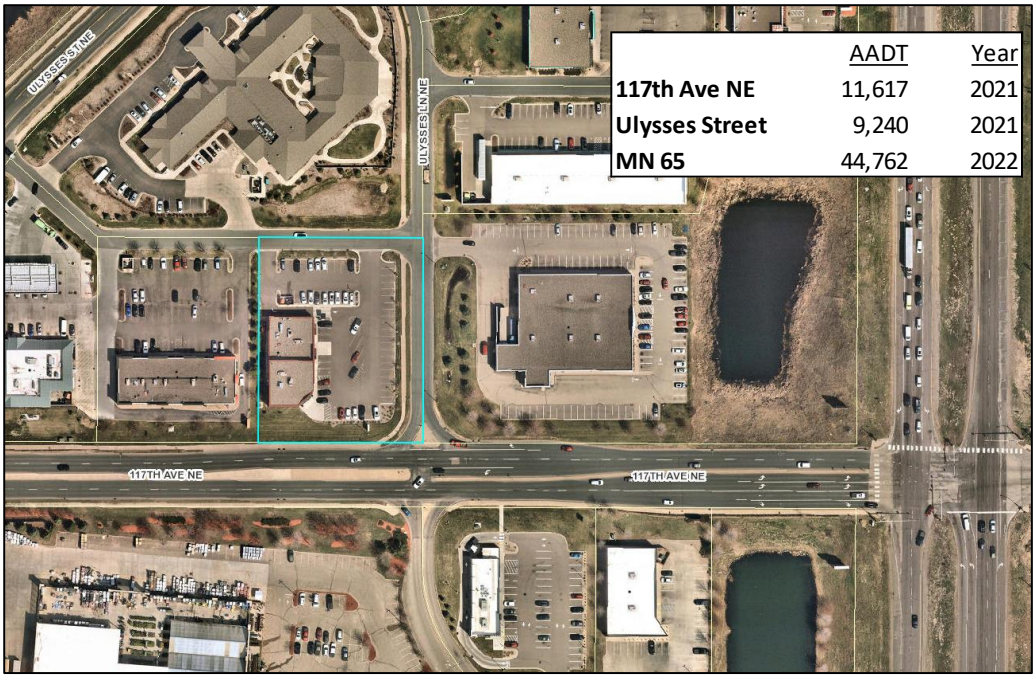


PROPERTY INFORMATION	Address:	10880 Austin Street NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	22-31-23-12-0004	Intend. Use:	C-Store with Fuel
	Zoning:	PBD	Guiding:	Community Commercial
	Shape:	Rectangular	Terrain:	Gen. Level & Open, 85% Usable
	Size in SF:	119,354	Size in Ac:	2.74

SALE INFO	Buyer(s):	Kwik Trip, Inc.		
	Seller(s):	Lexington Meadows LLC		
	Date of Sale:	9/11/2020	Cond. of Sale:	Arm's-Length
	Sale Price:	$1,400,000	Price per SF:	$11.73

REMARKS	This was a publicly marketed, arm's-length, transaction. This lot is part of the Lexington Meadows mixed-use development in the southwest quadrant of Lexington Avenue NE and 109th Avenue NE. The buyer has developed a Kwik Trip convenience store/gas station. Other projects in the development include North Memorial Health Urgency Center, The Legends of Blaine (192-unit apartment building for adults 55+), Lexi Apartments (182-units under construction), and multi-tenant strip center with Starbucks and Jersey Mikes.

LAND SALE 6



PROPERTY INFORMATION	Address:	11712 Ulysses Lane NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	08-31-23-34-0036	Intend. Use:	Retail Strip Center
	Zoning:	PBD	Guiding:	Community Commercial
	Shape:	Rectangular	Terrain:	Gen. Level & Open
	Size in SF:	57,499	Size in Ac:	1.32

SALE INFO	Buyer(s):	Nguyen Properties LLC		
	Seller(s):	North Central Properties, Inc.		
	Date of Sale:	10/18/2018	Cond. of Sale:	Arm's-Length
	Sale Price:	$600,001	Price per SF:	$10.43

REMARKS	This property is located in the same development as the subject and is improved with a two-tenant retail center. This property was publicly marketed for sale and the transaction was arm's-length.

LAND SALE 7

PROPERTY INFORMATION	Address:	11736 Ulysses Street NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	08-31-23-34-0029	Intend. Use:	C-Store with Fuel
	Zoning:	PDB	Guiding:	Community Commercial
	Shape:	Generally Rectangular	Terrain:	Gen. Level & Open
	Size in SF:	64,904	Size in Ac:	1.49
SALE INFO	Buyer(s):	Kwik Trip, Inc.		
	Seller(s):	North Central Properties, Inc.		
	Date of Sale:	6/4/2018	Cond. of Sale:	Arm's-Length
	Sale Price:	$750,000	Price per SF:	$11.56
REMARKS	This is the most recent sale of the subject and was a marketed, arm's-length, transaction. The buyer purchased this site to develop a Kwik Trip convenience store on the vacant site.			

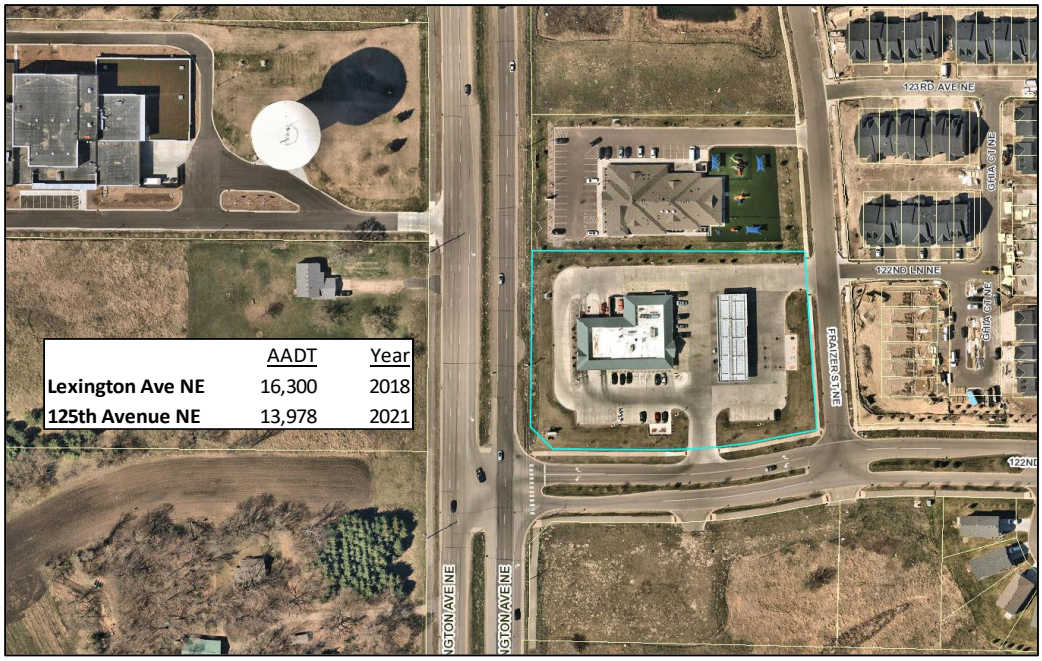
LAND SALE 8

PROPERTY INFORMATION	Address:	11665 Ulysses Lane NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	17-31-23-21-0019	Intend. Use:	Fast Food Restaurant
	Zoning:	PBD	Guiding:	Community Commercial
	Shape:	Rectangular	Terrain:	Gen. Level & Open
	Size in SF:	53,143	Size in Ac:	1.22

SALE INFO	Buyer(s):	BFI Real Estate Holdings LLC		
	Seller(s):	Ryan Companies US Inc.		
	Date of Sale:	5/4/2018	Cond. of Sale:	Arm's-Length
	Sale Price:	$896,036	Price per SF:	$16.86

REMARKS	According to the listing broker, this was a publicly marketed, arm's-length transaction. While eCRV states that this sale included entitlements for a Taco Bell drive-thru restaurant, the listing broker did not recall these entitlements being secured by the seller. The property is a Lowe's outlot that also neighbors Autozone, Marshalls and Ulta Beauty, along MN-65 (Central Avenue).

LAND SALE 9



PROPERTY INFORMATION	Address:	12260 Fraizer Street NE	County:	Anoka
	City:	Blaine	State:	MN
	PID(s):	12-31-23-23-0040 (new)	Intend. Use:	C-Store with Fuel
	Zoning:	PBD	Guiding:	Planned Commercial
	Shape:	Rectangular	Terrain:	Gen. Level & Open
	Size in SF:	101,930	Size in Ac:	2.34

SALE INFO	Buyer(s):	Kwik Trip, Inc.		
	Seller(s):	Paxmar Property LLC		
	Date of Sale:	2/9/2018	Cond. of Sale:	Arm's-Length
	Sale Price:	$1,150,000	Price per SF:	$11.28

REMARKS	This was a publicly marketed arm's-length transaction. According to the listing broker the sale price was at market. This property is located along Lexington Avenue NE, just south of 125th Avenue NE in Blaine. Surrounding land uses include a daycare, a church, and residential properties. Additionally, there is an athletic complex just south of this property.

COMPARABLE LAND SALES ADJUSTMENT GRID

Sale Data	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8	Sale 9	Average
Location	11736 Ulysses Street NE Blaine, MN	9280 Baltimore Street NE Blaine, MN	601 Apollo Drive Lino Lakes, MN	10620 Baltimore Street NE Blaine, MN	2184 Bunker Lake Blvd. NW Andover, MN	10680 Austin Street NE Blaine, MN	11712 Ulysses Lane NE Blaine, MN	11736 Ulysses Street NE Blaine, MN	11665 Ulysses Lane NE Blaine, MN	12260 Fraizer Street NE Blaine, MN	
Intended Use	C-Store With Fuel	Carwash	Two Retail Buildings	Fast Casual Restaurants	Fast Food	C-Store with Fuel	Retail Strip Center	C-Store with Fuel	Fast Food Restaurant	C-Store with Fuel	
Land Size (SF) Land Size (AC)	64,904 SF 1.49 AC	77,972 SF 1.79 AC	57,499 SF 1.32 AC	52,272 SF 1.20 AC	57,273 SF 1.31 AC	119,354 SF 2.74 AC	57,499 SF 1.32 AC	64,904 SF 1.49 AC	53,143 SF 1.22 AC	101,930 SF 2.34 AC	
Traffic Counts	117th Ave NE (11,617 AADT) Ulysses Street (9,240 AADT) MN 65 (44,762 AADT)	MN 65 58,756 AADT 93rd Ln NE 11,600 AADT	Lake Drive 10,325 AADT Apollo Drive 8,120 AADT	MN 65 54,642 AADT 105th Ave NE 10,300 AADT	Bunker Lake Blvd. NW 14,845 AADT Station Pkwy. NW 3,356 AADT	109th Ave NE 8,000 AADT Lexington Ave N 27,500 AADT	117th Ave NE 11,617 AADT Ulysses Street 9,240 AADT MN 65 44,762 AADT	117th Ave NE 11,617 AADT Ulysses Street 9,240 AADT MN 65 44,762 AADT	117th Ave NE 11,617 AADT Ulysses Street 9,240 AADT MN 65 44,762 AADT	Lexington Ave NE 16,300 AADT 125th Avenue NE 13,978 AADT	
Recorded Sale Price Price Per SF		$740,000 $9.49	$850,000 $14.78	$750,000 $14.35	$875,000 $15.28	$1,400,000 $11.73	$600,001 $10.43	$750,000 $11.56	$896,036 $16.86	$1,150,000 $11.28	$12.86
Transactional Adjustments											
Unadjusted Sale Price		$740,000	$850,000	$750,000	$875,000	$1,400,000	$600,001	$750,000	$896,036	$1,150,000	
Property Rights	Fee Simple	Fee Simple $0	Fee Simple $0	Fee Simple $0	Fee Simple $0	Fee Simple $0	Fee Simple $0	Fee Simple $0	Fee Simple $0	Fee Simple $0	
Adjusted Sale Price		$740,000	$850,000	$750,000	$875,000	$1,400,000	$600,001	$750,000	$896,036	$1,150,000	
Financing	Cash to Seller	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	
Adjusted Sale Price		$740,000	$850,000	$750,000	$875,000	$1,400,000	$600,001	$750,000	$896,036	$1,150,000	
Conditions of Sale	Typical	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	Arm's-Length 0%	
Adjusted Sale Price		$740,000	$850,000	$750,000	$875,000	$1,400,000	$600,001	$750,000	$896,036	$1,150,000	
Other Expenditures	N/A	Demo Costs $15,000	N/A $0	N/A $0	N/A $0	N/A $0	N/A $0	N/A $0	N/A $0	N/A $0	
Adjusted Sale Price		$755,000	$850,000	$750,000	$875,000	$1,400,000	$600,001	$750,000	$896,036	$1,150,000	
Market Conditions	5/31/23	8/26/2022 1.01	5/18/2022 1.02	9/15/2021 1.04	2/25/2021 1.05	9/11/2020 1.07	10/18/2018 1.13	6/4/2018 1.15	5/4/2018 1.15	2/9/2018 1.15	
Adjusted Sale Price		$762,550	$867,000	$780,000	$918,750	$1,498,000	$678,001	$862,500	$1,030,441	$1,322,500	
Adjusted Sale Price Per SF		$9.78	$15.08	$14.92	$16.04	$12.55	$11.79	$13.29	$19.39	$12.97	$13.98
Property Adjustments											
Location	Good	Inferior 1.05	Superior 0.95	Superior 0.95	Inferior 1.05	Superior 0.95	Similar 1.00	Similar 1.00	Similar 1.00	Similar 1.00	
Zoning / Guiding	PBD / Community Commercial	B-2 / Community Commercial 1.00	GB & PDO / Commercial 1.00	PBD / Planned Com. & Planned Ind. 1.00	GB / General Commercial 1.00	PBD / Community Commercial 1.00	PBD / Community Commercial 1.00	PDB / Community Commercial 1.00	PBD / Community Commercial 1.00	PBD / Planned Commercial 1.00	
Size	64,904 SF	77,972 SF 1.01	57,499 SF 0.99	52,272 SF 0.98	57,273 SF 0.99	119,354 SF 1.05	57,499 SF 0.99	64,904 SF 1.00	53,143 SF 0.99	101,930 SF 1.03	
Shape	Generally Rectangular	Rectangular 1.00	Rectangular 1.00	Rectangular 1.00	Slightly Triangular 1.00	Rectangular 1.00	Rectangular 1.00	Generally Rectangular 1.00	Rectangular 1.00	Rectangular 1.00	
Terrain	Gen. Level & Open	Gen. Level & Wooded 1.05	Gen. Level & Open 1.00	Gen. Level & Open 1.00	Gen. Level & Open 1.00	Gen. Level & Open, 85% Usable 1.10	Gen. Level & Open 1.00	Gen. Level & Open 1.00	Gen. Level & Open 1.00	Gen. Level & Open 1.00	
Other	None	None 1.00	None 1.00	None 1.00	None 1.00	None 1.00	None 1.00	None 1.00	None 1.00	None 1.00	
Net Adjustment		1.11	0.94	0.93	1.04	1.10	0.99	1.00	0.99	1.03	
Gross Adjustment		0.11	0.06	0.07	0.06	0.20	0.01	0.00	0.01	0.03	
Indicated Subject Price Per SF		$10.86	$14.18	$13.88	$16.68	$13.81	$11.67	$13.29	$19.20	$13.36	$14.10

Explanation of Adjustments

Property Rights:	All of the sales represent the transfer of fee simple interests. Therefore, no adjustments are necessary.
Financing:	No unusual financing was discovered that would have an impact on the sale price. Therefore, no adjustments are necessary.
Conditions of Sale:	Almost all of the comparables were typical arm's-length transactions. While the sellers of Comparable 2 and 4 were banking institutions, these properties were not foreclosures and the sellers once had plans to develop a bank branch on these sites. Additionally, these sales involved real estate brokers. Therefore, no conditions of sale adjustment is necessary for Comparables 2 and 4.
Special Assessments:	None noted.
Other Expenditures:	Estimated demolition costs are added to Comparable 1.
Market Conditions:	This adjustment reflects differences in market conditions between the date of valuation and the date the comparables sold. The valuation date of this appraisal is May 31, 2023. The comparable sales occurred between February 2018 and August 2022. Commercial land prices in Twin Cities suburbs were appreciating in the mid-2010s; however, that growth began slowing down around 2017 and 2018 as consumer habits began changing due to the greater availability of doorstep delivery. The commercial and retail real estate markets were also negatively impacted by the COVID-19 pandemic. Still, demand remained for commercial sites as evidenced by the comparable sales. Thus, an upward adjustment of 3.0% per annum is applied to the comparables from 2015 through 2022. Alternatively, the continued rate hikes in 2023 from the Federal Reserve have negatively impacted real estate values and the current lending environment has reduced demand and development. As such, no market conditions adjustment is applied for 2023.
Location:	This adjustment is based upon observations of both the subject and the comparables. Factors such as frontage and traffic counts on the adjoining roadways, demand generators, surrounding land use, and corner versus interior lot were considered when making this adjustment.

Zoning / Guiding:	As previously described, the subject is zoned Planned Business District and guided Community Commercial. All of the comparables have zoning and guiding designations that are considered similar to the subject. Therefore, no adjustments for zoning/guiding are made.
Size:	Typically, a smaller site will command a higher unit price than a larger site, all else being equal. This is generally true in the subject market. As such, size adjustments are applied to the comparables based on a 5% inverse curve.
Shape:	The subject is generally rectangular in shape, and full utilization of the site is not impeded. All of the comparables have similar shapes to the subject and no shape adjustments are made.
Terrain:	The subject is generally open and level and has suitable terrain for development. All of the comparables are also generally level open and level. However, only about 85% of Comparable 5 is developable due to wetland/ponding. Therefore, an upward terrain adjustment is applied to Comparable 5. No other terrain adjustments were needed.

Analysis

The comparable sales range in unadjusted price from $9.49 per SF to $16.86 per SF, with an average of $12.86 per SF and a median of $11.73 per SF. After the adjustment process, the comparable sales range in unit price from $10.86 per SF to $19.20 per SF, with an average of $14.10 per SF and a median of $13.81 per SF.

As a group, the comparable sales provide a reasonable range of the subject's market value and share general similarities with the subject. Comparables 1, 3, 5, 6, 7, 8, and 9 are located in Blaine and Comparables 1, 3, 6, 7, and 8 are located along the MN-65 (Central Avenue) corridor. Furthermore, Comparable 7 is the previous land sale of the subject that occurred in 2018 and Comparables 5 and 9 were also purchased for development of a Kwik Trip gas station/convenience store.

While Comparables 2 and 4 are not located in Blaine, they are located in competing communities in the northern Twin Cities metropolitan area and also in pockets that are essentially fully developed. Comparable 2 is located just north of the I-35W and Lake Drive interchange in Lino Lakes near Target and Kohl's and the site is situated between a McDonald's, a Dairy Queen Grill & Chill, and a Subway. Comparable 4 is located along

Bunker Lake Boulevard NW and is a Festival Foods grocery store outlot. It is also proximate to Target, Walmart, and Walgreens.

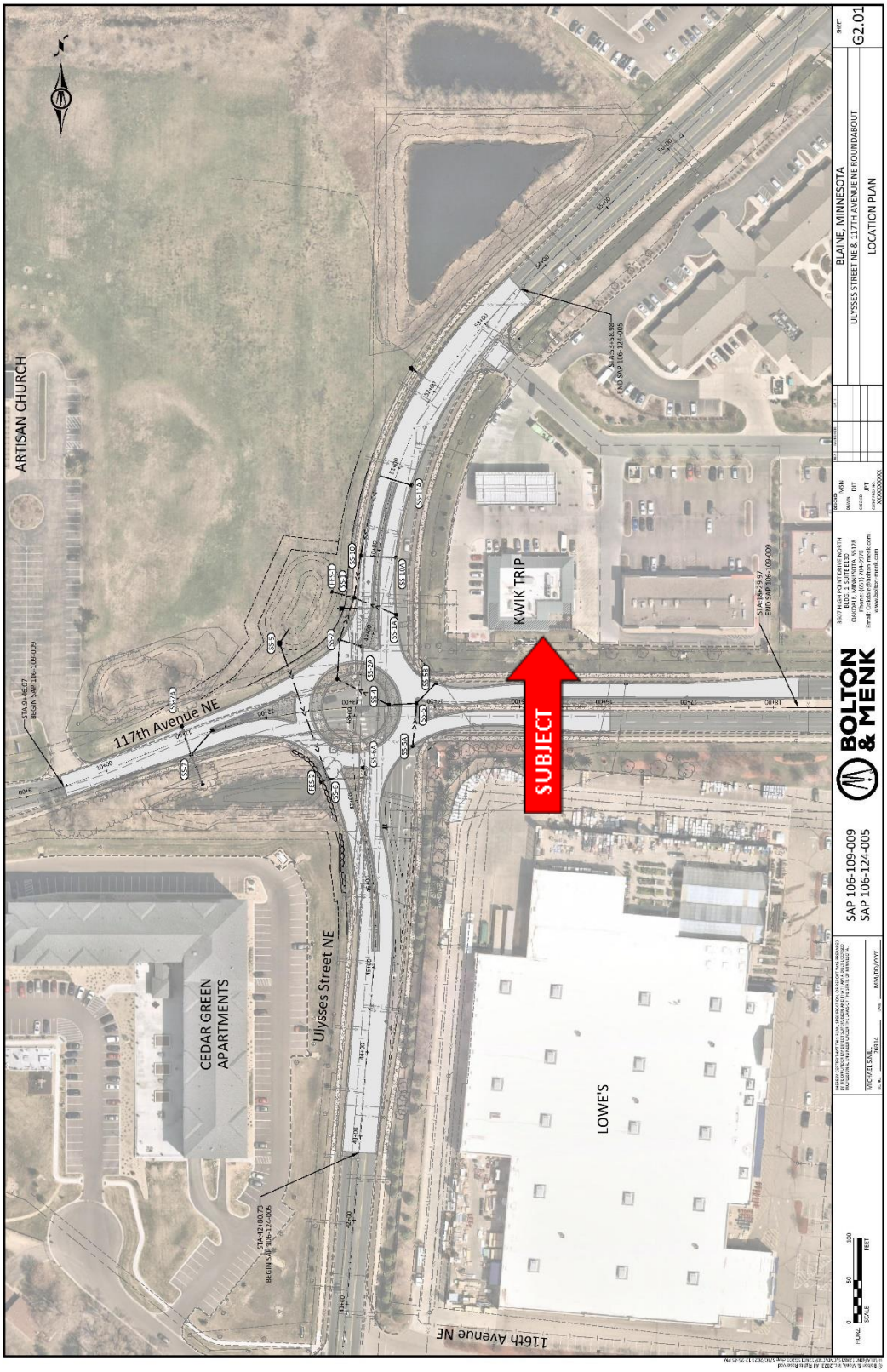
All things considered, the comparables are generally given similar weight in the analysis; however, given the subject's location along the MN-65 (Central Avenue) corridor and the surrounding land uses, the appraisers conclude to a value slightly above the adjusted average and median of the comparable sales. Thus, the market value of the subject land, as of May 31, 2023, is estimated to be $15.00 per SF. Thus:

64,904 SF	x	$15.00 per SF	=	$973,560
		Rounded to		$973,600

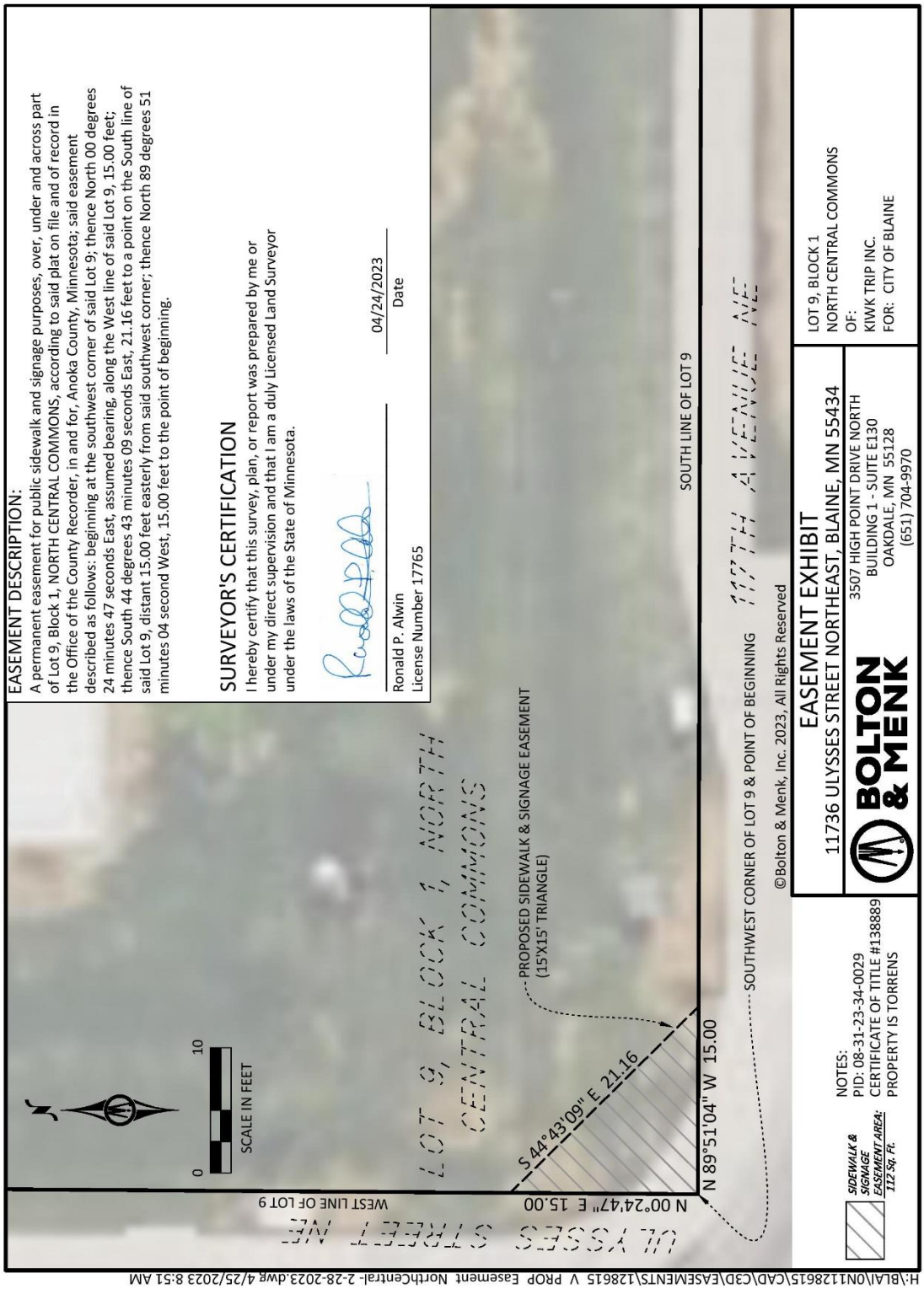
It is noted that the above estimate of value is a blended unit value, recognizing that the subject is encumbered by a cross access easement in the northeastern portion of the site and a perimeter drainage and utility easement along the southern and western property boundaries.

PART III: AFTER ACQUISITION – FACTUAL DATA

PRELIMINARY PROJECT LAYOUT



PARCEL SKETCH



PROJECT DESCRIPTION

The City of Blaine is planning a construction project at the intersection of 117th Avenue NE and Ulysses Street NE. To address increasing congestion and a higher-than-normal crash history, an Intersection Control Evaluation (ICE) was completed for the intersection in 2020. Based on the findings of this evaluation, additional analysis, and the City Council decision, the intersection of 117th Avenue NE and Ulysses Street NE will be reconstructed as a single lane roundabout during the summer of 2024. The proposed project will improve the operations and safety of the intersection for vehicles, bicyclists, and pedestrians.

DESCRIPTION OF ACQUISITION

As a result, the City of Blaine has proposed a partial acquisition of the subject property which includes a permanent sidewalk and signage easement in the southwest corner of the site. The proposed permanent easement totals 112 SF and is needed to accommodate a sidewalk and street signage. It is noted that this area is already encumbered by the existing perimeter drainage and utility easement. The proposed permanent easement area is improved with part of the existing sidewalk improvements and lawn area. Exhibits depicting the project area and acquisition area are included on the previous pages.

PART IV: AFTER ACQUISITION – DATA, ANALYSIS AND CONCLUSIONS

SITE DESCRIPTION

The subject property is valued again in the after condition. The after value is based on the following described property.

Size:	64,904 SF, or 1.49 acres (Same as in the Before Condition)
Shape:	Same as in the Before Condition
Street Improvements:	In the After Condition, the intersection of 117th Avenue NE and Ulysses Avenue NE will be improved with a roundabout and new sidewalks.
Street Frontage:	Effectively the Same as in the Before Condition
Access:	Same as in the Before Condition
Traffic Counts:	Assumed to be the Same as in the Before Condition
Soil Conditions:	Same as in the Before Condition
Topography:	Same as in the Before Condition
Flood Hazard:	Same as in the Before Condition
Utilities:	Same as in the Before Condition
Building Description:	Same as in the Before Condition
Site Improvements:	Same as in the Before Condition
Easements & Encumbrances:	Same as in the Before Condition. Additionally, as a result of the project, the subject will be encumbered by a 112 SF permanent sidewalk and signage easement in the southwest corner of the site.

HIGHEST AND BEST USE

Given the extent of the proposed acquisition, all of the subject's locational attributes, zoning, size, shape, soils, utilities, and terrain remain unchanged as a result of the project. Therefore, the highest and best use of the subject remains the same as in the before condition.

EXPOSURE AND MARKETING TIME

Same as in the Before Condition

APPRAISAL PROCEDURES AND TECHNIQUES

As in the before condition, the after value of the subject land is estimated via the sales comparison approach to value.

SALES COMPARISON APPROACH

In the after analysis, the value of the subject land will again be estimated. There is no change in overall site size, and the property characteristics remain effectively the same between the before and after conditions. Furthermore, the highest and best use of the subject remains the same as in the before condition. Therefore, the same comparable sales are used in the after condition as were used in the before condition to estimate the value of the subject property. The comparable land sales grid and narrative analysis are located in the Before Value section of this report. The concluded overall blended value in the before condition was $973,600, or $15.00 per SF, for the subject land.

Similar to the before condition, the land area valued by the sales comparison approach in the after condition has an estimated size of 64,904 SF. Of this 64,904 SF, 112 SF will be newly encumbered by a permanent sidewalk and signage easement. Thus, the subject totals 64,792 SF (64,904 SF – 112 SF), net of the new permanent easement. Considering the above, the overall unit price for the unaffected land in the after condition is the same as the before condition, or $15.00 per SF.

Permanent Sidewalk and Signage Easement

The first matter to consider is the proposed permanent sidewalk and signage easement. This permanent easement totals 112 SF and is located in the southwest corner of the site, adjacent to existing right-of-way. It is necessary to accommodate the new sidewalk improvements surrounding the roundabout. Additionally, the easement will accommodate a street sign which will be located on the backside of the sidewalk. While the impact of

the proposed permanent easement is generally not distinguishable from market sales, it is often desirable to perform an analysis that recognizes that the easement will extinguish, or take, certain rights of ownership. Ownership of property can be viewed as a "bundle of rights."

We are appraising the fee simple interest of the subject property, subject to existing easements. The fee simple interest is the most complete form of ownership, and includes the right to use real estate, to sell it, to lease it, to give it away, or to choose to exercise all or none of these rights. By definition, an easement is an interest in real property that conveys use, but not ownership, of a portion of an owner's property. Therefore, the owner still has the right to sell or gift an area affected by an easement. In general, use of land can be broken down into the following categories:

Property Use
Building Coverage
On-Site Parking & Driveways
Open space and Landscaping
Ingress & Egress
Setback Requirements
Density Credits

The proposed permanent sidewalk and signage easement is being acquired for public use along Ulysses Street NE and 117th Avenue NE in the southwest corner of the property. As a result, some use or benefit of ownership should be recognized as being taken. While the sidewalk and signage improvements are a surface encumbrance to the land, it is recognized that the easement area is located within setback requirements as defined by zoning and an existing drainage and utility easement. Thus, the easement area could not be developed in the before condition, and the proposed easement can still be utilized for satisfying setback and density requirements.

Even so, due to the loss of property rights and reduced utility in the area encumbered by the permanent sidewalk and signage easement, it is the appraisers' opinion that the fee value of the land affected by the permanent easement will be reduced in value by approximately 50%. Thus, the remaining contributory value of the subject encumbered by the permanent sidewalk and signage easement is $7.50 per SF ($15.00 per SF x 50%).

Summary

Therefore, the market value of the subject's land as of May 31, 2023, in the after condition, is calculated as follows:

Unaffected Land	64,792 SF x	$15.00 per SF =	$971,880
Land Encumbered by New Sidewalk and Signage Easement	112 SF x	$7.50 per SF =	$ 840
Total Market Value			$972,720
		Rounded to	$972,700

AFFECTED SITE IMPROVEMENTS

As stated in the Assumptions section of this report, if any sprinkler systems are impacted by the project, the irrigation will be reconfigured/repaired by the City of Blaine, or the owner will be separately compensated as a direct cost reimbursement. Furthermore, any disturbed lawn or sidewalk areas will be restored as part of the project. Therefore, no damages are concluded to for affected site improvements.

FINAL SUMMATION

Based on the preceding data and analysis, the appraisers' final summation of damages to the subject property, as of May 31, 2023, is presented as follows:

Land Value Before the Acquisition	$973,600
Land Value After the Acquisition	$972,700
Indicated Damages	$ 900

ADDENDA

CONTINGENT AND LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS

The value estimates and conclusions in the appraisal are made subject to these assumptions and conditions:

1. No title search has been made and the reader should consult an appropriate attorney or title insurance company for accurate ownership data. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The legal description, furnished or otherwise, is assumed to be correct. No responsibility is assumed for the legal description or for matters including legal or title considerations.

3. The information contained in this report is not guaranteed, but it has been gathered from reliable sources. The appraiser(s) certify that, to the best of their knowledge and belief, the statements, information and materials contained in the appraisal are correct.

4. All value estimates in this report assume stable soil and any necessary soil corrections are to be made at the seller's expense, unless otherwise noted.

5. The site plan, if any, in this report is included to assist the reader in visualizing the property, but we assume no responsibility for its accuracy.

6. The market value herein assigned is based on conditions which were applicable as of the effective date of appraisal, unless otherwise noted.

7. The appraiser(s) that signed this report shall not be required to prepare for, or appear in court, or before any board or governmental body by the reason of the completion of this assignment without predetermined arrangements and agreements.

8. Surveys, plans and sketches may have been provided in this report. These documents may not be complete or be drawn exactly to scale.

9. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person, other than the party to whom it is addressed, without the written consent of the appraiser, and in any event only in its entirety.

10. Information in the appraisal relating to comparable market data is more fully documented in the confidential file in the office of the appraiser.

11. All studies and field notes are secured in our files for future reference.

12. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is also assumed that the utilization of the land and any improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

13. The distribution of the total valuation in this report between land and any improvements, if stated, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

14. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.

15. The appraiser was not aware of the presence of soil contamination on the subject property, unless otherwise noted in this appraisal report. The effect on market value due to contamination was not considered in this appraisal, unless otherwise stated.

16. The appraiser was not aware of the presence of asbestos or other toxic contaminants in any building(s) located on the site, unless otherwise noted in this report. The effect on market value, due to contamination was not considered in this appraisal, unless otherwise stated.

17. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any detrimental environmental conditions, or for any expertise or engineering knowledge required to discover such substances. The client is urged to retain an expert in this field, if desired.

18. The value stated in this report is fee simple, assuming responsible ownership and management, unless otherwise indicated. This appraisal recognizes that available financing is a major consideration by typical purchasers of real estate in the market, and the appraisal assumes that financing is or was made available to purchasers of the property described herein.

19. The appraiser has neither present nor contemplated interest in the property appraised and employment is not contingent upon the value reported.

20. Unless otherwise stated in this report, the appraiser has not made a survey or analysis to determine whether any buildings on the property are in compliance with "The Americans with Disabilities Act" (ADA). If the property is not in compliance with the ADA, it could have a negative effect on the value of the property.

21. The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.

APPRAISER QUALIFICATIONS

CERTIFICATION OF NATHAN A. WAREHAM

PROFESSIONAL AFFILIATIONS

Practicing Affiliate, Appraisal Institute
Certified General Real Property Appraiser, Minnesota License No. 40525462

BUSINESS EXPERIENCE

Patchin Messner Valuation Counselors, Associate Appraiser, January 2017 to Present
Dakota County Assessor's Office, Commercial Appraisal Intern, 2016 (summer)
Bloom Commercial Real Estate, Retail Brokerage Intern, 2016 (spring)

EDUCATIONAL BACKGROUND

Bachelor of Science Degree in Real Estate, University of St. Thomas
Bachelor of Arts Degree in Finance, University of St. Thomas

SPECIALIZED REAL ESTATE TRAINING

Real Estate Principles, University of St. Thomas, 2015
Real Estate Market Analysis, University of St. Thomas, 2015
Real Estate Law, University of St. Thomas, 2016
Real Estate Finance/Investments, University of St. Thomas, 2016
Real Estate Development, University of St. Thomas, 2016
Basic Appraisal Principles, McKissock Educational Services, 2017
Basic Appraisal Procedures, McKissock Educational Services, 2017
National USPAP 15-Hour Course (2016-2017), McKissock Educational Services, 2017
Supervisory Appraiser/Trainee Appraiser Course, North Star Chapter, 2017
Business Practices and Ethics, North Star Chapter, 2018
Statistics, Modeling and Finance, McKissock Educational Services, 2018
General Appraiser Site Valuation and Cost Approach, North Star Chapter, 2020
General Appraiser Income Approach, North Star Chapter, 2022
National USPAP 7-Hour Update Course, North Star Chapter, 2022
General Appraiser Report Writing & Case Studies, Appraisal Institute, 2022
General Appraiser Market Analysis and Highest & Best Use, Appraisal Institute, 2022
Expert Witness for Commercial Appraisers, McKissock Educational Services, 2022
Commercial Appraisal Review, McKissock Educational Services, 2022
General Appraiser Sales Comparison Approach, North Star Chapter, 2023

RELATED EXPERIENCE

Assisted in the 2017 Dakota County property tax assessment; primarily focused on multi-family properties.

APPRAISAL CLIENTS

Carver County
City of Buffalo
City of Burnsville
City of Chanhassen
City of Cottage Grove
City of Elk River
City of Minnetonka
City of South St. Paul
City of St. Louis Park
City of St. Paul
Dakota County
DeWitt LLP
Great River Energy
Hennepin County
Henning Professional Services, Inc.
Kimley-Horn
Lennar Corporation
Metropolitan Council
Minnesota Department of Transportation
Scott County
Stinson LLP
WSB & Associates, Inc.
Xcel Energy

QUALIFICATIONS OF JASON L. MESSNER

PROFESSIONAL AFFILIATIONS

MAI Member, Appraisal Institute
CRE Member, The Counselors of Real Estate
Certified General Real Property Appraiser, Minnesota License No. 4000836
Certified General Real Property Appraiser, North Dakota License No. TP-219038
Certified General Real Property Appraiser, Iowa, License No. CG04070
Member, Minneapolis Area Association of Realtors
Member (No. 6591), International Right of Way Association

BUSINESS EXPERIENCE

Patchin Messner Valuation Counselors, President/Principal, 2001 to Present
Patchin Messner Appraisals, Inc., Principal, 1995 to 2000
Peter J. Patchin & Associates, Inc., Associate Appraiser, 1986-1994
Century 21 Granite City Real Estate, Residential Salesperson, 1985

EDUCATIONAL BACKGROUND

Bachelor of Science Degree, St. Cloud State University, majored in Real Estate, graduated Magna Cum Laude, 1986
Associate in Arts Degree in Business Administration, Willmar Community College, graduated with honors, 1984

SPECIALIZED REAL ESTATE TRAINING

Basic Valuation Procedures, American Institute of Real Estate Appraisers, 1986
Real Estate Appraisal Principles American Institute of Real Estate Appraiser, 1986
Capitalization Theory and Techniques (Part A), A.I.R.E.A., Minneapolis, MN, 1987
Standards of Professional Practice, A.I.R.E.A., Minneapolis, MN, 1988; Appraisal Institute, Minneapolis, MN, 1994
Capitalization Theory and Techniques (Part B), A.I.R.E.A., Minneapolis, MN, 1989
Case Studies in Real Estate Valuation, American Institute of Real Estate Appraisers, Minneapolis, MN, 1990
Report Writing & Valuation Analysis, Appraisal Institute, Minneapolis, MN, 1991

SEMINARS ATTENDED

Appraisal Institute
Condemnation: Legal Rules and Appraisal Practices
Special-Purpose Properties: The Challenges of Real Estate Appraising in Limited Markets
New Industrial Valuation
The Road Less Traveled: Special Purpose Properties
National Uniform Standards of Professional Appraisal Practice Update
The Appraiser as Expert Witness
The Appraisal of Local Retail Properties
Valuation of Detrimental Conditions in Real Estate
Analyzing Distressed Real Estate
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
Appraising the Appraisal: Appraisal Review-General
Complex Litigation Appraisal Case Studies
Real Estate Valuation in Condemnation Appraising in Minnesota

APPRAISAL EXPERIENCE

Preparation of appraisals for condemnation, tax appeal, litigation, financing, debt restructuring, acquisition/disposal, and special assessment appeal. Properties appraised include: office buildings, warehouses, service stations, manufacturing plants, medical and veterinary clinics, shopping centers,

restaurants, apartment buildings, subsidized housing, research and redevelopment buildings, grain elevators, flour mills, special–purpose properties, lands, air rights, avigation easements, utility easements, highway easements, and environmentally impaired properties. Specialize in litigation valuation of commercial, industrial, development land and investment properties.

RELATED EXPERIENCE

Participant in the writing of The Effect of Contamination on The Market Value of Property, Federal Highway Admin.; Office of Right-of-Way, Washington, DC, 1993

Faculty participant at the Hazardous Waste Litigation seminar, Minnesota Institute of Legal Education, 1995

Adjunct lecturer on environmental appraisal issues, University of St. Thomas, Minneapolis., MN, 1996 and 2002

Faculty participant at the Annual Right-of-Way Professionals Conference, Minnesota Department of Transportation, 2004, 2005 and 2007

Metro/Minnesota Chapter of the Appraisal Institute; Education Coordinator – 1997 through 2001, Secretary – 2001, Vice President – 2002, President – 2003, Region III Representative - 2008 through 2011. National Board of Directors of the Appraisal Institute, 2012 through 2016 and 2021 to present.

APPRAISAL CLIENTS

Alliant Techsystems, Inc.
Bank of America
B.P. Oil Pipeline Company
Burlington Northern Railroad Company
Campbell Soup Company
Ceridian Corporation
CMC Heartland Partners
Deluxe Check Corporation
Equitable Life Assurance Co.
Exxon Mobil Corporation
Farm Credit Services
First Bank Systems
Great River Energy
Honeywell, Inc.
IBM Corporation
IDS Financial Services
Internal Revenue Service
Jostens, Inc.
LaSalle National Bank
Lockheed Martin
Louisville Regional Airport Authority
Medtronic, Inc.
Metropolitan Airports Commission
Minneapolis Community Planning and Economic Development (CPED)
Minnesota Department of Transportation
3M Corporation
Northwest Airlines, Inc.
Northwestern Mutual Life Insurance Co.
Old Dutch Foods
Philips Lighting
Resolution Trust Corporation
Reynolds Metals Company
Soo Line Railroad Company
Unisys Corporation
University of Minnesota
U.S. Environmental Protection Agency
U.S. Fish & Wildlife
U.S. Postal Service
Wells Fargo
Williams Pipeline Company
Xcel Energy

Other clients include various Cities (Andover, Belle Plaine, Bloomington, Brooklyn Center, Burnsville, Cambridge, Chanhassen, Chaska, Cokato, Columbia Heights, Crystal, Duluth, Elk River, Farmington, Jordan, Lake City, Lino Lakes, Marshall, Medina, Minneapolis, Minnetonka, New Brighton, New Prague, Osseo, Prior Lake, Ramsey, Richfield, Robbinsdale, Rochester, St. Paul, St. Louis Park, Savage, Shakopee and Victoria), and Counties (Anoka, Benton, Brown, Carver, Clay, Dakota, Douglas, Goodhue, Hennepin, Jackson, McLeod, Murray, Nicollet, Otter Tail, Ramsey, Scott, Sherburne, Stearns, Steele and Washington), in the State of Minnesota.

COURT EXPERIENCE

Qualified as an expert witness in Minnesota Tax Court, U. S. District Court (Minnesota), Anoka, Carver, Dakota, Goodhue, Hennepin, Isanti, Rice, Scott, Wabasha, Washington and Wright County District Court and various Commission Hearings.

City of Blaine
Staff Report

File Number: 2024-014

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 11.4

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Colony Preserve Park

Executive Summary

Pursuant to the City's purchasing rules, the staff is bringing forward the attached quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Colony Preserve Park.

Background

The City Council discussed the playground replacement projects at the September 25, 2023, Council workshop meeting. The Council consensus was to move forward with the Colony Preserve playground replacement project. During the December 18, 2023, Council meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2024. The Council approved the 2024 Parks Capital Improvement Program budget which appropriated $60,000 for the Colony Preserve playground replacement.

Utilizing cooperative purchasing contracts, Parks and Recreation staff requested a quote for playground equipment provided by Landscape Adventures and playground installation by Flagship Recreation for Colony Preserve Park. The quoted cost of the playground equipment is $39,530. The quoted cost of the installation is $19,591. Staff recommends accepting the quotes for a total project cost of $59,121. The quote included the following.

- Equipment
- Installation
- Mobilization
- Dumpster
- Removal of old wood fiber
- New wood fiber

  Concrete border

Staff, under the cooperative purchasing contract of U.S. Communities Government Alliance, would utilize the USGA pricing structure and purchase the playground equipment line manufactured by Landscape Structures and supplied by Flagship Recreation. Using the USGA cooperative will save the city over $8,900. As part of the process, staff met with Flagship Recreation to develop design concepts for the park. From that meeting, two concepts were identified. Staff presented two options to the Park Board, which recommended the attached design.

Strategic Plan Relationship

This project meets the Infrastructure Management strategic plan priority.

Board/Commission Review

The Park Board reviewed the project at the October 24, 2023, meeting. The board recommended that the City Council proceed with the project.

Financial Impact

On December 18, 2023, Council adopted resolution 23-207, which established the 2024 Parks Capital Improvement Program budget and appropriated $60,000 for the replacement of playground equipment at Colony Preserve Park (project# P2401). The funding was subsequently authorized by Council adoption of resolution 23-205, which provided a one-time $500,000 transfer from the Strategic Priorities Fund to the Parks and Trail Fund for 2024 projects, including the Colony Preserve Park playground replacement. Adequate funds remain available to complete this project.

Public Outreach/Input

Reviewed by the Park Board at its October meeting. No additional outreach required.

Staff Recommendation

By motion, accept quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Colony Preserve Park for a total cost of $60,000.

Attachment List

1. _2023.08.21 Blaine Colony Preserve Swings and Install
2. Colony Preserve, Lakeside and West Lake Park Playground Equipment

City of Blaine

Signature Copy

Resolution:

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Colony Preserve Park

City of Blaine

Signature Copy

Ordinance:

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Colony Preserve Park

Welcome

Welcome

CONTAINER DETAILS

TOTAL CONTAINER AREA	2081 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL PERIMETER	186 LF
EDGING TYPE	6" x 9" CONCRETE CURB
FINISH GRADE	TOP OF CURB

**SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
- NO DRAINAGE AGGREGATE PRE-INSTALLED
- NO FABRIC PRE-INSTALLED
- MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION

5–12 AREA

TOTAL ELEVATED PLAY COMPONENTS	2	
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	1	REQUIRED 1
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	4	REQUIRED 1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	REQUIRED 2

flagship recreation

FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
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@FLAGSHIPPLAY

landscape structures

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGE RANGES AS NOTED ON PLAN.

Colony Preserve Park

10030 FILLMORE ST NE
Blaine, MN 55449

SALES REPRESENTATIVE:
Emily Maloney

DESIGNED BY:
JLT
5/3/23

1/4" = 1'-0"

SHEET
LS101

D:\Flagship Recreation\Flagship Recreation - Documents\2023 Planning\Emily\Blaine - Colony Preserve\2023.05.03 Preliminary Design\Blaine_ColonyPreserve 050323.dwg

8/21/2023

City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449
Jerome Krieger

PRELIMINARY BUDGET - THIS IS AN ESTIMATE & NOT A FORMAL QUOTE

	Preliminary Budget	Possible Additions	Possible Reductions	QTY	Notes
Play Equipment					
Colony Preserve Park,EM706	5,253.00				2024 Estimated List Price of Equipment (Swings)
State Contract #218091	(420.24)			8%	(6% discount under $80,000 & 8% discount $80,000 & above), 8% used assuming purchase at same time as West Lake & Lakeside Parks
Kiwanis Show Quantis A.2	***34,277.10***				***2023 Pricing locked with 5/8/23 Signed Equipment Order***
Floor Model Discount	***(8,515.50)***				***2023 Pricing locked with 5/8/23 Signed Equipment Order***
Sales Tax - if applicable	**0.00**				ST3 Certificate of Exemption must be provided by owner.
Delivery of Play equipment	**750.00**				Estimated / Final quote will be provided upon final design.
Mobilization	**750.00**				
Dumpster(s) - 30 Yard	**750.00**				Disposal of packaging material
Site work					
Demo/Disposal of Equipment & Excavation (existing container)	**0.00**			**0**	Estimated. Removal/disposal of existing equipment and excavation of exisiting surfacing
Border Options					
Concrete Border Straight (LF)	**8,429.62**			**186**	Standard 6" W x 12" D.
Equipment Installation (Labor & Concrete for Footings)	**13,796.90**				Full professional installation by Landscape Structures Certified Installers. **Standard labor rate unless otherwise noted** - Install of Swings + Quantis A.2
Subgrade Prep & Engineered Wood Fiber Surfacing (EWF)					
GeoTextile Fabric (Sq. Ft.)	**0.00**			**0**	Price includes installation
EWF - Playground Safety Surfacing (CY)	**4,049.90**			**90**	IPEMA Certified Playground Surfacing - Meets the standards of ASTM, ADA & CPSC
	Budget Total	**Total Additions**	**Total Reductions**		**Total w/ Additions & Reductions**
	59,120.77	**0.00**	**0.00**		**59,120.77**

Colony Preserve Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the Colony Preserve Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Capital Improvement Program, which included $60,000 for the Colony Preserve Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $8,900 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $39,530 and the installation from Flagship Recreation is $19,591 for a total of $59,121.
- The Park Board reviewed the project at their April 25, 2023 meeting and recommended that the council proceeds with the project.

Picture of New Colony Preserve Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the Colony Preserve Playground Replacement in the amount not to exceed $60,000.
- Questions.

Lakeside Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the Lakeside Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Capital Improvement Program, which included $95,000 for the Lakeside Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $6,000 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $75,823 and the installation from Flagship Recreation is $19,177 for a total of $95,000.
- The Park Board reviewed the project at their October 24, 2023 meeting and recommended that the council proceeds with the project.

Picture of Lakeside Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the Lakeside Playground Replacement in the amount not to exceed $95,000.
- Questions.

West Lake Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the West Lake Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Parks and Trails budget, which included $120,000 for the West Lake Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $7,800 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $91,019 and the installation from Flagship Recreation is $28,981 for a total of $120,000.
- The Park Board reviewed the project at their October and November meetings and recommended that the council proceeds with the project.

Picture of New West Lake Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the West Lake Playground Replacement in the amount not to exceed $120,000.
- Questions.

City of Blaine
Staff Report

File Number: 2024-015

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 11.5

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Lakeside Park

Executive Summary

Pursuant to the City's purchasing rules, the staff is bringing forward the attached quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Lakeside Park.

Background

The City Council discussed the playground replacement projects at the September 25, 2023, Council workshop meeting. The Council consensus was to move forward with the Lakeside playground replacement project. During the December 18, 2023, Council meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2024. The Council approved the 2024 Parks Capital Improvement Program budget which appropriated $95,000 for the Lakeside playground replacement.

Utilizing cooperative purchasing contracts, Parks and Recreation staff requested a quote for playground equipment provided by Landscape Adventures and playground installation by Flagship Recreation for Lakeside Park. The quoted cost of the playground equipment is $75,823. The quoted cost of the installation is $19,177. Staff recommends accepting the quotes for a total project cost of $95,000. The quote included the following.

- Equipment
- Installation
- Mobilization
- Dumpster
- Removal of old wood fiber
- New wood fiber

Staff, under the cooperative purchasing contract of U.S. Communities Government Alliance, would utilize the USGA pricing structure and purchase the playground equipment line manufactured by Landscape Structures and supplied by Flagship Recreation. Using the USGA cooperative will save the city over $6,000. As part of the process, staff met with Flagship Recreation to develop design concepts for the park. From that meeting, two concepts were identified. Staff presented three options to the Park Board, which recommended the attached design.

Strategic Plan Relationship

This project meets the Infrastructure Management strategic plan priority.

Board/Commission Review

The Park Board reviewed the project at the October 24, 2023, meeting. The board recommended that the City Council proceed with the project.

Financial Impact

On December 18, 2023, Council adopted resolution 23-207, which established the 2024 Parks Capital Improvement Program budget and appropriated $95,000 for the replacement of playground equipment at Lakeside Park (project# P2402). The funding was subsequently authorized by Council adoption of resolution 23-205, which provided a one-time $500,000 transfer from the Strategic Priorities Fund to the Parks and Trail Fund for 2024 projects, including the Lakeside Park playground replacement. Adequate funds remain available to complete this project.

Public Outreach/Input

Reviewed by the Park Board at its October meeting. No additional outreach required.

Staff Recommendation

By motion, accept quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at Lakeside Park for a total cost of $95,000.

Attachment List

1. Lakeside Park Playground
2. Lakeside Playground 1
3. Lakeside Park Playground Budget
4. Colony Preserve, Lakeside and West Lake Park Playground Equipment

City of Blaine

Signature Copy

Resolution:

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Lakeside Park

City of Blaine

Signature Copy

Ordinance:

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at Lakeside Park

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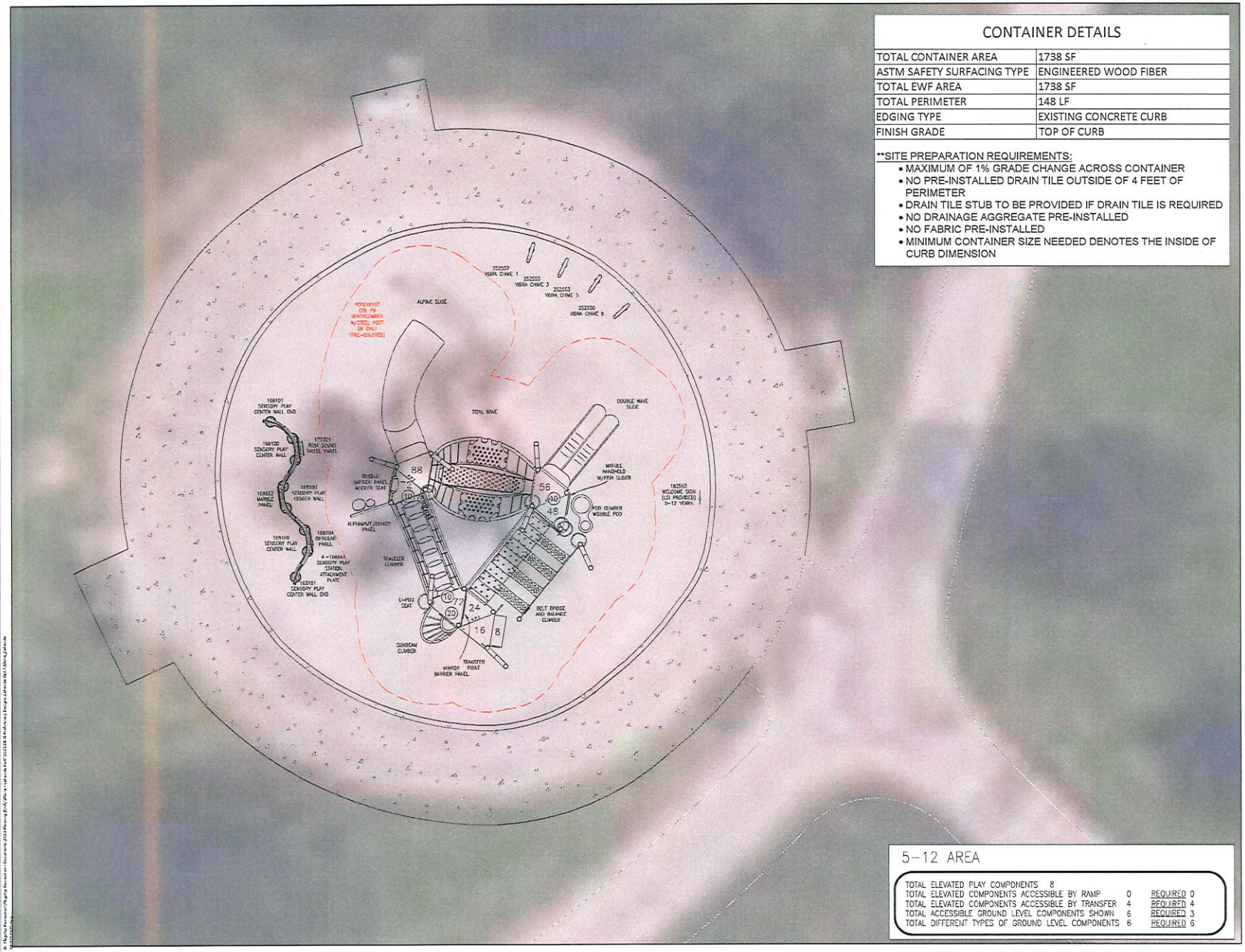

CONTAINER DETAILS

TOTAL CONTAINER AREA	1738 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA	1738 SF
TOTAL PERIMETER	148 LF
EDGING TYPE	EXISTING CONCRETE CURB
FINISH GRADE	TOP OF CURB

**SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
- NO DRAINAGE AGGREGATE PRE-INSTALLED
- NO FABRIC PRE-INSTALLED
- MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION

5-12 AREA

TOTAL ELEVATED PLAY COMPONENTS 8		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED 4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	6	REQUIRED 3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	6	REQUIRED 6

flagship recreation

FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
FLAGSHIPPLAY.COM
@FLAGSHIPPLAY

landscape structures

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGE RANGES AS NOTED ON PLAN.

LAKESIDE PARK OPTION 1

1556 116th Ave NE
Blaine, MN 55449

SALES REPRESENTATIVE:
Emily Maloney

DESIGNED BY:
JLZT
8/21/23

1/4" = 1'-0"

SHEET
LS101

8/21/2023

City of Blaine
10801 Town Square Drive NE
Blaine MN 55449
Jerome Krieger

OPTION 1

PRELIMINARY BUDGET - THIS IS AN ESTIMATE & NOT A FORMAL QUOTE

	Preliminary Budget	Possible Additions	Possible Reductions	QTY	Notes
Play Equipment					
Lakeside Park - Opt 1,EM706	75,823.00				2024 Estimated List Price of Equipment
State Contract #218091	(6,065.84)			8%	(6% discount under $80,000 & 8% discount $80,000 & above), 8% used assuming purchase at same time as West Lake Park
Sales Tax - if applicable	0.00				ST3 Certificate of Exemption must be provided by owner.
Delivery of Play equipment	750.00				Estimated / Final quote will be provided upon final design.
Mobilization	750.00				
Dumpster(s) - 30 Yard	750.00				Disposal of packaging material
Site work					
Demo/Disposal of Equipment & Excavation (existing container)	0.00			0	TO BE PROVIDED BY OWNER, EXCAVATION TO BE TO A 12" DEPTH
Hauling of Excavated Material (CY)	0.00			0	TO BE PROVIDED BY OWNER
Disposal of Excavated Material (CY)	0.00			0	TO BE PROVIDED BY OWNER
Border Options					
Concrete Border Straight (LF)	0.00			0	EXISTING TO REMAIN IN PLACE
Equipment Installation (Labor & Concrete for Footings)	19,437.63			27.86%	Full professional installation by Landscape Structures Certified Installers. Standard labor rate unless otherwise noted
Subgrade Prep & Engineered Wood Fiber Surfacing (EWF)					
GeoTextile Fabric (Sq. Ft.)	0.00			0	Price includes installation
EWF - Playground Safety Surfacing (CY)	3,554.91			79	IPEMA Certified Playground Surfacing - Meets the standards of ASTM, ADA & CPSC
Site Restoration (Sq.Ft.)	0.00			0	TO BE PROVIDED BY OWNER
	Budget Total	**Total Additions**	**Total Reductions**		**Total w/ Additions & Reductions**
	94,999.70	0.00	0.00		94,999.70

Colony Preserve Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the Colony Preserve Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Capital Improvement Program, which included $60,000 for the Colony Preserve Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $8,900 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $39,530 and the installation from Flagship Recreation is $19,591 for a total of $59,121.
- The Park Board reviewed the project at their April 25, 2023 meeting and recommended that the council proceeds with the project.

Picture of New Colony Preserve Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the Colony Preserve Playground Replacement in the amount not to exceed $60,000.
- Questions.

Lakeside Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the Lakeside Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Capital Improvement Program, which included $95,000 for the Lakeside Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $6,000 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $75,823 and the installation from Flagship Recreation is $19,177 for a total of $95,000.
- The Park Board reviewed the project at their October 24, 2023 meeting and recommended that the council proceeds with the project.

Picture of Lakeside Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the Lakeside Playground Replacement in the amount not to exceed $95,000.
- Questions.

West Lake Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the West Lake Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Parks and Trails budget, which included $120,000 for the West Lake Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $7,800 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $91,019 and the installation from Flagship Recreation is $28,981 for a total of $120,000.
- The Park Board reviewed the project at their October and November meetings and recommended that the council proceeds with the project.

Picture of New West Lake Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the West Lake Playground Replacement in the amount not to exceed $120,000.
- Questions.

City of Blaine
Staff Report

File Number: 2024-016

Agenda Date	Status
January 3, 2024	
In Control	**File Type**
City Council	Motion

Administration - Jerome Krieger, Sr. Recreation Manager

Agenda Item # 11.6

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at West Lake Park

Executive Summary

Pursuant to the City's purchasing rules, the staff is bringing forward the attached quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at West Lake Park.

Background

The City Council discussed the playground replacement projects at the September 25, 2023, Council workshop meeting. The Council consensus was to move forward with the West Lake playground replacement project. During the December 18, 2023, Council meeting, Finance presented the preliminary Capital Improvement Program which included budgets for all projects proposed in 2024. The Council approved the 2024 Parks Capital Improvement Program budget which appropriated $120,000 for the West Lake playground replacement.

Utilizing cooperative purchasing contracts, Parks and Recreation staff requested a quote for playground equipment provided by Landscape Adventures and playground installation by Flagship Recreation for West Lake Park. The quoted cost of the playground equipment is $91,019. The quoted cost of the installation is $28,981. Staff recommends accepting the quotes for a total project cost of $120,000. The quote included the following.

- Equipment
- Installation
- Mobilization
- Dumpster
- Removal of old wood fiber
- New wood fiber

Staff, under the cooperative purchasing contract of U.S. Communities Government Alliance, would utilize the USGA pricing structure and purchase the playground equipment line manufactured by Landscape Structures and supplied by Flagship Recreation. Using the USGA cooperative will save the city over $7,800. As part of the process, staff met with Flagship Recreation to develop design concepts for the park. From that meeting, two concepts were identified. Staff presented three options to the Park Board, which recommended the attached design.

Strategic Plan Relationship

This project meets the Infrastructure Management strategic plan priority.

Board/Commission Review

The Park Board reviewed the project at the October 24 and November 28, 2023, meeting. The board recommended that the City Council proceed with the project.

Financial Impact

On December 18, 2023, Council adopted resolution 23-207, which established the 2024 Parks Capital Improvement Program budget and appropriated $120,000 for the replacement of playground equipment at West Lake Park (project# P2404). The funding was subsequently authorized by Council adoption of resolution 23-205, which provided a one-time $500,000 transfer from the Strategic Priorities Fund to the Parks and Trail Fund for 2024 projects, including the West Lake Park playground replacement. Adequate funds remain available to complete this project.

Public Outreach/Input

Reviewed by the Park Board at its October and November meeting. No additional outreach required.

Staff Recommendation

By motion, accept quotes for playground equipment from Landscape Structures and playground installation by Flagship Recreation at West Lake Park for a total cost of $120,000.

Attachment List

1. _2023.11.08 Blaine_West Lake Park Palette CE
2. Colony Preserve, Lakeside and West Lake Park Playground Equipment

City of Blaine

Signature Copy

Resolution:

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at West Lake Park

City of Blaine

Signature Copy

Ordinance:

Accept Quotes for Playground Equipment from Landscape Structures and Playground Installation by Flagship Recreation at West Lake Park

West Lake Park - Option 1B

Blaine_WestLake 081623 OPT1B • 11.6.2023

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West Lake Park - Option 1B

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West Lake Park - Option 1B

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CONTAINER DETAILS

TOTAL 5-12 CONTAINER AREA	4808 SF
TOTAL 2-5 CONTAINER AREA	1477 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA (5-12)	4808 SF
TOTAL EWF AREA (2-5)	1477 SF
EDGING TYPE	EXISTING CONCRETE CURB
FINISH GRADE	TOP OF CURB

**SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
- NO DRAINAGE AGGREGATE PRE-INSTALLED
- NO FABRIC PRE-INSTALLED
- MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION

2-5 AREA

TOTAL ELEVATED PLAY COMPONENTS 4		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED 2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED 1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED 3

5-12 AREA

TOTAL ELEVATED PLAY COMPONENTS 8		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	5	REQUIRED 4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	5	REQUIRED 3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED 4

flagship recreation

FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
FLAGSHIPPLAY.COM
@FLAGSHIPPLAY

landscape structures

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGE RANGES AS NOTED ON PLAN.

WEST LAKE PARK OPTION 1B

11903 South Lake Boulevard Northeast
Blaine, MN 55449

SALES REPRESENTATIVE:
Emily Maloney

DESIGNED BY:
JLZT
11/3/23

3/16" = 1'-0"

SHEET
LS101

D:\Flagship Recreation\Flagship Recreation - Documents\2024 Planning\Emily\Blaine - West Lake Park\2023.08.16 Preliminary Designs\West Lake Option 1B-Blaine_WestLake_081623_OP1B.dwg

11/8/2023

City of Blaine
10801 Town Square Drive NE
Blaine MN 55449
Jerome Krieger

OPTION 1B

PRELIMINARY BUDGET - THIS IS AN ESTIMATE & NOT A FORMAL QUOTE

	Preliminary Budget	Possible Additions	Possible Reductions	QTY	Notes
Play Equipment					
West Lake Park - Opt 1B,EM706	98,118.00				2024 Estimated List Price of Equipment
State Contract #218091	(7,849.44)			8%	(6% discount under $80,000 & 8% discount $80,000 & above)
Sales Tax - if applicable	0.00				ST3 Certificate of Exemption must be provided by owner.
Delivery of Play equipment	750.00				Estimated / Final quote will be provided upon final design.
Mobilization	750.00				
Dumpster(s) - 30 Yard	750.00				Disposal of packaging material
Site work					
Demo/Disposal of Equipment & Excavation to 12" depth (existing	0.00			0	TO BE PROVIDED BY OWNER, EXCAVATION TO BE TO A 12" DEPTH
Hauling of Excavated Material (CY)	0.00			0	TO BE PROVIDED BY OWNER
Disposal of Excavated Material (CY)	0.00			0	TO BE PROVIDED BY OWNER
Border Options					
Concrete Border Curved (LF)	0.00			0	EXISTING TO REMAIN IN PLACE
Equipment Installation (Labor & Concrete for Footings)	14,611.05			16.19%	Full professional installation by Landscape Structures Certified Installers. **Standard labor rate unless otherwise noted**
Subgrade Prep & Engineered Wood Fiber Surfacing (EWF)					
GeoTextile Fabric (Sq. Ft.)	0.00			0	Price includes installation
EWF - Playground Safety Surfacing (CY)	12,869.68			286	IPEMA Certified Playground Surfacing - Meets the standards of ASTM, ADA & CPSC
Site Restoration (Sq.Ft.)	0.00			0	TO BE PROVIDED BY OWNER
	Budget Total	Total Additions	Total Reductions		Total w/ Additions & Reductions
	119,999.29	0.00	0.00		119,999.29

Date 11/8/2023
Expires 11/18/2023
Quote: City of Blaine
Contact: Jerome Krieger
Phone: (763) 785-6161
Email: JKrieger@blainemn.gov

Ship To:	**Please Make PO's & Contracts Out To:**
West Lake Park - Opt 1B 11903 South Lake Boulevard Northeast Blaine, MN 55449	Landscape Structures, Inc. 601 7th St. S Delano, MN 55328
Bill To:	**Please Remit Payment To:**
City of Blaine 10801 Town Square Drive NE Blaine MN 55449	Landscape Structures, Inc. SDS 12-0395 PO Box 86 Minneapolis, MN 55486-0395

We are pleased to submit this proposal to supply the following products/services:

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
1	EQUIPMENT	West Lake Park - Opt 1B,EM706WLP628545238		$98,118.00
1	DISCOUNT	State Contract #218091	8.00%	($7,849.44)

Subtotal	$90,268.56
Freight	$750.00
Sales Tax	Tax Exempt Cert
Total	$91,018.56

Quotes from Landscape Structures, Inc. are subject to current Landscape Structures, Inc. policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of $1,000.00 must be supported by a formal Purchase Order made out to Landscape Structures, Inc.

State Contract #218091

Terms: Net 30 days; 1.5% finance charge on balances over 30 days

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specificed)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Jerome Krieger	**PO#:**	
Signature:		**Email:**	JKrieger@blainemn.gov
Title:		**Phone:**	
Date:		**Purchase Amount:**	$91,018.56

Date 11/8/2023
Expires 11/18/2023
Quote: City of Blaine
Contact: Jerome Krieger
Phone: (763) 785-6161
Email: JKrieger@blainemn.gov

Ship To:	**Please Make PO's & Contracts Out To:**
West Lake Park - Opt 1B 11903 South Lake Boulevard Northeast Blaine, MN 55449	Flagship Recreation 11123 Upper 33rd St. N Lake Elmo, MN 55042
Bill To:	**Please Remit Payment To:**
City of Blaine 10801 Town Square Drive NE Blaine MN 55449	Flagship Recreation 11123 Upper 33rd St. N Lake Elmo, MN 55042

We are pleased to submit this proposal to supply the following products/services:

QTY	ITEM #	Description	UNIT PRICE	EXT. PRICE
		West Lake Park - Opt 1B,EM706WLP628545238		
1	MOB	Mobilization		$750.00
1	DUMPSTER	Dumpster - Disposal / Equipment Packing (30 Yard)		$750.00
0	SITE WORK	Demo/Disposal of Equipment & Excavation to 12" depth (existing container)		$0.00
0	BORDER	Concrete Border (6"W x 12"D)		$0.00
1	INSTALL	Playground Installation by Landscape Structures Certified Installers	16.19%	$14,611.05
286	SURFACING	Engineered Wood Fiber (EWF) & Installation		$12,869.68

			Subtotal	$28,980.73
			Freight	
			Sales Tax	Tax Exempt Cert
			Total	$28,980.73

Quotes from Flagship Recreation. are subject to current Flagship Recreation policies as well as Terms & Conditions, Inclusions & Exclusions outlined below unless noted otherwise on this quote. Changes are subject to price adjustment. Sales tax, if applicable, will be applied unless a tax-exempt certificate is provided at the time of order entry. Customer deposits, if required, must be received before orders will be entered & installation scheduled. Purchases in excess of $1,000.00 must be supported by a formal Purchase Order made out to Flagship Recreation

State Contract #218091

Terms: Net 30 days; 1.5% finance charge on balances over 30 days

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope *(This Section For Quotes Including Installation)*

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specificed)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Jerome Krieger	**PO#:**	
Signature:		**Email:**	JKrieger@blainemn.gov
Title:		**Phone:**	
Date:		**Purchase Amount:**	$28,980.73

EQUIPMENT COLOR SIGN OFF

West Lake Park - Opt 1B

Please sign below if you approve of the colors represented in the photo above.

Colors

Palette CE

Customer Signature:_____ **Date:** _____

Colony Preserve Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the Colony Preserve Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Capital Improvement Program, which included $60,000 for the Colony Preserve Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $8,900 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $39,530 and the installation from Flagship Recreation is $19,591 for a total of $59,121.
- The Park Board reviewed the project at their April 25, 2023 meeting and recommended that the council proceeds with the project.

Picture of New Colony Preserve Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the Colony Preserve Playground Replacement in the amount not to exceed $60,000.
- Questions.

Lakeside Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the Lakeside Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Capital Improvement Program, which included $95,000 for the Lakeside Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $6,000 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $75,823 and the installation from Flagship Recreation is $19,177 for a total of $95,000.
- The Park Board reviewed the project at their October 24, 2023 meeting and recommended that the council proceeds with the project.

Picture of Lakeside Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the Lakeside Playground Replacement in the amount not to exceed $95,000.
- Questions.

West Lake Park Playground Equipment Replacement

City of Blaine

Presented by: Jerome Krieger

Background

- The City Council and staff discussed the West Lake Playground replacement at the September 25, 2023 Council workshop meeting.
- The consensus from that meeting was to move forward with the playground replacement.
- During the December 18, 2023 Council meeting, Finance presented the preliminary Parks and Trails budget, which included $120,000 for the West Lake Playground replacement.
- Using the U.S. Government Alliance cooperative for purchasing, the city was able to save over $7,800 on the equipment cost with Landscape Structures.
- The quoted cost of the playground equipment from Landscape Structures is $91,019 and the installation from Flagship Recreation is $28,981 for a total of $120,000.
- The Park Board reviewed the project at their October and November meetings and recommended that the council proceeds with the project.

Picture of New West Lake Playground

Staff Recommendation

- Staff is asking the council to accept the quotes from Landscape Structures and Flagship Recreation for the West Lake Playground Replacement in the amount not to exceed $120,000.
- Questions.