



City of Blaine

City Council

February 21, 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. 2024-45 Police Department Citizen Award Recognitions
Sponsors: Brian Podany, Safety Services Manager/Police Chief

4.2. 2024-46 Police Officer Swearing-in Ceremony
Sponsors: Brian Podany, Safety Services Manager/Police Chief

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. 2024-47 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-48 Approval of Minutes

Sponsors: Cathy Sorensen, City Clerk

- 8.3.** RES 24-28 Resolution Granting Final Plat Approval to Create 34 Lots to be Known as Preserve at Lexington Waters Third Addition at 131st Avenue NE and Lever Street. Blaine 2022 LLC (Case File No. 24-0007/SAS)

Sponsors: Sheila Sellman, City Planner

- 8.4.** RES 24-43 Resolution Ordering the Preparation of an Alternative Urban Areawide Review for the Northtown Mall and Surrounding Area.

Sponsors: Sheila Sellman, City Planner

- 8.5.** 2024-49 Approve Payment to AXON Enterprises Inc. for the Officer Safety Plan Contract

Sponsors: Brian Podany, Safety Services Manager/Police Chief

- 8.6.** 2024-50 Approve Purchases from the Public Safety Funds

Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 9.1.** 2024-51 Proposed Onsale Intoxicating Liquor License Fee Increase

Sponsors: Cathy Sorensen, City Clerk

- 9.2.** RES 24-42 Resolution Granting a Conditional Use Permit to Allow a Veterinary Clinic in the I-1 (Light Industrial) Zoning District at 10035 Flanders Court NE. Twin Cities Animal Rehab and Sports Medicine (Case File No. 24-0010/SLK)

Sponsors: Sheila Sellman, City Planner

10. Development Business

- 10.1.** RES 24-41 Resolution Granting a Conditional Use Permit Amendment to Clarify the Side Yard and Front Yard Setbacks in the Foxtail Hollow Townhome Development in the Development Flex (DF) Zoning District at 121st Avenue and Radisson Road NE. Foxtail Hollow Townhomes (Case File No. 24-0009/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.2.** RES 24-38 Resolution Granting a Conditional Use Permit to Allow a 1,610 Square-Foot Garage in the Farm Residential (FR) Zoning District at 4726 115th Avenue NE. Chris Rice (Case File No. 24-0006/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.3.** ORD 24-2542 First Reading
Ordinance Approving an Amendment to the Blaine Zoning Code to Create a

New Zoning District, County Road 10 Mixed Use District. Northtown (City of Blaine) (Case File No. 24-0002/SAS)

Sponsors: Sheila Sellman, City Planner

10.4. ORD 24-2543 First Reading

Ordinance Rezoning Certain Parcels in the Northtown Area from Community Commercial (B-2) and Regional Commercial (B-3) to County Road 10 Mixed Use District. Northtown (City of Blaine) (Case File No. 24-0002/SAS)

Sponsors: Sheila Sellman, City Planner

11. Administration

11.1. ORD 24-2544 First Reading

Adopt an Extension to the Interim Ordinance for a Moratorium on Car Washes

Sponsors: Erik Thorvig, Community Development Director

11.2. ORD 24-2541 Second Reading

Amend Sec. 2-31. - Salaries of Mayor and Councilmembers

Sponsors: Cathy Sorensen, City Clerk

12. Other Business

13. Adjournment



City of Blaine Staff Report

File Number: 2024-45

Agenda Date

February 21, 2024

Status

In Control

City Council

File Type

Guest Speaker

Awards - Presentations - Organizational Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 4.1

Police Department Citizen Award Recognitions

Executive Summary

Several citizens from the community will be present to receive recognition from the Blaine Police Department for their actions in 2023 and early 2024, that directly benefited a fellow citizen and our law enforcement agency. The following citizens will be receiving an award from Chief Podany:

Bradley Miska - for helping detain a combative suspect who was resisting arrest.

Carla Holm - for providing aid to a motorcycle crash victim.

Kenton Pust - for providing aid to a motorcycle crash victim.

Jeffrey Ruff - for performing CPR on a male who was not breathing at a fitness center.

Mark Morrisette - for performing CPR on a male who was not breathing at a fitness center.

Background

Each year, the Blaine Police Department recognizes citizens in the community who have gone above and beyond what is expected of them to positively impact their fellow citizens and/or our law enforcement agency. The citizens are nominated by Blaine Police Department staff.

Strategic Plan Relationship

This item directly relates to the City of Blaine's Strategic Priority #5 Collaboration and Engagement by recognizing citizens who are involved in our community.

Board/Commission Review

None

Financial Impact

None

Public Outreach/Input

The citizens being recognized were given notice of the awards ceremony and invited to attend. They were also encouraged to invite family and friends to attend.

Staff Recommendation

Recognize the citizens receiving the awards.

Attachment List

None



City of Blaine Staff Report

File Number: 2024-46

Agenda Date

February 21, 2024

Status

In Control

City Council

File Type

Guest Speaker

Awards - Presentations - Organizational Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 4.2

Police Officer Swearing-in Ceremony

Executive Summary

A ceremony will be held to welcome two new officers and their families to the Blaine Police Department.

Background

When new officers successfully complete the Field Training program and advance to solo patrol, a swearing-in ceremony is performed in front of the City Council. This is a special time for new officers and their families to celebrate their accomplishments and be recognized in front of the City Mayor, City Councilmembers, City Manager, Chief Podany, fellow police staff, and the public.

The following new officers will be participating in the ceremony and take their Oath of Office:

Miles Wakumoto, Badge #254

Aaron Rice, Badge #255

Strategic Plan Relationship

The ceremony relates to the City of Blaine's Strategic Plan of Collaboration and Engagement, as well as Organizational Health. The City of Blaine is committed to hiring and promoting highly qualified staff in the safety services division and recognizing them at a City Council meeting open to the public.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

Family and friends of the staff being recognized were invited to attend the ceremony.

Staff Recommendation

Recognize and welcome new officers.

Attachment List

None

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 2/21/2024 FOR PAYMENTS THE WEEK OF 1/26/2024**

Vendor Name	Description	Amount
ALEXANDRA HOUSE INC	2024 Charitable Gambling Donation	\$ 75,000.00
ALLIANCE TECHNICAL GROUP LLC	Water testing/analysis	\$ 660.00
AMAZON CAPITAL SERVICES	Follow up voice mail logs	\$ 74.20
AMAZON CAPITAL SERVICES	Cable Manger for Server Racks	\$ 57.80
AMAZON CAPITAL SERVICES	5 key adding machine	\$ 94.62
AMAZON CAPITAL SERVICES	Supplies for events	\$ 65.65
AMAZON CAPITAL SERVICES	Supplies for events	\$ 131.75
AMAZON CAPITAL SERVICES	Backdrop-Breakfast w/ Bunny	\$ 39.99
ANOKA COUNTY CHIEFS OF POLICE ASSOC	2024 Membership Dues - Podany	\$ 177.00
ANOKA COUNTY COMPOSITE CIVIL AIR PATROL	2024 Charitable Gambling Donation	\$ 5,000.00
ANOKA COUNTY SHERIFF'S OFFICE	SWAT membership expenses	\$ 19,363.90
ANOKA COUNTY TREASURY DEPARTMENT	2024 DTF Grant Match Fund	\$ 20,000.00
ANOKA COUNTY TREASURY DEPARTMENT	Connect Anoka County Fiber	\$ 812.50
ASL INTERPRETING SERVICES INC	Interpreting Services	\$ 152.00
ASPEN MILLS INC	Uniform allowance	\$ 65.33
BAKER TILLY MUNICIPAL ADVISORS LLC	Arbitrage Compliance/Improve Bonds	\$ 4,600.00
BAUER BUILT INC	Tire repair	\$ 2,979.98
BLAINE BEYOND THE YELLOW RIBBON	2024 Charitable Gambling Donation	\$ 2,500.00
BLAINE BROTHERS INC	Bracket Kit	\$ 241.80
BOLTON & MENK INC	SW Area St Reconstruction	\$ 1,129.50
BOLTON & MENK INC	89th Ave/Davenport Street	\$ 9,151.00
BOLTON & MENK INC	Lift Station 1 Force Main	\$ 1,817.00
BOLTON & MENK INC	Lift Station 13 Force Main	\$ 11,230.00
BOLTON & MENK INC	SW Area St Reconstruction	\$ 7,948.00
BOLTON & MENK INC	Lift Station 13 Force Main	\$ 23,473.00
CAPITAL ONE TRADE CREDIT	Welding bay tools/supplies	\$ 169.05
CAPITAL ONE TRADE CREDIT	Welding bay tools/supplies	\$ 148.53
CARLSON MCCAIN INC	Austin St Extension Services	\$ 6,112.76
CARQUEST AUTO PARTS STORES	Refund	\$ (175.00)
CARQUEST AUTO PARTS STORES	Pigtails for PW Stock	\$ 41.52
CARQUEST AUTO PARTS STORES	Refund	\$ (335.38)
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 143.64
CARQUEST AUTO PARTS STORES	Mechanic shop supply/filters	\$ 25.88
CARQUEST AUTO PARTS STORES	Mechanic shop supply/filters	\$ 143.46
CARQUEST AUTO PARTS STORES	Fuel Filters for PW Stock	\$ 44.78
CARQUEST AUTO PARTS STORES	Air/Oil stock filters; PW	\$ 202.56
CARQUEST AUTO PARTS STORES	TPMS Sensor 5275	\$ 77.98
CENTENNIAL COMMUNITY FOOD SHELF	2024 Charitable Gambling Donation	\$ 3,000.00
CENTERPOINT ENERGY	750 Clover Leaf Parkway	\$ 80.00
CENTURYLINK	Telephone Service	\$ 74.43

CHESNESS THOMAS	Consent Decree	\$ 13,229.07
CHRONICLES IN HEALTH LLC	Nutrition Instructor at MAYC	\$ 35.00
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
COMCAST	Public Works Internet Service	\$ 201.47
CONNEXUS ENERGY-UTILITY PAYMENTS	Electric Service	\$ 48,139.48
CORE & MAIN LP	SAAS and Analytics Fees	\$ 66,545.00
CORE & MAIN LP	Water Radios for Resale	\$ 55,836.00
CORE & MAIN LP	Water Department Supplies	\$ 21,719.44
COREMARK METALS	Supplies to modify 1235-4	\$ 771.80
CRYSTEEL TRUCK EQUIPMENT	Streets F550 #1320 build up	\$ 38,314.76
DOUGLAS EMILY	Flight for GSMCON	\$ 436.20
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees	\$ 3,250.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees	\$ 8,785.75
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees	\$ 869.50
ESCAPE FIRE	Applied for wrong permit	\$ 495.00
FACTORY MOTOR PARTS COMPANY	Battery for 5125	\$ 154.81
FAMILY PROMISE IN ANOKA COUNTY	2024 Charitable Gambling Donation	\$ 12,000.00
FERGUSON WATERWORKS #2518	Service & Water Main Break Parts	\$ 1,127.22
FLAGSHIP RECREATION	Colony Preserve playground equip	\$ 26,511.00
FLEETPRIDE	Brake Parts	\$ 1,109.12
FRIENDLY CHEVROLET INC	Brake Pads	\$ 648.86
FRIENDLY CHEVROLET INC	Brake Pads for PW	\$ 324.43
GAMA SONIC USA INC	Solar Lights for Parks and City Hall	\$ 9,599.84
GRAINGER	Water cooler filters	\$ 374.76
GROUP HEALTH NON-PATIENT A/R	Wellness Program	\$ 186.76
HAMMER SPORTS LLC	Refs for Basketball League	\$ 344.00
HAWKINS INC	Chemicals	\$ 1,838.20
HAWKINS INC	Chemicals	\$ 2,249.00
HOPE 4 YOUTH	2024 Charitable Gambling Donation	\$ 12,000.00
HOPE FOR THE COMMUNITY	2024 Charitable Gambling Donation	\$ 12,000.00
IMPACT SERVICES	2024 Charitable Gambling Donation	\$ 5,000.00
INDELCO PLASTICS CORPORATION	Water valve	\$ 749.87
INSIGHT PUBLIC SECTOR INC	Carbon Black Endpoint Security	\$ 2,542.80
JAM HOPE FOUNDATION	2024 Charitable Gambling Donation	\$ 5,000.00
JE DUNN CONSTRUCTION COMPANY	Permit Refund Partial	\$ 6,200.00
KATH FUEL OIL SERVICE COMPANY	Windshield washer fluid	\$ 295.00
KELLIN THOMAS	Well Interference Settlement	\$ 900.00
KWIK TRIP INC	Easement Acquisition for Kwik Trip	\$ 900.00
LAWSON PRODUCTS INC	Mechanics Shop supplies	\$ 136.00
LAWSON PRODUCTS INC	Ty-Rap for Sewer	\$ 471.10
LOWE'S HOME CENTERS LLC	Public Sidewalk Easement ROW	\$ 400.00
LUNGSTROM JOAN	Damage Deposit Refund	\$ 500.00
MC TOOL & SAFETY SALES	Reflective winter hats	\$ 833.40
MCMULLEN TIM AND SHERI	Well Interference Settlement	\$ 1,554.00
MENARDS - BLAINE	Welding bay supplies	\$ 63.25
METROPOLITAN COUNCIL	MCES 2024 Wastewater Services	\$ 456,606.67
METROPOLITAN COUNCIL	MCES 2024 Wastewater Services	\$ 456,606.67

MIDWAY FORD COMPANY	Vent valve	\$	74.03
MIDWAY FORD COMPANY	Bracket	\$	79.64
MIDWAY FORD COMPANY	F150 for PW Admin #3431	\$	45,975.19
MIDWAY FORD COMPANY	F150 for Sewer #4626	\$	45,975.19
MINNEAPOLIS SAW COMPANY INC	Supplies	\$	49.99
MINNESOTA EQUIPMENT - HAM LAKE	Wrap/apron Chaps	\$	119.95
MINNESOTA MUNICIPAL UTILITIES ASSOC	Safety management program	\$	9,308.00
MINNESOTA OCCUPATIONAL HEALTH	Pre-employment testing	\$	184.00
MINNESOTA UI	Unemployment insurance Q4	\$	4,184.27
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$	167.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	448.00
MOCIC	MOCIC/RISS NET membership-2024	\$	250.00
MTI DISTRIBUTING INC	Wheel	\$	436.62
MTI DISTRIBUTING INC	Ball joint	\$	373.50
MUNICIPAL BUILDERS INC	WTP #2 Preventative Maintenance	\$	39,832.22
NATIONAL PUBLIC EMPLOYER LABOR	Annual membership	\$	175.00
NORTHWESTERN POWER EQUIPMENT CO	Backwash flow control valve	\$	29,950.00
NOVAK MARK	Well Interference Settlement	\$	500.00
NUSS TRUCK & EQUIPMENT	Oil Cap	\$	37.83
NUSS TRUCK & EQUIPMENT	Wiring repair	\$	869.51
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$	18.00
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$	586.68
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$	586.68
OFFICE OF MNIT SERVICES	Telephone and Internet Service	\$	586.68
OLDAKOWSKI DAVE	Well Interference Settlement	\$	2,040.00
OPTUM FINANCIAL INC	Quarterly HSA benefits admin fee	\$	666.25
O'REILLY AUTOMOTIVE STORES INC	Stock Filters	\$	160.19
O'REILLY AUTOMOTIVE STORES INC	Bearings	\$	340.06
PARK CONSTRUCTION COMPANY	Hydrant Meter Deposit Refund	\$	4,372.00
POGALZ BRIAN	Well Interference Settlement	\$	2,672.46
PRINT CENTRAL	Business Cards	\$	78.00
PRINT CENTRAL	Service Line Survey Cards	\$	160.00
ROSAR KELLY AND KEVIN	Well Interference Settlement	\$	4,556.41
SBM FIRE DEPARTMENT	2024 Charitable Gambling Donation	\$	40,000.00
SHORT ELLIOTT HENDRICKSON INC	Pleasure Creek Design	\$	27,506.74
SHRED-IT C/O STERICYCLE INC	December shred	\$	444.10
SNAP-ON INDUSTRIAL	Shop Tools	\$	663.51
ST CLOUD STATE UNIVERSITY	MCFOA	\$	375.00
ST CLOUD STATE UNIVERSITY	MCFOA	\$	375.00
STATE OF MINNESOTA DEED	Jan 2024 #CDAP-17-0064-H-FY18	\$	1,568.24
STEPPING STONE EMERGENCY HOUSING	2024 Charitable Gambling Donation	\$	12,000.00
THE MINNESOTA HUNDRED CLUB	2024 Charitable Gambling Donation	\$	5,000.00
THE SALVATION ARMY	2024 Charitable Gambling Donation	\$	12,000.00
TKDA AND ASSOCIATES INC	TH65 Access Improvement	\$	24,762.36
TRI-STATE BOBCAT INC	Fittings/Mirror/Flashers	\$	318.46
ULINE	Desk Chairs; Water	\$	1,890.50
ULINE	Fire extinguisher brackets	\$	239.51

VANG TOU	Tuition reimbursement	\$	950.00
VERIZON WIRELESS	Telephone Service	\$	80.02
WAY OF THE LORD INC	2024 Charitable Gambling Donation	\$	12,000.00
WM CORPORATE SERVICES INC	2023 Spring Street sweepings	\$	46,525.74
WSB & ASSOCIATES INC	SE Area Reconstruction	\$	1,495.50
XCEL ENERGY	4206 Woodland Pkwy NE	\$	87.81
XCEL ENERGY	4131 Pheasant Ridge Dr NE	\$	17.06
XCEL ENERGY	10563 Packard St NE-Siren	\$	13.06
XTREME CUSTOM APPAREL & PROMOTIONS	Ben Stream - Building Apparel	\$	67.00
ZAHL-PETROLEUM MAINTENANCE COMPANY	Fuel Pumps	\$	44,000.00
ZENK ROBERT	Well Interference Settlement	\$	1,300.00
		\$	1,903,904.11

CITY OF BLAINE**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 2/21/2024 FOR PAYMENTS THE WEEK OF 1/26/2024**

Vendor Name	Description	Amount
ANOKA COUNTY TREASURY DEPARTMENT	2024 DTF Grant Match Fund	\$ 20,000.00
CORE & MAIN LP	Water Department Supplies	\$ 21,719.44
BOLTON & MENK INC	Lift Station 13 Force Main	\$ 23,473.00
TKDA AND ASSOCIATES INC	TH65 Access Improvement	\$ 24,762.36
FLAGSHIP RECREATION	Colony Preserve playground equip	\$ 26,511.00
SHORT ELLIOTT HENDRICKSON INC	Pleasure Creek Design	\$ 27,506.74
NORTHWESTERN POWER EQUIPMENT CO	Backwash flow control valve	\$ 29,950.00
CRYSTEEL TRUCK EQUIPMENT	Streets F550 #1320 build up	\$ 38,314.76
MUNICIPAL BUILDERS INC	WTP #2 Preventative Maintenance	\$ 39,832.22
SBM FIRE DEPARTMENT	2024 Charitable Gambling Donation	\$ 40,000.00
ZAHL-PETROLEUM MAINTENANCE COMPANY	Fuel Pumps	\$ 44,000.00
MIDWAY FORD COMPANY	F150 for PW Admin #3431	\$ 45,975.19
MIDWAY FORD COMPANY	F150 for Sewer #4626	\$ 45,975.19
WM CORPORATE SERVICES INC	2023 Spring Street sweepings	\$ 46,525.74
CONNEXUS ENERGY-UTILITY PAYMENTS	Electric Service	\$ 48,139.48

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 2/21/2024 FOR PAYMENTS THE WEEK OF 2/2/2024**

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Park Signs	\$ 645.00
ABC SIGN & GRAPHIC INC	Unit numbers for vehicles	\$ 300.00
ACKERMAN CINDY	Well Interference Settlement	\$ 608.00
AEROFAB INC	Edge guards for blowers	\$ 331.00
ALLEGRA PRINT & IMAGING	PD Business Cards	\$ 130.40
ALLEGRA PRINT & IMAGING	Business Cards - Brownell	\$ 65.20
ALLEGRA PRINT & IMAGING	Police Dept forms	\$ 325.25
ALLEGRA PRINT & IMAGING	Business Cards - Jahnke	\$ 66.32
ALLEGRA PRINT & IMAGING	Senior wellness event cards	\$ 72.62
AMAZON CAPITAL SERVICES	Strategic planning meeting supplies	\$ 267.05
AMAZON CAPITAL SERVICES	Label printers for elections	\$ 489.95
AMAZON CAPITAL SERVICES	Ethernet Patch Cables	\$ 108.57
AMAZON CAPITAL SERVICES	Toner	\$ 51.92
AMAZON CAPITAL SERVICES	Cable Mangers for Server Racks	\$ 769.86
AMAZON CAPITAL SERVICES	Patrol general supplies - cases	\$ 188.85
ANIMAL HUMANE SOCIETY	Animal Impound Services	\$ 214.00
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD	\$ 14.50
ANOKA COUNTY TREASURY DEPT	Connect Anoka County Fiber	\$ 812.50
ASPEN MILLS INC	Uniform Pants - Brennan	\$ 79.99
ASPEN MILLS INC	Uniforms and clothing	\$ 1,177.85
ASPEN MILLS INC	Uniforms and clothing	\$ 1,685.48
ASPEN MILLS INC	Uniforms and clothing	\$ 219.00
ASPEN MILLS INC	Uniforms and clothing	\$ 1,863.11
ASPEN MILLS INC	Uniforms and clothing	\$ 2,008.86
ASPEN MILLS INC	Uniforms and clothing	\$ 228.90
ASPEN MILLS INC	Uniforms and clothing	\$ 27.96
ASPEN MILLS INC	Uniforms and clothing	\$ 92.00
ASPEN MILLS INC	Uniforms and clothing	\$ 12.00
ASPEN MILLS INC	Uniforms and clothing	\$ 173.85
ASPEN MILLS INC	Uniforms and clothing	\$ 181.35
ASPEN MILLS INC	Uniforms and clothing	\$ 116.90
ASPEN MILLS INC	Uniforms and clothing	\$ 79.95
ASPEN MILLS INC	Uniforms and clothing	\$ 33.00
ASPEN MILLS INC	Uniforms and clothing	\$ 33.98
ASPEN MILLS INC	Uniforms and clothing	\$ 321.70
ASPEN MILLS INC	Uniforms and clothing	\$ 44.00
BARR ENGINEERING COMPANY	WTP1 Underdrain Design	\$ 24,147.00
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance	\$ 4,556.49
BIEDERMANN KARLIN	Wellness Kick-Off Event Supplies	\$ 210.03
BLAINE BROTHERS INC	Brake/Air Compressor Repair 1201	\$ 2,779.01

BLAINE BROTHERS INC	Insurance Claim	\$ 163.30
BLAINE BROTHERS INC	King Pin Repairs 1203	\$ 7,775.95
BLANK ACQUISITION LLC	Postcard Stock for Utilities	\$ 214.59
BLANK ACQUISITION LLC	Postcard Stock for Utilities	\$ 87.24
BOLTON & MENK INC	2024 SW Area Street Reconstruct	\$ 27,585.50
BOLTON & MENK INC	Ulysses & 117th Improvement	\$ 7,188.00
BOLTON & MENK INC	Ulysses & 117th Improvement	\$ 3,490.10
BOLTON & MENK INC	SW Area St Reconstruction	\$ 9,836.50
BOYER TRUCKS	Muffler pipes for 1162	\$ 528.78
BROWNELLS INC	Patrol supplies - roll pin kit	\$ 89.98
CENTURYLINK	Telephone Service	\$ 128.01
CINTAS CORPORATION	CH - Mats/Rugs	\$ 205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 205.67
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CITY OF COON RAPIDS	Traffic Control Signals (2023)	\$ 70.73
CORE & MAIN LP	Merchandise for Resale - 2" Meters	\$ 8,309.15
D & G TIRE RECYCLE LLC	Tire Disposal	\$ 431.60
DELEGARD TOOL COMPANY	Shop Tools	\$ 241.23
DOUGLAS KERR UNDERGROUND LLC	Lift Station 13 Force Main	\$ 9,941.69
DOUGLAS KERR UNDERGROUND LLC	Lift Station 13 Force Main	\$ 194,724.50
ECM PUBLISHERS INC	Publication	\$ 236.50
ECM PUBLISHERS INC	Publication	\$ 166.62
ELDSTROM KERRY	Well Interference Settlement	\$ 664.75
EMBROIDERY & MORE TOO LLC	Uniforms - PW	\$ 480.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES	Lightbar for Squad 5318	\$ 252.07
EMERGENCY MEDICAL PRODUCTS INC	Spit Hoods for Patrol Operations	\$ 55.35
ESRI INC	ArcGIS Business Analyst Subscription	\$ 95.12
FACTORY MOTOR PARTS COMPANY	Battery for 5254	\$ 135.96
FISERV	December FISERV Payment	\$ 153.44
FRANKENSIGNS INC	Nameplates	\$ 126.00
GALLS LLC	Lockout Tools for Police Vehicles	\$ 97.99
GRAINGER	Tower 1 Heater	\$ 942.15
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$ 238.00
HAMMER SPORTS LLC	Refs for Adult Basketball League	\$ 344.00
HAUGO GEO TECHNICAL SERVICES LLC	2024 SW Area Street Reconstruction	\$ 1,740.00
HAUGO GEO TECHNICAL SERVICES LLC	Lift Station 13 Force Main	\$ 9,790.00
INSIGHT PUBLIC SECTOR INC	UPS System For New Switches	\$ 195.78
INSIGHT PUBLIC SECTOR INC	UPS System For New Switches	\$ 1,288.95
INSIGHT PUBLIC SECTOR INC	ArcGIS Azure Hosting	\$ 2,584.09
INSIGHT PUBLIC SECTOR INC	Adobe Acrobat for Sherry Cerra	\$ 83.29
JAHN JEFFREY	Training Mileage Reimburse	\$ 680.37
JEFF BELZER'S ROSEVILLE AUTO INC	Paint for 5274	\$ 12.49
JENNINGS RANDY	Well Interference Settlement	\$ 2,250.00
KRAFT MECHANICAL LLC	Refund Permit B23-03184	\$ 1,823.00
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 2,029.36
LOCAL GOVERNMENT INFORMATION SYSTEMS	Special Assessment Sys Dev R&D	\$ 3,050.00
LOCAL GOVERNMENT INFORMATION SYSTEMS	Special Assessment Program	\$ 5,569.00

MACQUEEN EQUIPMENT INC	Dig Tubes for Vac Con	\$	943.74
MC TOOL & SAFETY SALES	Gas Monitor Calibration	\$	225.00
MENARDS - BLAINE	Tools for Dig Van	\$	233.61
MENARDS - BLAINE	PW tv remount	\$	70.79
MENARDS - BLAINE	Storm Supplies	\$	74.95
MENARDS - BLAINE	CH tv move electrical	\$	54.32
MENARDS - BLAINE	Weldable Flat Steel	\$	11.98
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	2,918.00
METZEN REALTY AND ASSOCIATES CO	Assessment Benefit Appraisal	\$	9,000.00
METZEN REALTY AND ASSOCIATES CO	Assessment Benefit Appraisal	\$	9,000.00
METZEN REALTY AND ASSOCIATES CO	Assessment Benefit Appraisal	\$	9,000.00
MIDWAY FORD COMPANY	Tube Assy for 5300	\$	15.07
MIDWAY FORD COMPANY	Taillight for 5302	\$	191.24
MIDWAY FORD COMPANY	Heater Hoses 5301	\$	67.21
MINNESOTA DEPARTMENT OF HEALTH	Exam Certificate Fee- Withrow	\$	23.00
MINNESOTA MUNICIPAL UTILITIES ASSOC	Membership dues	\$	729.00
MINNESOTA RURAL WATER ASSOCIATION	MRWA Tech Conference	\$	1,375.00
MINNESOTA RURAL WATER ASSOCIATION	2024 Annual Membership	\$	400.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	726.63
NORTHERN SANITARY SUPPLY CO INC	Sanitizer/Disinfectant/towels/Liners	\$	825.37
NORTHWAY SPORTS	Clutch & Assembly for 5172	\$	839.70
NUSS TRUCK & EQUIPMENT	Insurance Claim	\$	57.89
NUSS TRUCK & EQUIPMENT	Insurance Claim	\$	57.47
O'REILLY AUTOMOTIVE STORES INC	Sealants for Mechanic Shop	\$	39.98
O'REILLY AUTOMOTIVE STORES INC	Brake Pads for 2379	\$	80.21
O'REILLY AUTOMOTIVE STORES INC	Brake Pads/rotors for 3398	\$	149.99
PRO-TEC DESIGN INC	Network Assistance	\$	153.00
R&R SPECIALTIES OF WISCONSIN INC	Guide wheel for 2397-1	\$	179.60
REINKE KIMBERLY	General Supplies	\$	44.40
RESPEC	MapFeeder/Fulcrum subscription	\$	1,985.00
ROTO ROOTER SERVICES COMPANY	Permit Refund B24-00326	\$	78.28
SHOWALTER ELIZABETH	Mileage & Expense Report	\$	21.96
SPROUT SOCIAL INC	Social Media Management System	\$	22,123.33
STANDARD INSURANCE COMPANY	Life Insurance - monthly	\$	9,104.25
SUN LIFE FINANCIAL	Long Term Disability Insurance	\$	5,093.14
T A SCHIFSKY & SONS INC	2023 Trail Maintenance Project	\$	92,797.00
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	\$	8,208.00
TOTAL COMPLIANCE SOLUTIONS INC	Random drug testing	\$	525.00
TRI-STATE BOBCAT INC	Side Mirror/Pin Kit for 2305	\$	503.56
TRI-STATE BOBCAT INC	Flasher for 1309	\$	15.01
TRI-STATE BOBCAT INC	Chain Saw Parts	\$	9.98
TRI-STATE BOBCAT INC	Seal Kit for 1309	\$	178.63
TRI-STATE BOBCAT INC	Chain Saw Parts	\$	179.20
TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad 5311	\$	100.00
ULINE	Election Equipment - Ballot Cart	\$	869.57
WALSER BUICK GMC ROSEVILLE	New unmarked squad	\$	31,176.00
WSB & ASSOCIATES INC	2024 NW Area Street Reconstruct	\$	22,235.00

ZAYO GROUP LLC	Telephone Service	\$ 3,015.22
ZEITLER ALEXANDER GENE	Home Improvement Grant	\$ 5,000.00
		\$ 592,577.64

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 2/21/2024 FOR PAYMENTS THE WEEK OF 2/2/2024**

Vendor Name	Description	Amount
SPROUT SOCIAL INC	Social Media Management System	\$ 22,123.33
WSB & ASSOCIATES INC	2024 NW Area Street Reconstruct	\$ 22,235.00
BARR ENGINEERING COMPANY	WTP1 Underdrain Design	\$ 24,147.00
BOLTON & MENK INC	2024 SW Area Street Reconstruct	\$ 27,585.50
WALSER BUICK GMC ROSEVILLE	New unmarked squad	\$ 31,176.00

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: JANUARY 2024

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
01/04/24	VENDOR CHECKS	CHECK # 79752-79760	\$4,559.92
01/04/24	EMPLOYEES	DIRECT DEPOSITS	\$582,980.56
01/18/24	VENDOR CHECKS	CHECK # 79766-79774	\$11,399.32
01/18/24	EMPLOYEES	DIRECT DEPOSITS	\$616,976.55

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
01/04/24	STATE OF MINNESOTA	PAYROLL TAXES	\$38,289.01
01/04/24	I.R.S.	PAYROLL TAXES	\$174,626.47
01/04/24	P.E.R.A.		\$178,404.17
01/04/24	USCM & US BANK	DEFERRED COMP & H.S.A	\$62,152.55
01/15/24	21ST CENTURY BANK	CREDIT CARDS	\$41,897.60
01/20/24	STATE OF MINNESOTA	DECEMBER SALES TAX	\$32,212.00
01/18/24	STATE OF MINNESOTA	PAYROLL TAXES	\$42,008.61
01/18/24	I.R.S.	PAYROLL TAXES	\$190,209.51
01/18/24	P.E.R.A.		\$188,450.90
01/18/24	USCM & US BANK	DEFERRED COMP & H.S.A	\$68,374.84

TOTAL \$2,232,542.01



City of Blaine

City Council

February 5, 2024 | 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; Police Captain Russ Clark; Finance Director Jason Zimmerman; Accounting Supervisor Bonnie Friedrich; Director of Engineering Dan Schluender; Senior Parks and Recreation Manager Jerome Krieger; City Attorney Kevin Sandstrom; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

4.1. 2024-020 Recognition of Blaine Area Non-profit Organizations *Sponsors:*

Mayor Sanders reported each year, the Blaine City Council awards donations to several Blaine area non-profit organizations. The source of this funding is charitable gambling proceeds; organizations that run legal gambling operations, such as pull-tabs, within Blaine are required by State law to submit 10 percent of their net proceeds to the City. This year,

the Blaine City Council is proud to be able to award \$212,500 in grants to more than a dozen different community organizations. He listed the 2024 recipients and thanked them all for their work in the community.

- Alexandra House
- Blaine Beyond the Yellow Ribbon
- Centennial Community Food Shelf
- Civil Air Patrol
- Family Promise of Anoka County
- Hope 4 Youth
- Hope for the Community Food Shelf
- Minnesota 100 Club
- Salvation Army Food Shelf
- Stepping Stone Emergency Housing
- Way of the Lord Food Shelf
- Impact Services
- Jam Hope Foundation

5. Communications

Councilmember Larson thanked staff for their recent work with the MPCA to share options with residents to connect to city water.

Councilmember Robertson reminded the public of the upcoming Polar Plunge that would be held on February 24. She noted this event was being hosted by the Blaine Police Department and was a fundraiser for Special Olympics.

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 7:07PM.

Mike Cornell, 1296 123rd Avenue NE, shared concerns regarding noise resulting from the nearby Mr. Carwash. He explained he has spoken with staff regarding his concerns and he understood noise levels were being collected. He requested staff get back to him once these measurements were taken.

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

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

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

Councilmember Massoglia requested the removal of Consent Agenda Item 8.8.

Moved by Councilmember Robertson seconded by Councilmember Newland, that the following items on the Consent Agenda be approved as amended removing Item 8.8.

Motion adopted unanimously.

- | | | |
|-------------|-----------|---|
| 8.1. | 2024-021 | Schedule of Bills Paid
<i>Sponsors: Jason Zimmerman, Finance Director</i> |
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 | | |
| 8.2. | 2024-033 | Approval of Minutes
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
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 | | |
| 8.3. | RES 24-39 | Election Judge Appointments for the 2024 Presidential Primary
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
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| 8.4. | 2024-031 | Motion to authorize purchase of Water Treatment Chemicals for January through June 2024
<i>Sponsors: Nick Fleischhacker, Public Works Director</i> |
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 | | |
| 8.5. | 2024-032 | Motion to Approve Purchase of High Service Pumps for Water Treatment Plant 1
<i>Sponsors: Nick Fleischhacker, Public Works Director</i> |
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 | | |
| 8.6. | RES 24-40 | Accept Energy Efficiency Conservation Block Grant Award and Amend the CIP Budget for Associated Projects.
<i>Sponsors: Todd Miller, Deputy Fire Marshal</i> |
|
 | | |
| 8.7. | 2024-022 | Motion to Approve Payment to Intuitive Municipal Solutions for Software Licensing, Cloud Hosting, Technical Support and Maintenance
<i>Sponsors: Jason Zimmerman, Finance Director</i> |

- 8.8.** 2024-023 Motion to Approve Payment to MP Nexlevel for the Installation of Fiber Optic Cable to the Lexington Athletic Complex and Amend the Project Budget
Sponsors: Jason Zimmerman, Finance Director

Councilmember Massoglia requested further information regarding the reasons for installing fiber optic and high speed internet at the Lexington Athletic Complex. Finance Director Jason Zimmerman explained the fiber optic was necessary to operate the door security software and other systems.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to Approve Payment to MP Nexlevel for the Installation of Fiber Optic Cable to the Lexington Athletic Complex and Amend the Project Budget.

Motion adopted 6-1 (Councilmember Massoglia opposed).

- 8.9.** RES 24-24 Resolution Granting Final Plat Approval for Two Outlots to be Known as Quail Creek 13th Addition at 2663 Quail Creek Court NE. (Case File No. 24-0001/SLK)
Sponsors: Sheila Sellman, City Planner

- 8.10.** RES 24-25 Resolution Granting Final Plat Approval to Subdivide Approximately 15.9 Acres into 54 Lots and One Outlot to be Known as Lexington Waters Third Addition at Ghia Court NE and 132nd Avenue NE. MN Landco/AREP Lexington Waters LP (Case File No. 24-0008/SLK)
Sponsors: Sheila Sellman, City Planner

- 8.11.** 2024-024 Approve Payment to Esri for Small Municipal and County Government Enterprise Agreement Annual Fee for Software/Maintenance
Sponsors: Daniel Schluender, Director of Engineering

- 8.12.** 2024-46 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

- 8.13.** RES 24-27 Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, lying over, under and across Outlot D, Quail Creek 10th Addition; except that part as platted as Woods of Quail Creek 5th Addition; according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V24-01

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

9.1. RES 24-26 Resolution Adopting Assessment for 2022 Street Reconstructions, Improvement Project No. 22-04

Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated the assessment roll had 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. City staff received one application for deferment of special assessments. Staff has reviewed the application and the resident at 1919 129th Avenue NE, Blaine, MN 55449 has met the criteria for senior deferment. It was noted another property applied for a deferment by this property did not meet the deferment criteria. Staff is recommending that council direct staff to adjust the assessment roll to reflect the deferment on 1919 129th Avenue NE, Blaine, MN 55449.

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

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

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to adopt a Resolution Adopting Assessment for 2022 Street Reconstructions, Improvement Project No. 22-04, including the proposed deferment for the property at 1919 129th Avenue NE.

Councilmember Saroya asked what options the second property requesting a deferment would have. Mr. Schluender explained the city did not have another mechanism given the fact this property did not meet any of the three hardships at this time.

Councilmember Newland questioned if this project came in under budget. Mr. Schluender reported the feasibility report estimated this project would cost \$5.3 million and it came in at \$4.9 million. He explained assessments would be lower than anticipated because the overall project costs were lower than originally estimated.

Motion adopted 6-1 (Councilmember Saroya opposed).

10. Development Business

10.1. RES 24-16 Resolution Granting a Conditional Use Permit for a Church in the Single Family (R-1) Zoning District at 2350 124th Court NE. Cornerstone Church of Blaine (Case File No. 23-0086/SLK)

Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the applicant is requesting to operate a church out of Northpoint Elementary school. Staff commented further on the request and recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a Resolution Granting a Conditional Use Permit for a Church in the Single Family (R-1) Zoning District at 2350 124th Court NE.

Councilmember Saroya asked if there would be any church operation during school hours. Ms. Sellman explained the church would only be operating from the school on Sundays.

Councilmember Saroya questioned why a conditional use permit was necessary. Ms. Sellman reported a conditional use permit was required for places of worship in the R-1 zoning district.

Motion adopted unanimously.

- 10.2.** RES 24-17 Resolution Granting a Conditional Use Permit for Three Accessory Buildings in the Single Family (R-1) Zoning District at 10719 Madison Street NE. Patricia Gower (Case File No. 23-0083/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit to allow three accessory buildings on a Single Family (R-1) lot. There is currently a detached garage and two sheds on the property. Staff commented further on the request and recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting a Conditional Use Permit for Three Accessory Buildings in the Single Family (R-1) Zoning District at 10719 Madison Street NE.

Motion adopted unanimously.

- 10.3.** RES 24-18 Resolution Granting a Preliminary Plat to Create Two Lots to be Known as National Sports Village 2nd Addition at 2030 105th Avenue NE. 105th Blaine Business Park, LLC. (Case File No. 23-0085/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting to subdivide the existing site into two lots. As part of the financing for the project the applicant needs each building to be on their own lot. The original development had two buildings on one lot. The approved development does not change with this action. Staff commented further on the request and recommended

approval.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Preliminary Plat to Create Two Lots to be Known as National Sports Village 2nd Addition at 2030 105th Avenue NE.

Councilmember Newland commented on the drive thru ordinance that was approved by the council last year. He asked if additional buildings on the south side of 105th would be able to have drive thrus. Ms. Sellman explained the ordinance states drive thrust would be allowed south of 105th with one drive thru per parcel.

Councilmember Newland stated because there was now two parcels, another drive thru would be possible, but noted it was his understanding there was not space. Ms. Sellman commented these buildings were currently under construction and noted the current layout would only allow for one drive thru.

Councilmember Robertson stated this was an exciting development that was kickstarting the redevelopment of the entire 105th Avenue area. She requested the developer provide the council with an update on the construction timeline. Mike Brees, developer, explained the project was running ahead of schedule due to the mild winter weather. He anticipated building one would be open mid-June and building two would be open late-June.

Councilmember Robertson thanked Mr. _____ for investing in the city of Blaine.

Motion adopted unanimously.

- 10.4.** RES 24-19 Resolution Granting a Conditional Use Permit for Shared Access/Parking, Off-site Parking, and Outdoor Seating in the 105th Avenue Redevelopment District at 2030 105th Avenue NE. National Sports Village 2nd Addition (105th Blaine Business Park, LLC) (Case File No. 23-0085/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit for shared access/parking, off-site parking, and outdoor seating. The applicant needs to subdivide the property for financing purposes. As a result of the subdivision, Lot 2 will not have any parking on the lot and will be accommodated by shared and off-site parking. This parking scenario was approved with the original plan, however it is now off-site due to the new property lines. The development itself is not changing. This CUP replaces the previously approved CUP in order for it to be in one document. Staff commented further on the request and recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit for Shared Access/Parking, Off-site Parking, and Outdoor Seating in the 105th Avenue Redevelopment District at 2030 105th Avenue NE.

Motion adopted unanimously.

11. Administration

- 11.1. RES 24-31** Resolution to Amend the Budget for the Construction of the Aquatore Bandshell and Associated Interfund Transfer
Sponsors: Jerome Krieger, Sr. Recreation Manager

Senior Parks and Recreation Manager Krieger stated the city council approved a budget for the construction of the Aquatore Bandshell at the May 1, 2023 regular meeting. The budget included \$3,529,000 for construction, a 5% construction contingency of \$176,450, \$250,000 for design and construction administration consulting, and \$52,500 for other costs (including security cameras, cable wiring for the city's IT system, lighting for the park trails, materials testing for construction, and audio/visual equipment and connections) for a total project budget of \$4,007,950. Due to unforeseen conditions during construction and much higher than anticipated costs for other items, staff is anticipating a shortage in the budget.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution to Amend the Budget for the Construction of the Aquatore Bandshell and Associated Interfund Transfer.

Councilmember Robertson stated this project has been before the council for a number of years and she understood price adjustments were necessary at times. She thanked the Blaine Festival Committee for their generous donations to the city that had made this project possible. She asked if the Blaine Festival Committee was willing to assist with the cost overages. Mr. Krieger explained the Blaine Festival Committee donated \$1 million to this project and were looking to add 96 picnic tables to the site. In addition, the committee would be upgrading the electric box that was onsite.

Councilmember Newland indicated he has enjoyed driving by the site and seeing the progress that has been made. He requested staff provide the council with an update on the construction timeline. Mr. Krieger stated the project was running on schedule at this time and should be complete by the end of May.

Councilmember Massoglia questioned why this building was having fiber optics installed. Mr. Krieger explained all city buildings have fiber optics for security purposes. He reported IT would like to have all buildings on the same network or canopy system.

Councilmember Saroya stated she was hearing a lot of excitement regarding this project and she looked forward to having the bandshell completed in Ward 1. She thanked Mr. Krieger for all of his efforts on this project.

Mayor Sanders asked that Mr. Krieger let the Blaine Festival Committee know that they have been a fantastic partner on this project.

Motion adopted unanimously.

- 11.2. 2024-034** Motion to Authorize the Mayor and City Manager to Enter into a Contract with WSB for Professional Design and Construction Services for the 2024

Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated on August 7, 2023 Council initiated the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05 with Resolution No. 23-124. At the August 7, 2023 Council meeting WSB, 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 WSB. The Engineering Department recently requested and received a proposal for final design and construction services including construction materials testing for the 2024 Northwest Area Street Reconstructions project from WSB in the amount of \$273,925.00. Staff has reviewed the 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 \$301,317.50. This project will be funded through proposed project assessments, Pavement Management Program funds, Storm Drainage funds, and Public Utility funds.

Moved by Councilmember Fleming, seconded by Councilmember Massoglia, to Authorize the Mayor and City Manager to Enter into a Contract with WSB for Professional Design and Construction Services for the 2024 Northwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-05.

Motion adopted unanimously.

- 11.3.** RES 24-30 Resolution Accepting a Bid from Corval Constructors, Inc. in the Amount of \$675,500.00 for the Water Treatment Plant 1 Filter & Piping Upgrades, Improvement Project No. 23-21.

Sponsors: Nick Fleischhacker, Public Works Director

Public Works Director Fleischhacker stated council is requested to approve a contract with Corval Constructors, Inc for the construction of the Water Treatment Plant No. 1 Filter & Piping Upgrades, Improvement Project No. 23-21 in the amount of \$675,500.00.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Accepting a Bid from Corval Constructors, Inc. in the Amount of \$675,500.00 for the Water Treatment Plant 1 Filter & Piping Upgrades, Improvement Project No. 23-21.

Motion adopted unanimously.

- 11.4.** ORD 24-2540 Amend City Charter Chapter 5. Initiative and Referendum and Recall

Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated in 2022 the council directed the charter commission to consider a

charter amendment that would provide for a recall process for an elected mayor or councilmember. It should be noted that Minnesota's constitution and statute provide for recall of elected state officials but not city officials therefore any recall process would require a charter amendment. The topic was discussed at the 2022 and 2023 commission meetings where commissioners discussed reasons where a recall would be allowed, size of the recall committee, and an appropriate threshold required of registered voters on a petition that would trigger a recall election. They reviewed several cities' examples and the proposed ordinance being presented is based on the City of Richfield's charter with input from city council regarding restricting reasons for recall to serious cases of malfeasance during the term of office in the performance of the duties of the office. It was noted the first reading and public hearing were held on January 17 with no comments received. It was noted this motion requires unanimous approval (7-0) from the city council in order to be adopted.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt Ordinance No. 24-2540, Amending City Charter Chapter 5. Initiative and Referendum and Recall.

Councilmember Saroya asked what changes were made to this portion of charter from the original language. Ms. Sorensen explained the draft before the council was based on the City of Richfield's charter. She reported after looking at several different cities, the Charter Commission recommended the draft language move forward but lowering the threshold for required number of voters on a recall petition as well as lowering the number of petition committee members. She indicated the reasons for a recall were changed from serious cases of malfeasance and nonfeasance in the performance of duties to only malfeasance.

Councilmember Saroya expressed concerns with the fact a city councilmember could not be recalled if they commit a gross misdemeanor crime in their personal capacity. Ms. Sorensen indicated a councilmember could only be recalled if the crime was in relation to their duties of office. She reported this would be determined on a case by case basis by the city clerk and city attorney.

She explained she would be voting against this charter amendment. She stated she wanted residents to have the right to go through the recall process, even if the crime occurs in an elected official's personal capacity.

Mayor Sanders requested staff bring this item back to the Charter Commission for further consideration.

Councilmember Massoglia stated the reason nonfeasance was eliminated was to avoid political theater. He explained the city council wanted recall process put in place and this charter amendment would create that process. He encouraged the Charter Commission to limit the scope for this process and supported recalls being limited to serious malfeasance.

Councilmember Saroya explained she would like councilmembers who commit a gross misdemeanor such as fraud to be included in reasons for a recall petition.

Motion failed 6-1 (Councilmember Saroya opposed).

11.5. ORD 24-2539 Amend City Charter Sec. 2.07 Salaries

Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated the council requested the charter commission annually review council salary data and make recommendations for possible increases. After reviewing salary data and the council's current salary which was last increased in 2015, the charter commission recommended a charter amendment that would provide regular review of salary data and recommendations based on annual cost of living increases provided to city staff. The proposed amendment only amends the process in which to review council salaries. Actual adjustments of the salaries are determined via an ordinance that requires approval by a majority of the city council. The proposed amendment also removes reference to reimbursement for reasonable expenses as the commission felt this was out of scope of salary language and is already addressed in council policy. It was noted the first reading and public hearing were held on January 17 with no comments received. Staff explained this motion requires unanimous approval (7-0) from the city council in order to be adopted.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt Ordinance No. 24-2539, Amending City Charter Sec. 2.07 Salaries.

Councilmember Saroya shared concerns about not wanting to increase salaries as officials are elected to serve. She did not feel comfortable raising salaries when there was no mechanism in place to determine how many hours councilmembers put in.

Councilmember Robertson explained the council was paid \$10,000 per year and noted many of the councilmembers have full time jobs. She reported this was her sixth year on the council. She understood this was a difficult topic to discuss and she understood she was a public servant. She asked staff when was the last time the council received a pay increase. Ms. Sorensen stated the council's last pay increase occurred in 2015. She clarified that the ordinance before the council would allow for an automatic review by the Charter Commission of the council's wages in June of every year and a recommendation would be made by the Charter Commission to the city council. She expressed frustration with the fact this item had been reviewed by council three different times at worksession and believed there was consensus and now it would not be moving forward.

Councilmember Fleming urged the council to support having a mechanism in place that would allow the Charter Commission to review the Council's salary each year. She believed it would be a disservice to not have this mechanism in place going forward. She noted the Council did not have to say yes to each pay raise, but at least there would be a consideration on a yearly basis.

Councilmember Saroya indicated she shared her concerns at the worksession meeting noting this was not supposed to be a full time job. She recommended this topic be revisited, stating she was putting in nearly 40 hours per week in this position. She was of the opinion this position was being done for public service and not compensation. She supported having a mechanism in place, but believed this was not the right one.

Motion failed 6-1 (Councilmember Saroya opposed).

11.6. ORD 24-2541 Amend Sec. 2-31. - Salaries of Mayor and Councilmembers

Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated the council requested the charter commission annually review council salary data and make recommendations for possible increases. After reviewing salary data and the council's current salary which was last increased in 2015, the charter commission is recommending the following salary increases for both mayor and councilmembers based on cost of living increases over the past 10 years provided city staff and comparisons to other cities of similar size:

Mayor

- \$18,315.03/yr - currently \$14,313.60/yr
- \$1,526.25/mo - currently \$1,192.80/mo

Councilmembers

- \$13,461.54/yr - currently \$10,500/yr
- \$1,121.80/mo - currently \$875.00

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt Ordinance No. 24-2541, Amending Section 2-31. - Salaries of Mayor and Councilmembers.

Councilmember Larson stated she believed the proposed pay increases were extremely fair. She understood this pay was not for a full time position, but also noted that costs were on the rise.

Councilmember Saroya indicated she did not feel right raising salaries of city councilmembers.

Councilmember Fleming questioned if this item could be brought back to the Charter Commission for further action. City Attorney Sandstrom advised this was an ordinance amendment and does not require a unanimous vote. He explained per State Statute, any changes of salaries can only go into effect after an election, which meant these changes would go into effect January of 2025.

Motion carried 6-1 (Councilmember Saroya opposed).

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:03PM.

Motion adopted unanimously.



City of Blaine

City Council Workshop

February 5, 2024 | 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.

2. 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; Police Captain Russ Clark; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Senior Parks and Recreation Manager Jerome Krieger; City Attorney Kevin Sandstrom; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2024-019** Recommendations and Follow Up to City Crime Stats and Considerations for Police Department Area 4
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Manager/Police Chief Podany stated based on feedback received in 2023 at a Council meeting pertaining to a potential sober home in the southern part of Blaine, the Police Department conducted research on crime data and trends as they relate to the city as

a whole. At the January 3, 2024, council workshop, crime information was presented relative to the Police Department's Patrol Districts and the three City Council wards. He presented possible initiatives to implement in Police Patrol District 4. He requested the Council provide feedback for consideration on measures that were considered, including those recommended for implementation, those recommended if resources allow, and those not being recommended.

Councilmember Larson stated she would support the police chief in the measures designated Recommended.

Councilmember Robertson agreed, noting the police chief knows what he needs in order to be effective in the community. She believed the council's role was to give support.

Police Chief Podany asked if the council supported the list of items designated Proceed.

Councilmember Massoglia stated this list had a lot of good ideas but questioned why the focus was only on Area 4 in the city. He was of the opinion these items should be incorporated city-wide. He indicated he did not support additional mailings for Area 4 or specific patrol areas. He did not want it to seem that resources or concern had been taken away from other areas of the city.

Councilmember Newland asked if there was a specific timeframe for the measures, or would there be concentrated efforts over the next three months. Police Chief Podany stated he was planning to complete the outreach in the spring. He indicated he could conduct neighborhood meetings at any time. He reported he would not have to complete the mailings, but could work on putting more information out on social media. He understood some residents want to see a strong public safety presence in the community but that can make others feel anxious.

Councilmember Massoglia stated he believed all Blaine residents wanted their neighborhood to feel special and that the police cared about them. He cautioned the police department from doing targeted mailings to certain patrol areas or specific neighborhoods.

Councilmember Newland questioned how the trailer camera was monitored by the police department. Police Chief Podany explained the video feed is monitored offsite and was saved for up to 30 days.

Councilmember Newland asked if the police department has had any successes because of the trailer. Police Chief Podany stated there have been a number of successes at the beach and the National Sports Center but noted the most important thing about the trailer was that it served as a deterrent.

Councilmember Newland inquired when the license plate reader would be put into use. Police Chief Podany anticipated this would occur in the next five or six weeks.

Councilmember Robertson stated she did not believe mailers would be effective but suggested targeted social media efforts be pursued along with neighborhood watch campaigns. Communications Manager Hayle described the kinds of targeted posts the city could do on NextDoor. He reported the city was not a member of any of the neighborhood

pages on Facebook for legal retention purposes. He indicated the city could work to make connections with people who are in those groups in order to share information.

Councilmember Robertson recommended councilmembers also be used as a conduit to share information. Police Chief Podany commented on how important it would be for information to be targeted when shared with the community.

Councilmember Saroya commented in her neighborhood a lot of residents were not on social media or NextDoor. She stated in order to make her neighbors aware of the city's efforts, signs would have to be posted or mailers would have to be sent. She believed it was important for the city to do something outside of social media in order to reach all residents. Overall, she supported the Police Chief's recommendations and trusted the department to move forward. She indicated she looked forward to neighborhood meetings being held in Ward 1.

Further discussion ensued regarding the police department's efforts to create a camera registry database for all of the surveillance cameras in the community.

Mr. Hayle explained the city newsletter was printed six times per year and would be a good way to share information with residents from the police department. For informational purposes, he reported a two-sided postcard would cost approximately \$10,000 to mail to all residents.

Police Chief Podany indicated he could work with communications staff on several different initiatives in order to conserve resources.

Councilmember Saroya recommended the Blaine Police Department address the situation that recently occurred with a former Blaine officer as the incident was creating distrust in the community. Chief Podany explained staff had shared as much information as legally allowed.

Council supported bringing forward a median safety ordinance for workshop consideration and supported the other recommendations as presented, including focus on concerning properties throughout the city and to expand outside Area 4 as resources become available. There was discussion regarding other ways to engage than mailers to be more effective while still engaging those without social media access and re-engage neighborhood groups and other residents.

3.2. 2024-020 Council Code of Conduct, Rules of Order and Procedure
Sponsors: Michelle Wolfe, City Manager

City Manager Wolfe stated council requested further review of the council code of conduct and rules of order and procedure. At the January 3 meeting, Councilmembers Massoglia and Fleming requested the topic of code of conduct and rules of order and procedure be added to a workshop for further consideration. Amended rules of order and procedure were adopted in October 2023 and confirmed in January with no additional amendments. The code of conduct was last presented in April 2023, including the staff recommendations

shown in yellow highlights. Councilmember Massoglia has shared the following additions for possible inclusion and a starting point for council discussion. Most of the suggestions would likely be included in the Rules of Order and Procedure, as they relate to meetings and workshops. Some suggestions would be included in the Code of Conduct. Once the Council has provided direction on the suggestions they would like included, staff will prepare revised drafts.

Councilmember Robertson questioned why Councilmember Massoglia wanted to bring this item back for council review.

Councilmember Massoglia explained the council had an extensive discussion regarding rules of order last year then reviewed his recommendations and believed they were very close to staff's recommendations. He wanted to make sure if staff was spending time on matters that there was council consensus to do so. He stated with respect to remarks and debate, it was important for the council to stay on topic, that the council not interrupt one another, and that council was not making insinuations or accusations. He commented on how important it was to maintain order and decorum in the council chambers and to properly recognize councilmembers before speaking. He supported having the rules in place to ensure the council had something to govern themselves by.

Councilmember Saroya indicated her concerns were the revised rules were too subjective and allowed too much authority to one individual to determine what is or isn't proper. She stated the consensus of the council could change over time and rules were being proposed that would dictate the future of the council. She explained these rules would do away with debate and dissent which she believed was healthy to have. She appreciated the rules for order when trying to speak, but she did not support the mayor having the right to suspend somebody from speaking. She indicated she reviewed the draft with councilmembers from other cities who felt the proposal was extreme and supported the council review how other cities manage rules of order. She stated the proposed recommendations were going too far in an effort to silent dissent. She explained she would continue to bring up concerns regarding ethics and conflicts of interest for full transparency purposes. She reported she would not be supporting the proposed changes.

Councilmember Massoglia indicated all of this was subject to the council's right to overrule. He explained power was not being given to just one person. He noted any councilmember could challenge the rule of the chair and if four people support this a change could be made to the rules. He reiterated that each councilmember has one vote, the same rights and were subject to the same rules. He explained he did review many other cities rules of order when suggesting these changes.

Councilmember Robertson discussed how the presiding officer in any meeting can gavel at any time or ask for a motion to recess. She reported she read the rules of order and understood no one councilmember has total authority over anything. She explained someone has to run the meeting and she believed the proposed language was in alignment with the policy discussion that consensus rules. She stated rules exist for a reason and were necessary. She understood that some of the rules were common sense, but she still supported them being written down.

Councilmember Newland stated the proposed language was very well done and adds to the

existing document.

Councilmember Fleming supported the proposed changes as well.

Councilmember Saroya did not support this item moving forward until further discussion could be held at a worksession meeting, especially issues surrounding first amendment rights. Ms. Wolfe reported several attorneys reviewed the proposed language noting the original language was drafted by former City Attorney Nelson. She urged the council to pass along specific concerns to her. City Attorney Sandstrom reported his office had taken a close look at first amendment rights when reviewing this language.

Councilmember Saroya questioned if she would be able to bring up issues regarding Mayor Sanders' interest in a Blaine business or other issues residents bring to her or would this be a first amendment issue. She feared she would not be able to properly advocate for her residents if this language were put in place. Mr. Sandstrom stated this would depend on the manner in which the matter was brought up, but noted conflicts of interest would be addressed under the current language.

Councilmember Newland stated he would like the open forum portion of the meeting to be reserved for Blaine residents or business owners whenever possible. Ms. Wolfe explained the city could not limit public input to Blaine residents only but there were ways the mayor could manage open forum to focus on Blaine topics.

Councilmember Robertson asked what parameters could be put in place. Ms. Wolfe indicated a comment card could be created for those wishing to speak and provided to the mayor. She understood that not everyone may be comfortable completing a form with their name and address on but said the forms would allow the mayor to manage and maximize the time for public input.

Councilmember Larson questioned how often the rules of order are reviewed.

Mayor Sanders reported this document was reviewed and approved each year.

Councilmember Robertson thanked Councilmember Massoglia for his efforts on the rules of order.

Councilmember Larson asked how many other cities rules of order were reviewed for these changes.

Councilmember Massoglia estimated he looked at five different cities documents, noting some cities were language was quite extensive.

Councilmember Fleming stated she understood conflict of interest concerns could be brought up at public meetings but asked if a conflict of interest issue could be brought up repeatedly if staff has proven no conflict of interest existed. Mr. Sandstrom explained if an issue had been vetted and responded to he would recommend the issue not be repeated.

Council consensus was to support the changes as presented. Staff was directed to present draft documents for Council review prior to including on an agenda for formal

consideration.

4. Other Business

Ms. Wolfe requested council inform staff of meetings they intend to be absent for or if they will be attending remotely in March, then explained an email would be sent soon regarding new council devices.

Ms. Sorensen reminded council to submit their statement of economic interest forms and board/commission applicant rankings.

5. Adjournment

The workshop was adjourned at 6:45PM.



City of Blaine Staff Report

File Number: RES 24-28

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.3

Resolution Granting Final Plat Approval to Create 34 Lots to be Known as Preserve at Lexington Waters Third Addition at 131st Avenue NE and Lever Street. Blaine 2022 LLC (Case File No. 24-0007/SAS)

Executive Summary

Preserve at Lexington Waters has preliminary plat approval for 106 single family lots. This final plat is for 34 of those lots with the remaining as an outlot. This project will be final platted in phases, this is phase 3.

Background

Planning Commission Public Hearing	05/10/22
City Council (Preliminary Plat)	06/06/22
City Council (Final Plat)	02/21/24
Action Deadline	03/24/24

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

The final plat is consistent with the approved preliminary plat, Resolution No. 22-097.

Zoning

The subject site is zoned DF (Development Flex).

Land Use Designation

The site has a land use designation of Low Density Residential (LDR) which allows development of 2.5 - 6 units per acre.

History

A preliminary plat to create 106 single family lots was approved in June 2022. In March 2023, a final plat

(phase one) for 41 lots and two outlots was approved. In November 2023, a final plat (Phase 2) for 31 lots with the remaining as an outlot was approved.

Evaluation of Request

Plat

The proposed plat creates 34 lots and one outlot. The preliminary plat was approved for 106 single-family lots and three outlots. As proposed, 64 lots will have a lot width of 60 feet and 42 lots will have a lot width of 75 feet or larger. The lots range in size from 7,752 square feet to 18,837 square feet. The smaller lots are for raised ranch homes that are one level living with a lower level, and the larger lots will be for traditional two-story homes.

Tree Preservation

Approximately 46.5 acres of trees are proposed to be removed/disturbed during construction. The City's tree preservation requirement requires replacement of eight trees per acre for all disturbed portions of the development. With 46.5 acres being removed/disturbed, 372 trees are required to be replaced onsite. The landscape plan shows 221 trees; therefore, 151 more trees need to be planted onsite. The landscape plan should be revised to include the additional trees, or the applicant can pay into the reforestation fund at \$400 per tree or a combination of both.

The site has its challenges with the wetlands and protected species. The total area that is being preserved with wetlands, trees, and protected plants is 38.55 acres. This will remain as open space and is not developable.

Park Dedication

Park dedication is required for the 34 lots being final platted in phase one at a rate of \$4,894 per lot (2024 rate) for a total park dedication of \$166,396.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and City approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

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

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

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure

elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,196.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 8.5 acres of upland for a total sewer area charge of \$61,166.00.

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

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

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

Wetlands/Watershed/FEMA

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

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

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

Access/Street Design/Sidewalks/Trails

This phase of the development is proposing to gain/provide access from a connection to 132nd Avenue NE and National Street NE.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

A bituminous trail is required between the two cul-de-sacs of 2nd Addition and 3rd Addition.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

The City of Blaine has not planned or constructed the necessary infrastructure (street, sanitary sewer, or watermain) to provide connections to serve the adjacent communities of Ham Lake or Lino Lakes.

Easements/Right-of-way/Permits

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

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

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

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

Attachment List:

Zoning and Location Map
Final Plat

Strategic Plan Relationship

Not applicable

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 24-28

Resolution Granting Final Plat Approval to Create 34 Lots to be Known as Preserve at Lexington Waters Third Addition at 131st Avenue NE and Lever Street. Blaine 2022 LLC (Case File No. 24-0007/SAS)

WHEREAS, an application has been filed by Blaine 22, LLC as Case File No. 24-0007 for a final plat to be known as Preserve at Lexington Waters Third Addition; and

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

Outlot A, PRESERVE AT LEXINGTON WATERS SECOND ADDITION, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on June 6, 2022, subject to the conditions as contained in Blaine City Council Resolution No. 22-097; and

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

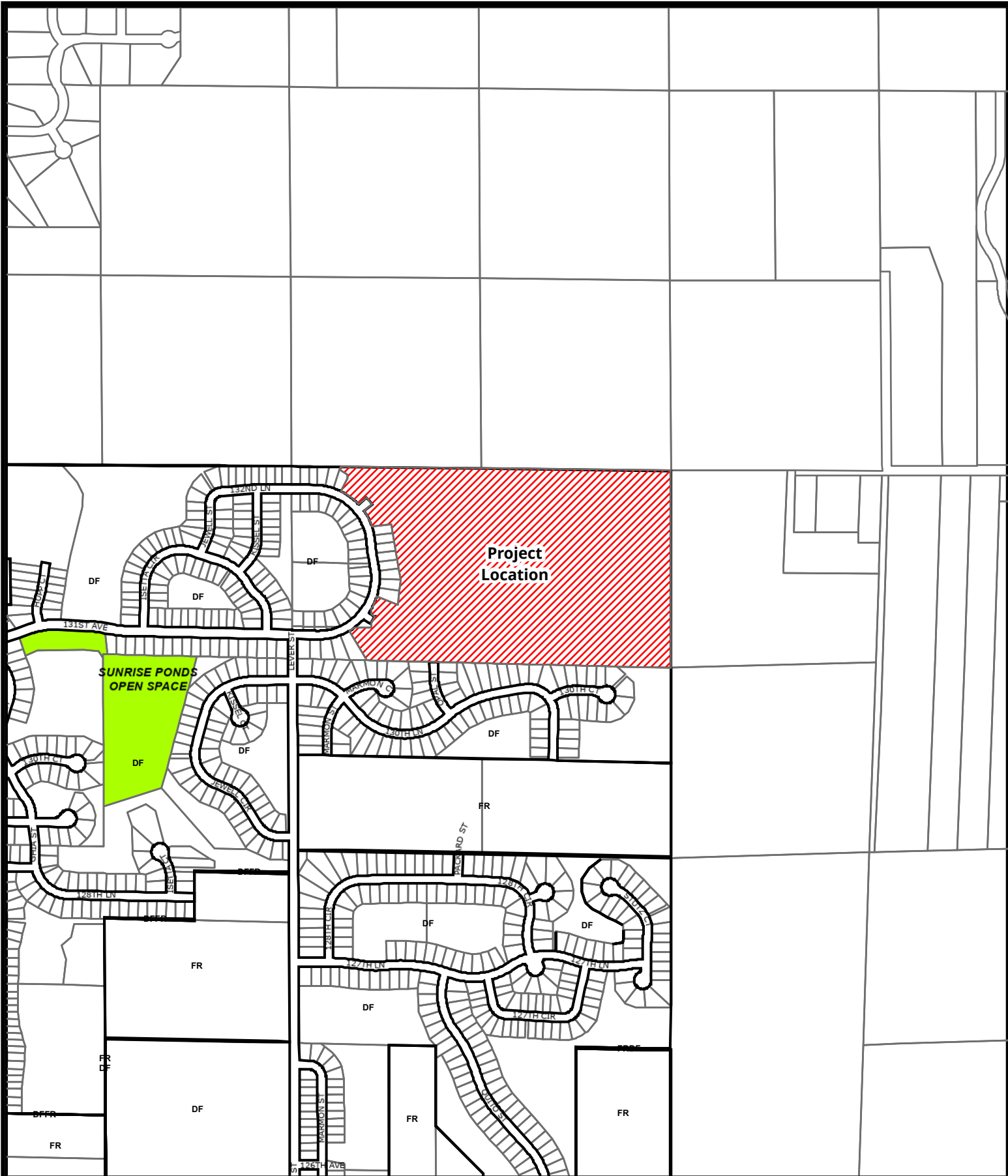
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Preserve of Lexington Waters Third Addition per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions.

NOW, THEREFORE, BE IT FURTHER RESOLVED The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Preserve at Lexington Waters Third Addition.

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the 34 new lots being constructed at the rate of \$4,894 per lot, for a total park dedication fee of \$166,396 if paid and recorded in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
3. All development signage requires separate review.
4. The developer must meet the City's Tree Preservation requirements by planting 372 replacement trees for the lots that were preliminary platted (46.5 disturbed acres); 151 more trees need to be planted onsite. The landscape plan shall be revised to include the additional trees or the applicant can pay into the reforestation fund at \$400 per tree or a combination of both. A landscape plan for the remaining 151 trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County, and/or the Developer can make a cash payment to the City's reforestation fund.
5. Trunk Sanitary Sewer charges are required to be paid with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,196.00 per acre. The final plat will account for 8.5 acres of upland for a total of \$61,166.00.

6. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

PASSED by the City Council of the City of Blaine this 21st day of February, 2024.



BlaineMN.gov

Case File No. 24-0007 Preserve at Lexington Waters Third Addition

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



PRESERVE AT LEXINGTON WATERS THIRD ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC.1, TWP.31, RGE.23

KNOW ALL PERSONS BY THESE PRESENTS: That Blaine 2022 LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Anoka, to wit:

OUTLOT A, PRESERVE AT LEXINGTON WATERS SECOND ADDITION, ANOKA COUNTY, MINNESOTA

Has caused the same to be surveyed and platted as PRESERVE AT LEXINGTON WATERS THIRD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Blaine 2022 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Blaine 2022 LLC

Nathan Fair, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Nathan Fair, Chief Manager of Blaine 2022 LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)
Notary Public, _____ County, Minnesota

Notary Printed Name

My Commission Expires: _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20____

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

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

(Signature)
Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of PRESERVE AT LEXINGTON WATERS THIRD ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

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

By: _____
David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PRESERVE AT LEXINGTON WATERS THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

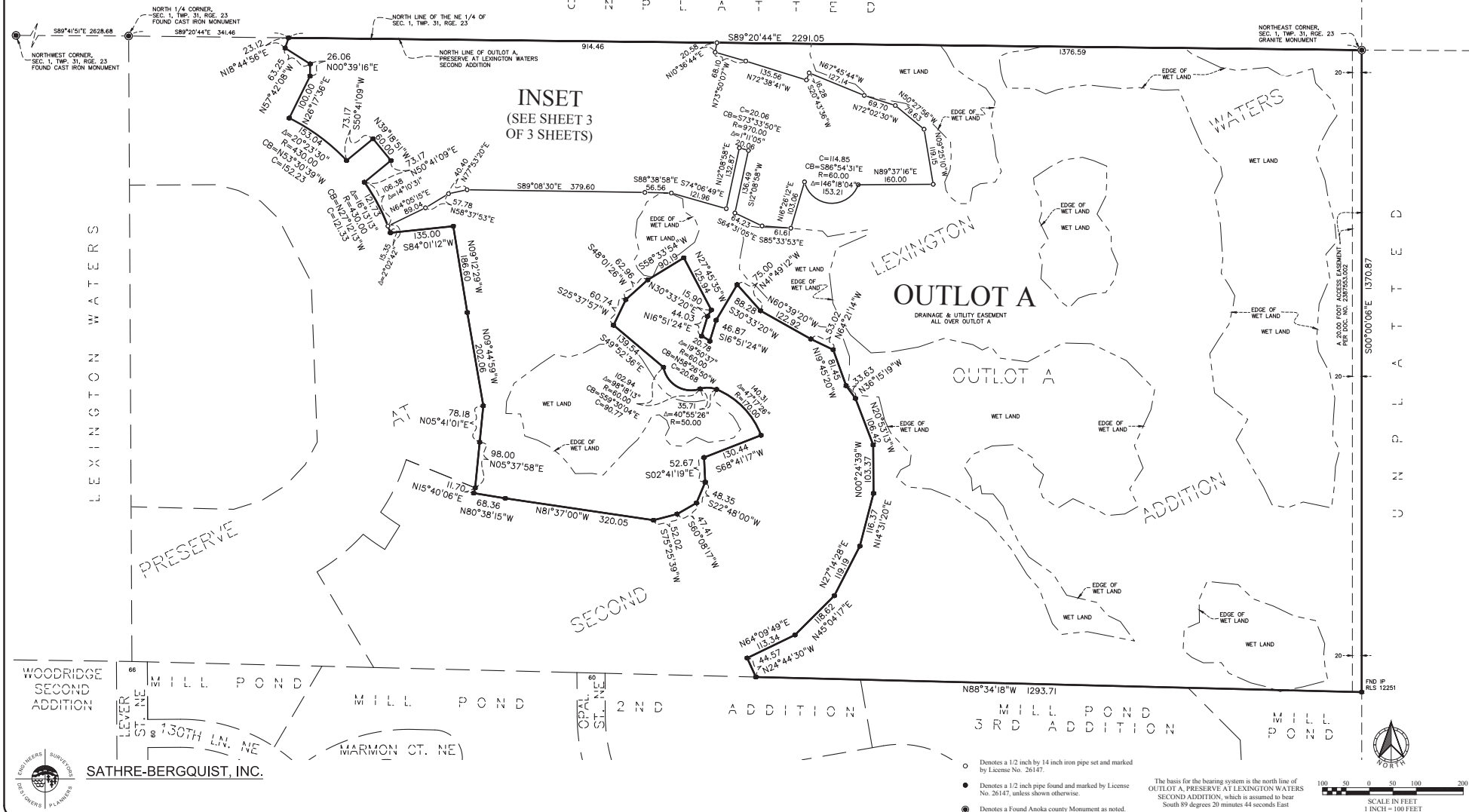
By: _____ Deputy



SATHRE-BERGQUIST, INC.

CITY OF BLAINE
COUNTY OF ANOKA
SEC.1, TWP.31, RGE.23

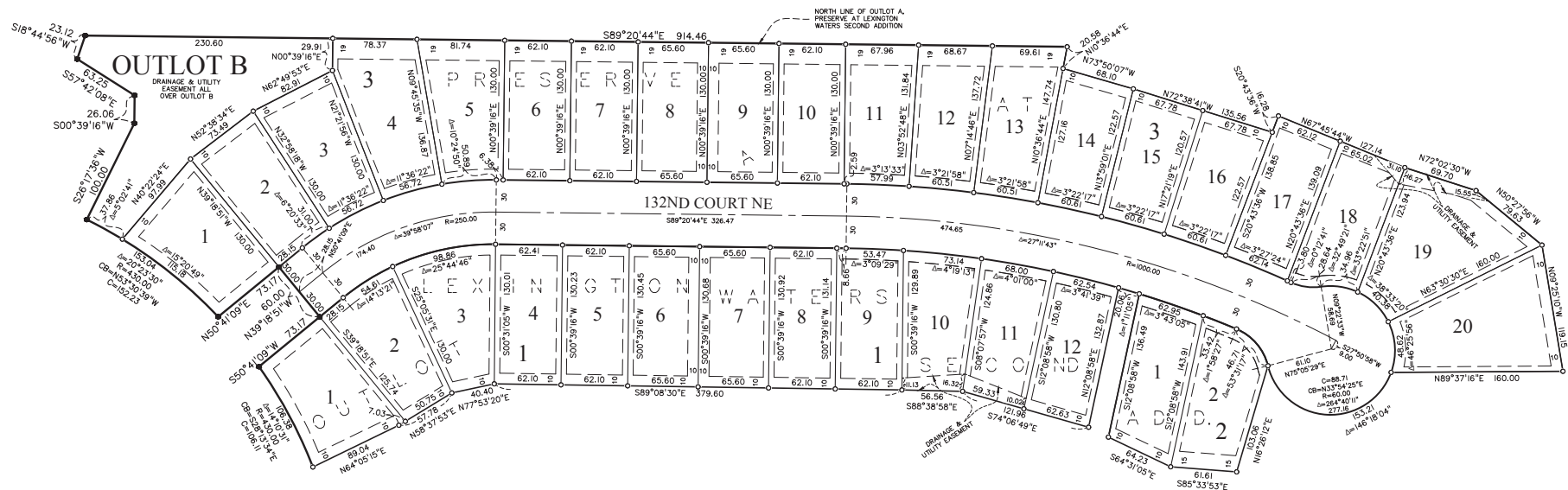
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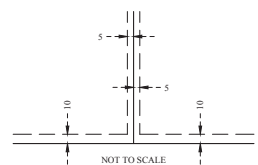
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PRESERVE AT LEXINGTON WATERS THIRD ADDITION

CITY OF BLAINE
COUNTY OF ANOKA
SEC.1, TWP.31, RGE.23



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



The basis for the bearing system is the north line of OUTLOT A, PRESERVE AT LEXINGTON WATERS SECOND ADDITION, which is assumed to bear South 89 degrees 20 minutes 44 seconds East

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch pipe found and marked by License No. 26147, unless shown otherwise.



SATHRE-BERGQUIST, INC.

SHEET 3 OF 3 SHEETS



City of Blaine Staff Report

File Number: RES 24-43

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.4

Resolution Ordering the Preparation of an Alternative Urban Areawide Review for the Northtown Mall and Surrounding Area.

Executive Summary

On August 7, 2023, the EDA approved a contract with WSB for an Alternative Urban Areawide Review (AUAR) for the Northtown Area. As part of the AUAR process, the Council has to formally order the preparation of the AUAR by resolution.

Background

An AUAR has been identified as a short-term action item in the Northtown Redevelopment Plan. This process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review process. Responsible Government Units (RGU's) (the City) can use the AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs. The process is designed to look at cumulative impacts anticipated by development scenarios within a geographical area.

The AUAR for Northtown will provide recommendations and cost analysis. The following will be included in the AUAR:

- Traffic study
 - o Intersection Improvements:
 - i. CR132 and Springbrook Drive
 - ii. TH47 and 85th Avenue NE
 - iii. TH47 and CSAH 3
 - iv. CSAH 3 and 86th Lane NE
 - v. CSAH 3 and CSAH 10

- vi. CSAH 51 and 89th Avenue NE
- vii. CSAH 51 and 91st Lane NE
- viii. 89th Avenue NE and 87th Lane NE
- ix. CSAH 10 and Jefferson Street NE
- x. CSAH 10 and Able Street NE
- xi. CSAH 10 and Washington Avenue NE
- xii. CSAH 10 and 7th Street NE
- xiii. Washington Avenue NE and 87th Lane NE
- xiv. Jefferson Street NE and 85th Avenue NE
- xv. Jefferson Street NE and Mall Entrance
- xvi. CSAH10 and TH47 Ramps

- Future roadway impacts, design, layouts, and intersection improvements
- Pedestrian and Bicycle Circulation
- Permits and approvals required
- Land
- Use Geology, Soils, and Topography/Land Forms
- Water resources
- Solid waste, hazardous waste, and storage tanks
- Fish, wildlife, plant communities, and sensitive ecological resources
- Historic properties
- Visual
- Air
- Noise
- Utilities

These items are reviewed based on the comprehensive plan and land use designations.

The EDA approved the contract with WSB on August 7, 2023 to conduct the AUAR. The process has started and one of the requirements is for the Council to formally approve a resolution ordering the preparation of an AUAR for the Northtown Mall and Surrounding Area.

Strategic Plan Relationship

The Northtown area is part of the Economic Development strategic Priority. The AUAR is part of the "Implementation of Northtown Master Plan" Strategic Initiatives.

Board/Commission Review

Not applicable

Financial Impact

The awarded contract was for \$137,301 and anticipated in the 2023 budget which was funded through the EDA general levy.

Public Outreach/Input

Not applicable

Staff Recommendation

My motion, adopt the Resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-43

Resolution Ordering the Preparation of an Alternative Urban Areawide Review for the Northtown Mall and Surrounding Area.

WHEREAS, the City of Blaine determined environmental review is required to redevelop the area of and surrounding the Northtown Mall into a mix of commercial and residential land uses; and

WHEREAS, Minnesota Rules Chapter 4410.3610 provides for a substitute form of environmental review known as an Alternative Urban Areawide Review (AUAR) process; and

WHEREAS, an AUAR process allows for environmental review of development and associated infrastructure in a particular geographic area within a jurisdiction if the local government unit has an adopted Comprehensive Plan; and

WHEREAS, the City of Blaine has an adopted Comprehensive Plan that identifies future growth and development in the study area; and

WHEREAS, the City recognizes the need to begin planning for future redevelopment of the land in the study area; and

WHEREAS, the City of Blaine is the Responsible Government Unit (RGU) pursuant to Minnesota Rules Part 4410.3610 Subp 1; and

WHEREAS, the City of Blaine anticipates future redevelopment within the Northtown Mall study area; and

WHEREAS, the study area is approximately 245 acres located in the southwest corner of the City; and

WHEREAS, two proposed redevelopment scenarios have been identified to evaluate as part of the AUAR, each of which has varying amounts of retail/office and residential development densities; and

WHEREAS, the City Council of the City of Blaine deems an Alternative Urban Areawide Review (AUAR), provided for in the Minnesota Environmental Review Program, to be the most appropriate form of environmental review for the study area in and surrounding the Northtown Mall.

NOW, THEREFORE, BE IT RESOLVED, the City of Blaine orders the preparation of an Alternative Urban Areawide Review (AUAR) for the proposed study area in and surrounding the Northtown Mall.

PASSED by the City Council of the City of Blaine this 21st day of February, 2024.



City of Blaine Staff Report

File Number: 2024-49

Agenda Date

February 21, 2024

Status

In Control

City Council

File Type

Motion

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

Agenda Item # 8.5

Approve Payment to AXON Enterprises Inc. for the Officer Safety Plan Contract

Executive Summary

The Police Department requests Council approval for the 2024 payment of \$259,270.10 for the first year of the 10-year AXON Officer Safety Plan Contract, pursuant to Section 6.05 of the City Charter, which requires Council approval of all purchases and contracts over \$50,000. This payment covers squad cameras, body worn cameras, tasers, and evidence.com cloud storage for the police department.

Background

The Police Department entered into a 10-year AXON Officer Safety Plan Contract for squad cameras, body worn cameras, taser equipment, and a digital evidence storage system. The 10-year AXON Officer Safety Plan Contract begins in 2024 and was approved by Council on December 4, 2023, consent agenda item 2023-585. This is the first year of the 10-year contract.

Strategic Plan Relationship

The AXON Officer Safety Plan ensures that the Blaine Police Department has the needed equipment and resources to continue to provide exceptional public safety services with the highest degree of professionalism, transparency, and accountability.

Board/Commission Review

None

Financial Impact

The cost for the first year of the 10-year AXON Officer Safety Plan Contract is \$259,270.10, which was appropriated within the Police Department's General Fund operating budget.

Public Outreach/Input

None

Staff Recommendation

Approve the 2024 payment of \$259,270.10 for the first year of the 10-year AXON Officer Safety Plan Contract.

Attachment List

1. AXON Invoice_INUS224735



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS224735
Date 01-Feb-24
Page 1 of 3
Sales Order
Requisition
Your Ref Q-520416,
Our Ref , Q-520416,
Payment Net 30 days
Invoice Account 113447
Terms of Delivery FCA

BILL TO

Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

SHIP TO

Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

	Ship to*	Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
	1	ProLicense	Pro License Bundle	12.00		5,371.99
	1	Unlimited7+10yr	Officer Safety Plan 10 Plus, 10YR	92.00		206,225.30
	1	Fleet3ARe	Fleet 3 Advanced Renewal	23.00		39,307.18
	1	H00001	AB4 Camera Bundle	92.00		0.00
	1	H00002	AB4 Multi Bay Dock Bundle	11.00		0.00
Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
12	1	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT Tax Date 01-Feb-24 Shipment Date:	23.00	0.00	0.00
50	1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES Tax Date 01-Feb-24 Shipment Date:	1.00	94,777.83	7,551.76
51	1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES Tax Date 01-Feb-24 Shipment Date:	1.00	10,214.47	813.87

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS224735	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS224735	Reference No INUS224735	Tempe, AZ 85283
					Reference No INUS224735

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

BILL TO

Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

Invoice

Invoice ID INUS224735
Date 01-Feb-24
Page 2 of 3
Sales Order
Requisition
Your Ref Q-520416,
Our Ref , Q-520416,
Payment Net 30 days
Invoice Account 113447
Terms of Delivery FCA

SHIP TO

Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

Sales Amount	259,270.10
Misc. Charge	0.00
Discount	0.00
Sales Tax	0.00
Total	259,270.10
Amount Received	0.00
BALANCE DUE	USD 259,270.10

Payment Due 02-Mar-24

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS224735	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS224735	Reference No INUS224735	Tempe, AZ 85283
					Reference No INUS224735

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
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Invoice

Invoice ID INUS224735
Date 01-Feb-24
Page 3 of 3
Sales Order
Requisition
Your Ref Q-520416,
Our Ref , Q-520416,
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Terms of Delivery FCA

BILL TO
Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

SHIP TO
Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

S

***Tax Note**

Ship-to-address Legend*

1 Blaine Police Dept. - MN
10801 Town Square Dr NE
Minneapolis, MN 55449-8100
USA

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS224735	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS224735	Reference No INUS224735	Tempe, AZ 85283
					Reference No INUS224735

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



City of Blaine Staff Report

File Number: 2024-50

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.6

Approve Purchases from the Public Safety Funds

Executive Summary

The Police Department requests council approval for purchases made from the Public Safety Funds, pursuant to Section 6.05 of the City Charter, which requires Council approval of all purchases and contracts over \$50,000. These purchases include Red Dot Sites and Replacement Rifle Body Armor in Squads.

Red Dot Sights (RDS), has shown to improve accuracy and target acquisition. During a deadly force confrontation, increased accuracy may prevent collateral damage/injuries. Quicker target acquisition will help neutralize suspects quicker in situations that pose a lethal threat to the public. Enhanced field of vision looking through an RDS vs iron sights. Other agencies are moving toward RDS given these enhancements. The cost for the RDS is \$82,350.

Replacement Rifle Body Armor in Squads replaces the expired rifle rated body armor currently being used. The cost of the Replacement Rifle Body Armor is \$78,000.

Background

The Minnesota Legislature signed into law a Public Safety Aid in the 2023 Omnibus Tax Bill. This bill provided \$300 million to townships, cities, counties, and tribal governments for public safety purposes. The city received \$3,106,062 in December 2023, with 30% or \$931,819 allocated to the SBM Fire Department for future capital improvements, subject to City Council approval. The remaining funding, or \$2,174,243 is earmarked for purchases within the Police Department.

The Public Safety Funds Spending Plan was presented at Council Workshop on September 25, 2023, item 2023-443.

Strategic Plan Relationship

These purchases ensure that the Police Department has the needed equipment and resources to continue to provide exceptional public safety services with the highest degree of professionalism, transparency, and accountability.

Board/Commission Review

None

Financial Impact

These items are recommended to be purchased using Public Safety Funds, which would not impact the General Fund operating budget.

Public Outreach/Input

None

Staff Recommendation

Approve the purchases of Red Dot Sights and Replacement Rifle Body Armor with Public Safety Funds.

Attachment List

None



City of Blaine Staff Report

File Number: 2024-51

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Motion

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

Agenda Item # 9.1

Proposed Onsale Intoxicating Liquor License Fee Increase

Executive Summary

Council is asked to hold a public hearing then consider the proposed on-sale intoxicating liquor license fee increase.

Background

In preparation for license renewals in June, staff is requesting council hold a public hearing and consider a motion regarding council's intention to increase on-sale liquor license fees from \$5,800 to \$7,800 for the 2024-2025 license period. This action is a result of 2024 budget discussions and review of current fees compared to other comparable cities. The last fee increase occurred in 2017. If approved, the proposed increase will place Blaine's license fee still below the average of other cities while still continuing to cover costs associated with licensing, regulation, and compliance checks.

Statute requires notice and public hearing regarding a proposed fee increase, which was published in the city's official newspaper and mailed to all current license holders to either attend the public hearing or provide comments on the proposed fee. A survey of comparable cities' fees is included with fees ranging from \$5,000 (Ramsey) to \$13,204 (Chanhassen), with an average fee of \$7,930 and median fee of \$8,200. Most cities utilize a flat fee schedule, but four of the 19 cities surveyed utilize a tiered fee schedule based on either annual sales or building square footage.

Strategic Plan Relationship

This action relates to financial sustainability strategic priorities.

Board/Commission Review

N/A

Financial Impact

The proposed fee increase would result in an additional \$60,000 in license revenue and place the City at the average/median of other cities.

Public Outreach/Input

Published and mailed notice was completed as required by statute.

Staff Recommendation

Staff recommends council open the public hearing and take comment, then close the public hearing and by motion approve the fee increase as proposed.

Attachment List

1. Metro Area License Fees Comparisons - 2023 - Liquor

City	Out-of-state background fee	Background investigation fee	On-sale intoxicating	Off-sale liquor	Wine	Sunday license	Culinary	3.2 On-sale	3.2 Off-sale	Brewpub off- sale	Small brewer off- sale	On-sale brewer taproom	Temporary license	Temporary 3.2 license
Apple Valley ¹		\$250 / \$500	\$5,300-\$8,000	\$200	\$1,500	\$200		\$500	\$200			\$600	\$50	\$50
Blaine	Not exceed \$10,000	\$150 / \$500	\$5,800	\$200-\$300	\$1000-\$2000	\$200		\$400	\$100	\$300	\$300	\$500	\$50	\$50
Bloomington	\$5,000-\$10,000	\$500	\$9,600	\$200	\$2,000	\$200		\$1,000	\$100	\$200	\$200		\$440	\$75
Brooklyn Park		\$500	\$8,000	\$300	\$2,000	\$200		\$300	\$100	\$300		\$300		
Burnsville			\$8,100	\$380	\$1,730	\$200		\$590	\$160			\$400	\$110	\$110
Chanhassen ²		\$250	\$6,114-\$13,204	\$200	\$410	\$200		\$410	\$58		\$200	\$400	\$1	\$1
Coon Rapids		\$500	\$10,700	\$380	\$1,000-\$2,000	\$200		\$815	\$175	\$380	\$380	\$850		\$35
Cottage Grove		\$500 + \$200	\$6,000	\$200	\$2,000	\$200	\$750	\$600	\$200	\$200	\$200	\$750	\$50	\$50
Crystal	\$1,000	\$500	\$6,500	\$380	\$2,000	\$200	\$100	\$550	\$100	\$380	\$380	\$600	\$50	\$50
Eagan ³		\$500	\$5,300-\$7,300	\$200	\$1,900	\$200		\$450	\$100		\$200	\$600	\$150	\$25
Edina	\$2,000	\$500	\$9,455		\$2,000	\$200		\$738	\$738			\$1,000	\$230	\$125
Lakeville ⁴		\$700	\$6,250-\$7,000		\$800	\$200		\$300	\$300	\$50	\$50	\$300	\$50	\$50
Maple Grove		\$250 / \$500	\$8,200	\$250	\$2,000	\$200	\$100	\$400	\$100	\$250	\$250	\$650	\$25	\$25
Minnetonka	Actual cost	\$500	\$8,600	\$380	\$2,000	\$200	\$100	\$580	\$130	\$380	\$380	\$600	\$25	
New Hope	Actual cost	\$500	\$6,000	\$380	\$2,000	\$200		\$500	\$100		\$100	\$500	\$50	
Plymouth		\$500	\$8,240	\$380	\$2,000	\$200	\$100	\$500	\$100	\$380	\$380	\$2,500	\$50	
Ramsey		\$35	\$5,000	\$380	\$1,000	\$200		\$200	\$100				\$0	\$0
St. Louis Park	Actual cost	\$500	\$8,750	\$380	\$2,000	\$200		\$750	\$200	\$200	\$200	\$600	\$100	
Woodbury		\$250 / \$500	\$10,000	\$200	\$2,000	\$200	\$100	\$500	\$100		\$200	\$600	\$50	\$25
Average		\$460	\$7,930	\$299	\$1,726	\$200	\$208	\$531	\$166	\$275	\$244	\$691	\$87	\$48
Median		\$500	\$8,200	\$340	\$2,000	\$200	\$100	\$500	\$100	\$300	\$200	\$600	\$50	\$50

¹ Based on liquor sales: <\$275,000 / \$275,001-\$700,000 / >\$700,000

² Based on square footage: under 3,000 sq ft / 3,000-6,000 sq ft / over 6,000 sq ft

³ Based on annual sales: <\$275,000 / \$275,000-\$550,000 / >\$550,000

⁴ Based on annual sales: <\$375,000 / >\$375,000



City of Blaine Staff Report

File Number: RES 24-42

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

February 21, 2024

In Control	File Type
------------	-----------

City Council

Resolution

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

Agenda Item # 9.2

Resolution Granting a Conditional Use Permit to Allow a Veterinary Clinic in the I-1 (Light Industrial) Zoning District at 10035 Flanders Court NE. Twin Cities Animal Rehab and Sports Medicine (Case File No. 24-0010/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to open a physical rehabilitation center for small animals.

Background

Planning Commission Public Hearing	N/A
City Council (Conditional Use Permit)	02/21/24
Action Deadline	04/01/24

Staff report prepared by Shawn Kaye, Planner

Zoning

The property is zoned Light Industrial (I-1).

Surrounding Zoning and Uses

The properties to the west are zoned I-1 and I-1A with industrial buildings. Radisson Road is to the north and east.

Existing Conditions

The site has a building with two access drives on Flanders Court NE.

History

No previous approvals for Conditional Uses.

Evaluation of Request

Request

Twin Cities Animal Rehabilitation and Sports Medicine Clinic is a physical rehabilitation facility for small animals. They are proposing to open a 3,300 sf facility that includes advanced physical rehabilitation equipment including underwater treadmills, diagnostic equipment, and treatment lasers.

The business does not board pets or keep any pets overnight, therefore, there is no need for a fenced area for pets outside the building.

The business will operate during general business hours (Monday – Friday) and will have up to 5 employees working in the space serving 3–4 customers per hour during hours of operations.

Parking

To meet the needs of the current tenants in the building, 28 stalls are required under the requirements of the code. The parking lot on the site identifies 43 parking stalls. Therefore, adequate parking has been provided on site.

Landscaping

The site landscaping met requirements when it was developed.

Conditional Use Permit

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

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The 3,300 sf animal clinic does not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The use of the animal clinic will be compatible with the other tenant uses by providing adequate parking on site for all tenant spaces.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The animal clinic building meets all setbacks and landscape requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.

- The use meets the purpose of the I-1 district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Light Industrial (LI) which is for small to large scale industry and related services. The use is not in conflict with the Comprehensive Plan.
- 7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The site has the required utility services, adequate roads and necessary drainage facilities to service the site.

Attachments:

Zoning and Location Map
 Site Plan
 Floor Plan
 Parking Analysis
 Narrative

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission. Conditional Use Permits for changes in commercial or industrial tenants not neighboring residential areas are often referred directly to the City Council to expedite the review process for the applicant.

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's website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

- 1. Attachments



City of Blaine

Signature Copy

Resolution: RES 24-42

Resolution Granting a Conditional Use Permit to Allow a Veterinary Clinic in the I-1 (Light Industrial) Zoning District at 10035 Flanders Court NE. Twin Cities Animal Rehab and Sports Medicine (Case File No. 24-0010/SLK)

WHEREAS, an application has been filed by FLANDERS REAL ESTATE LLC as Conditional Use Permit Case File No. 24-0010 for Twin Cities Animal Rehab and Sport Medicine; and

WHEREAS, said case involves the property described as follows:

LOT 1 BLOCK 1 DEER RIDGE INDUSTRIAL PARK, EX RD, SUBJ TO EASE OF REC

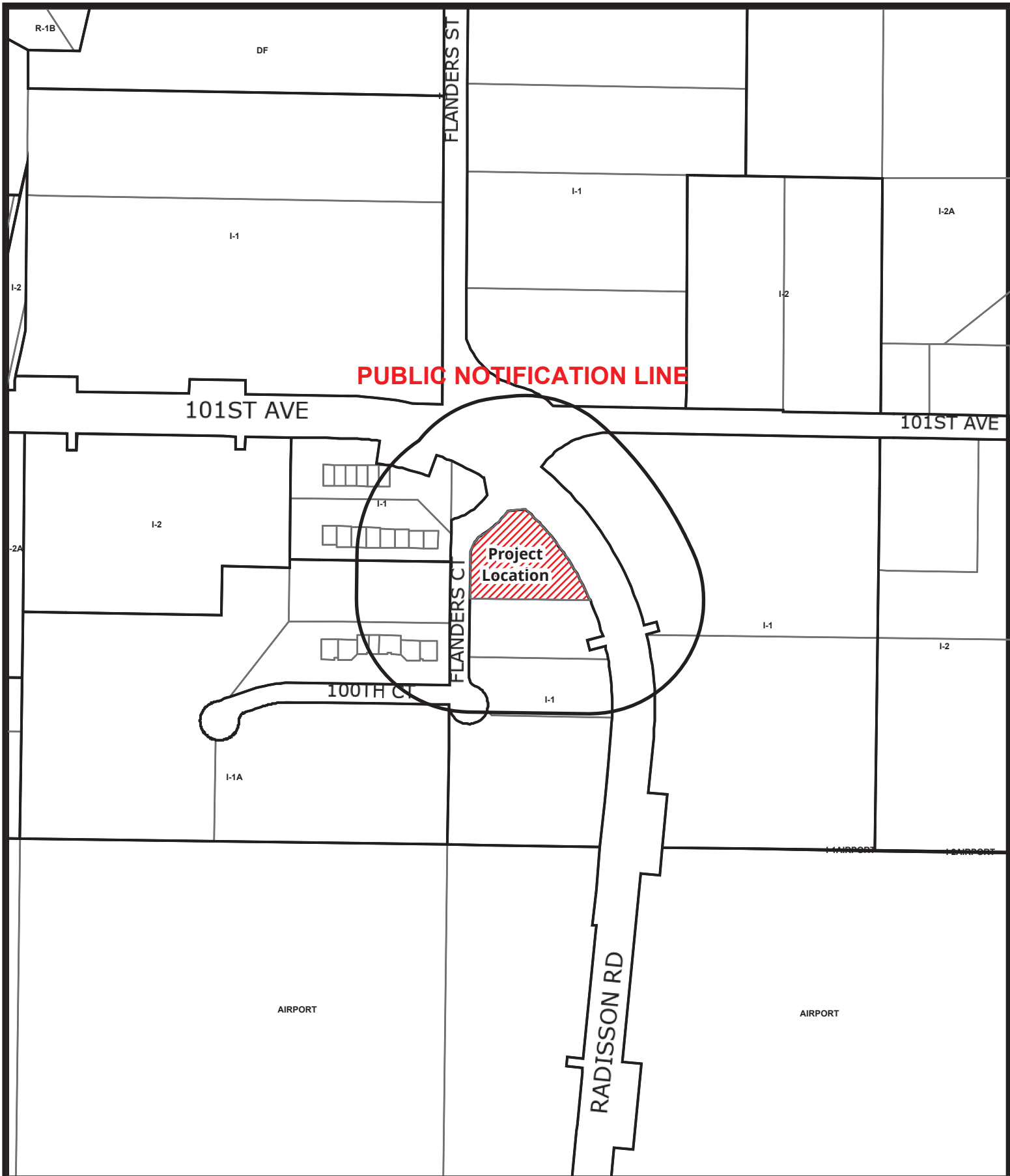
WHEREAS, the Blaine City Council has reviewed said case on February 21, 2024; and

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 31.04 (I) and 27.04 of the Zoning Ordinance to allow a Veterinary Clinic in an I-1 (Light Industrial) zoning district with the following conditions:

1. A Certificate of Occupancy is required prior to occupying the space.
2. All signage requires a separate permit meeting the requirements of the zoning ordinance.
3. Temporary signage is regulated under Zoning Ordinance Section 34.13.

PASSED by the City Council of the City of Blaine this 21st day of February, 2024.



BlaineMN.gov

Case File No. 24-0010
Twin Cities Animal Rehab & Sports Medicine
Veterinary Clinic North

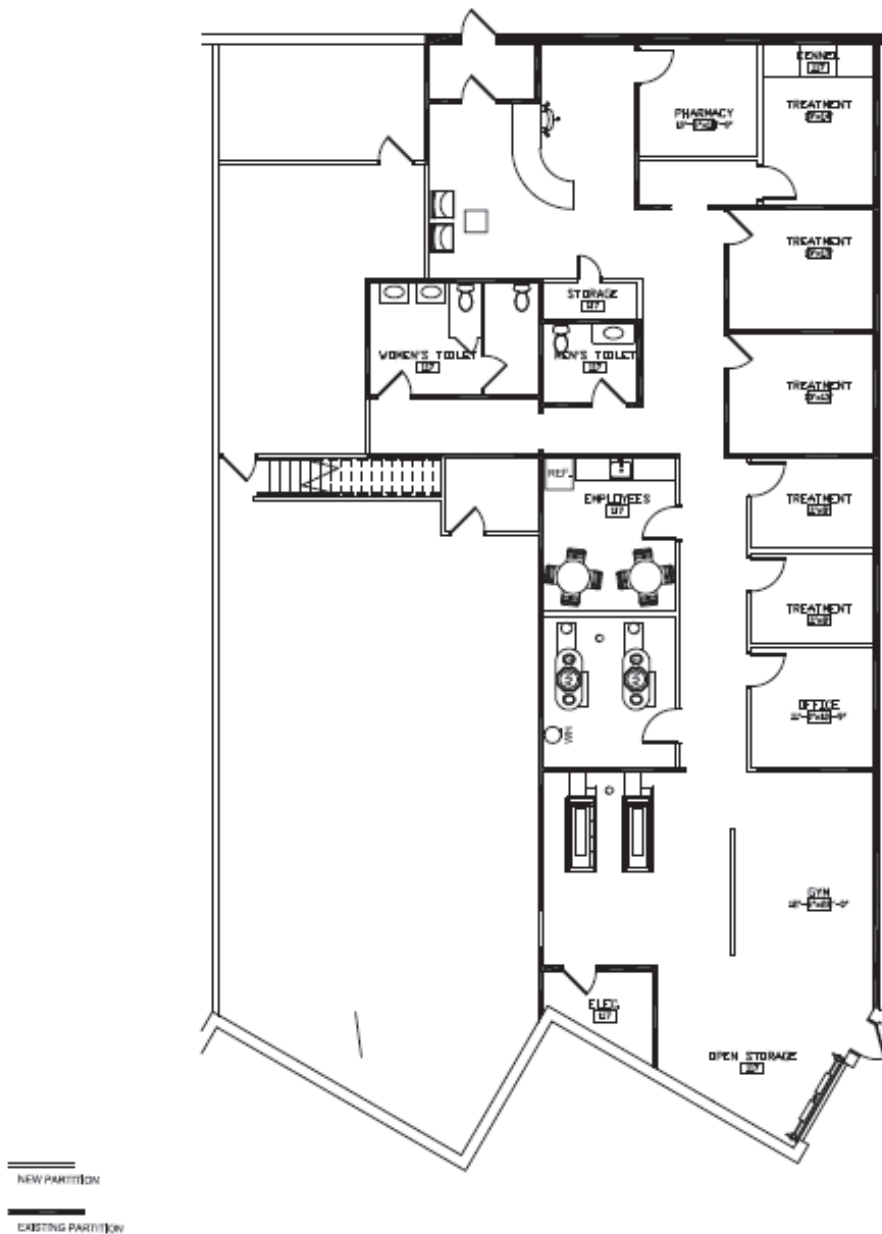
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Twin Cities Animal Rehab and Sports Medicine Unit (Construction following CUP approval):

Current design calls for approximately 2,000 sq. ft. of office space and 1,300 of existing warehouse space.



Below is a detailed parking analysis requirement for each tenant:

Conditional Use Permit - Twin Cities Animal Rehab and Sports Medicine				
				<u>Notes</u>
Total Sq. Ft.	19,655			
Total Current Parking	43	457	per sq. ft	See Drawing
Parking Requirements (Blaine)				
Warehouse	1	2000		
Medical	1	150		
Retail	1	200		
Office	1	250		
TC Farm	10,655	Parking Required		
Warehouse	8,655	4.3		
Office	2,000	8.0		
Twin Cities Animal Rehab and Sports Medicine	3,300	Parking Required		
Warehouse	1,300	0.7		See Proposed Space
Office	2,000	8.0		
HIRSHFIELD'S BLAINE CONTRACTOR SERVICE CENTER	5,700	Parking Required		
Warehouse	4,380	2.2		
Office	1,320	5.3		
Total Parking Required		28		
Additional Parking Available		15		

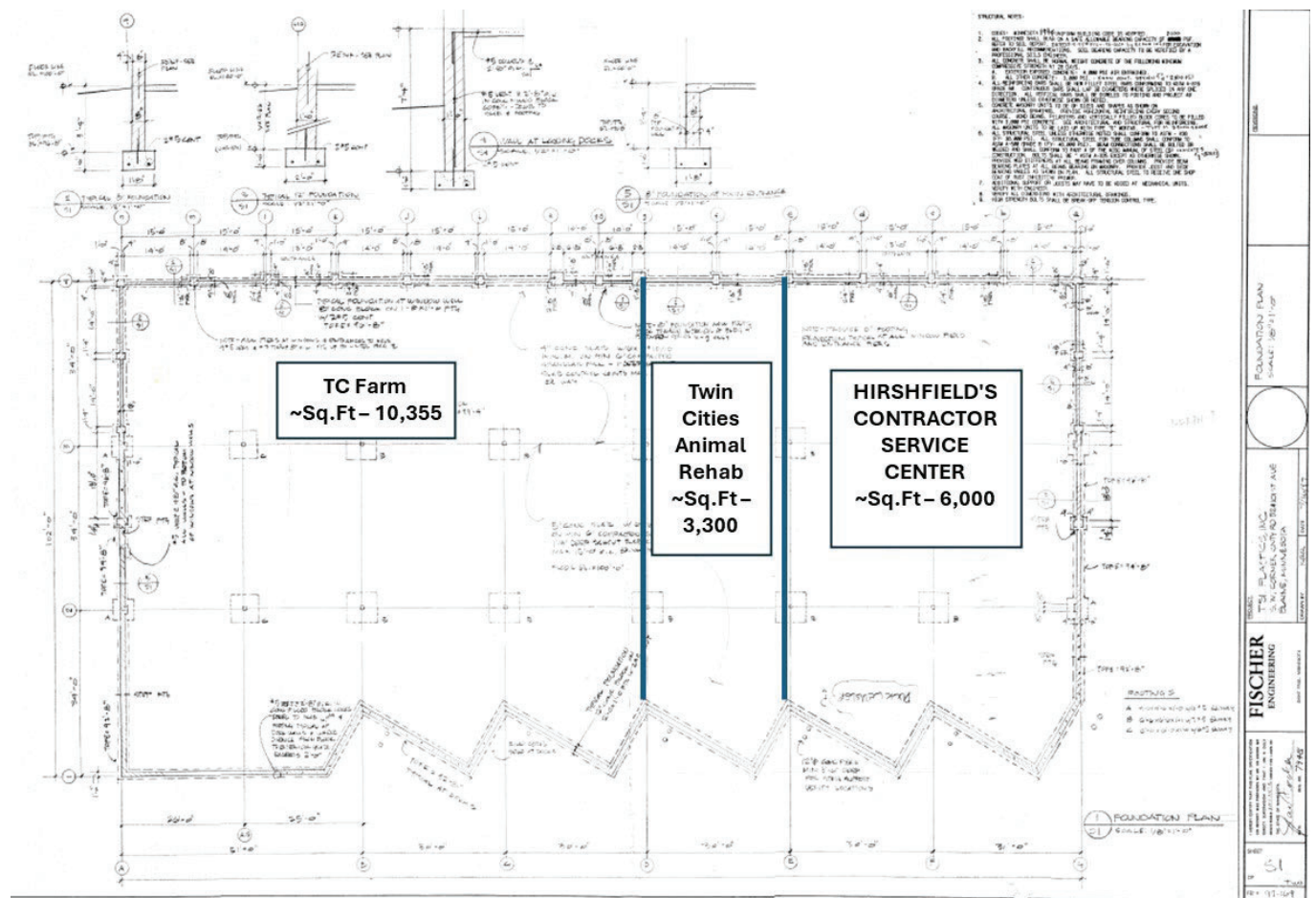
Twin Cities Animal Rehab and Sports Medicine: 10035 Flanders Ct NE, Blaine, MN 55449

This is an application for a conditional use permit for Twin Cities Animal Rehab and Sports Medicine Veterinary Clinic North (CARG OPCO, LLC). The business will be located at 10035 Flanders Ct NE, Blaine, MN 55449 in a suite that occupies approximately 3,300 sq. ft. of the 19,655 sq. ft. of the building. Current designs plans for the unit are approximately 2000 sq. ft. of office space and 1300 sq. ft. of warehouse.

Current Zoning of the building does not permit use of a Veterinary Clinic. The clinic will not have overnight boarding and will operate during general business hours (Monday – Friday). This is the second location of the business with the other clinic being in Burnsville, MN. The business will have up to 5 employees working in the space and will serve 3-4 customers per hour during hours of operations.

Tenant Space:

Building currently has 3 tenants.





City of Blaine Staff Report

File Number: RES 24-41

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Resolution Granting a Conditional Use Permit Amendment to Clarify the Side Yard and Front Yard Setbacks in the Foxtail Hollow Townhome Development in the Development Flex (DF) Zoning District at 121st Avenue and Radisson Road NE. Foxtail Hollow Townhomes (Case File No. 24-0009/SLK)

Executive Summary

This Conditional Use Permit (CUP) Amendment request is to clarify the front and side yard setbacks that are adjacent to the internal private drive.

Background

Planning Commission Public Hearing	02/13/24
City Council (Conditional Use Permit)	02/21/24
Action Deadline	03/29/24

Staff report prepared by Shawn Kaye, Planner

Zoning

The subject site is zoned Development Flex (DF).

Surrounding Zoning and Uses

The surrounding properties to the north and east are zoned DF. The Lakes development is located to the north and east and the subject sites are developed with townhomes. The site to the south has a land use of Medium Density Residential (MDR) and Farm Residential (FR) zoning with one single family home located on the parcel. Radisson Road is adjacent on the west side of the property.

Existing Conditions

The site is currently under construction.

History

The applicant received a CUP, comprehensive plan amendment and preliminary plat to construct 76 townhomes on April 3, 2023.

Evaluation of Request

Site Plan

The CUP, approved in April 2023, states that all townhomes must be set back at least 20 feet from the private drive. The intent of this condition was for the front yard setback from the internal private drive to be a minimum of 20 feet. The side yard setback was intended to be less and is proposed to be stated at a minimum of 10 feet. The site plan included with the approval of the CUP in April 2023 is not changing, this request is a clarification of the front and side yard setback requirements. The perimeter setbacks approved in April 2023 will not change.

Architecture

The approved townhomes have varying roof styles and exterior treatments. The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The side and rear elevations will include some vinyl lap siding and trim.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes have a minimum front setback of 20 feet measured from the edge of curb on the private drive. The plans submitted and approved with the CUP meet the setbacks outlined in this report.

Decks must be within the footprint of the lot.

Internal Private Drive Setbacks are as follows:

- Front yard: Townhomes must be setback at least 20 feet from the private drive.
- Side Yard: Townhomes must be setback at least 10 feet from the private drive.

Perimeter setbacks are as follows:

- Radisson Road setback – Building 50 feet and Parking 30 feet.
- North, South, and East setbacks – Building 30 feet and Parking 20 feet.

Landscaping

The proposed landscape plan submitted with the CUP approval in April 2023 meets requirements with 228 trees being planted.

Tree Preservation

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

Conditional Use Permit

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

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The school district staff meets with planning staff annually to receive updates on potential growth. The townhomes will not place an excessive burden on parks, schools, streets, or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The surrounding properties are guided Medium Density Residential (MDR). The townhome use is compatible.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is townhomes, which is consistent with the MDR land use and existing townhomes of the surrounding properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of the DF zoning district is to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The land use of MDR allows 2.5-12 units per acre of townhomes. The development calculates to about 9.04 units per acre and is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazard or congestion.
 - The development will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The development has the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Attachments:

Zoning and Location Map

Site Plan

Resolution 55-02023

Unapproved Planning Commission Minutes 2/13/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 2/13/24



City of Blaine

Signature Copy

Resolution: RES 24-41

Resolution Granting a Conditional Use Permit Amendment to Clarify the Side Yard and Front Yard Setbacks in the Foxtail Hollow Townhome Development in the Development Flex (DF) Zoning District at 121st Avenue and Radisson Road NE. Foxtail Hollow Townhomes (Case File No. 24-0009/SLK)

WHEREAS, an application has been filed by Foxtail Hollow LLC as Conditional Use Permit Case File No. 24-0009 for Foxtail Hollow Townhomes; and

WHEREAS, said case involves the property described as follows:

Lots 1-8 Block 1, Lots 1-6 Block 2, Lots 1-6 Block 3, Lots 1-4 Block 4, Lots 1-5 Block 5, Lots 1-4 Block 6, Lots 1-7 Block 7, Lots 1-8 Block 8, Lots 1-7 Block 9, Lots 1-7 Block 10, Lots 1-7 Block 11, Lots 1-7 Block 12 and Outlot A FOXTAIL HOLLOW, Anoka County.
Abstract, Document No. 2393417.001

WHEREAS, the Blaine Planning Commission held a public hearing on February 13, 2024, and recommended approval regarding said Conditional Use Permit; and

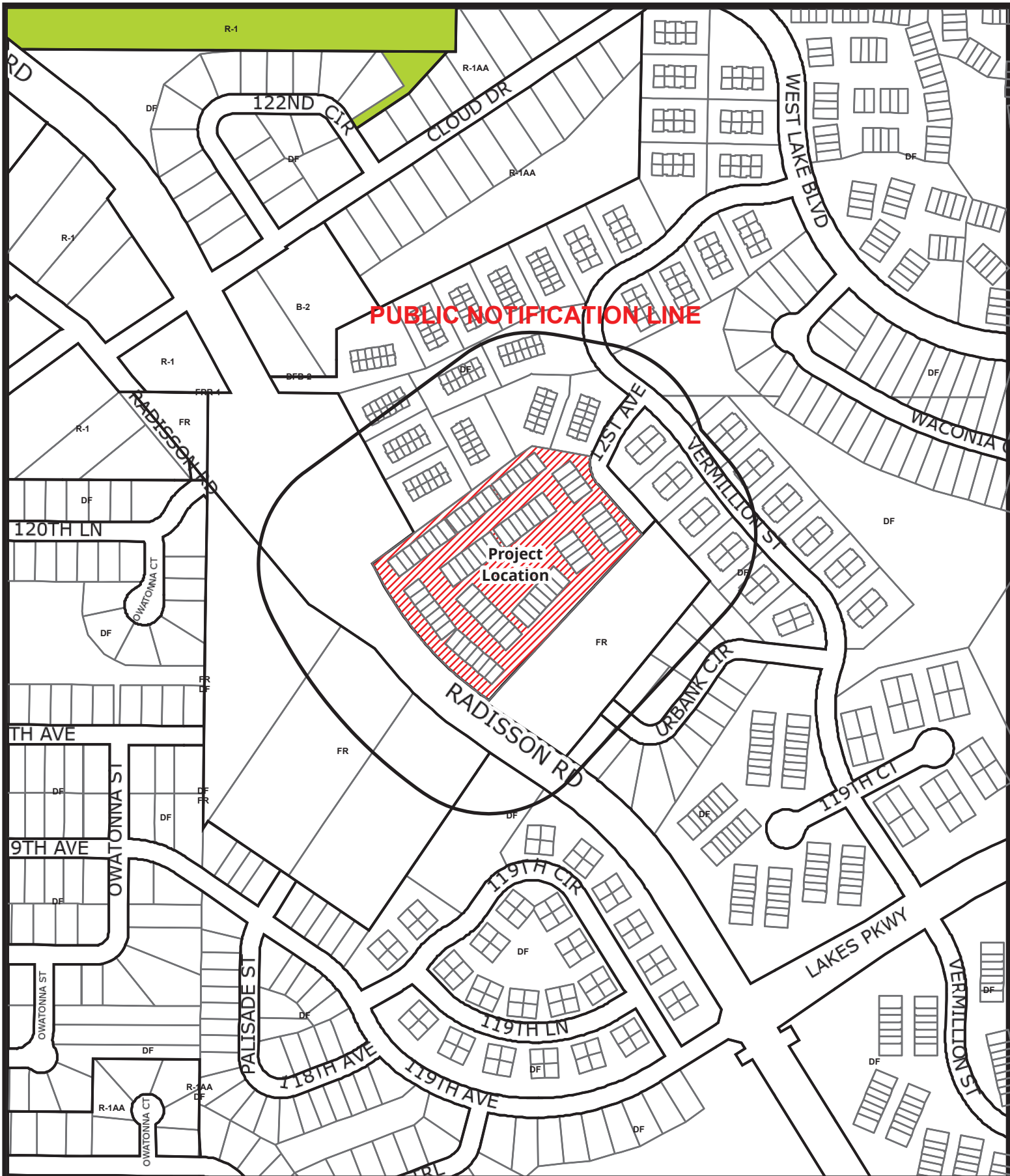
WHEREAS, the Blaine City Council has reviewed said case on February 21, 2024; and

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 Sections 29.110 and 27.04 of the Zoning Ordinance to amendment to clarify the side yard and front yard setbacks in the Foxtail Hollow Townhome Development that is in the Development Flex (DF) zoning district with the following conditions:

1. Internal Private Drive Setbacks are as follows:
 - Front yard: Townhomes must be setback at least 20 feet from the private drive.
 - Side Yard: Townhomes must be setback at least 10 feet from the private drive.
2. All other conditions listed in Resolution 55-2023 will remain.

PASSED by the City Council of the City of Blaine this 21st day of February, 2024.



BlaineMN.gov

Case File No. 24-0009 Foxtail Hollow Townhomes



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



City of Blaine

Signature Copy

Resolution: R-55-2023

Resolution Granting a Conditional Use Permit Amendment to Allow 76 Townhomes in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

WHEREAS, an application has been filed by Ron Clark Construction as Conditional Use Permit Case File No. 23-0015 for Radisson Road Townhomes; and

WHEREAS, said case involves the property described as follows:

Lots 1-8 Block 1, Lots 1-6 Block 2, Lots 1-6 Block 3, Lots 1-4 Block 4, Lots 1-5 Block 5, Lots 1-4 Block 6, Lots 1-7 Block 7, Lots 1-8 Block 8, Lots 1-7 Block 9, Lots 1-7 Block 10, Lots 1-7 Block 11, Lots 1-7 Block 12 and Outlot A FOXTAIL HOLLOW, Anoka County
Abstract, Document No. 2393417.001

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit have 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 Sections 27.04 and 29.110 of the Zoning Ordinance to allow 76 townhomes in a DF (Development Flex) zoning district with the following conditions:

1. The construction of all townhomes shall be generally guided by the approved CUP resolution and consistent with the depictions, drawings and information on the plans attached to the staff report.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except if needed to house underground irrigation controls.
4. All homes within 500 feet of Radisson Road shall incorporate Noise Abatement Standards with central air conditioning to mitigate noise impacts.
5. Townhomes must be setback at least 20 feet from private drive.
6. Decks must be located within the townhome lot.
7. Approval is contingent upon the Metropolitan Council review and approval of the requested comprehensive plan amendment.

8. The following trees are required onsite: 1 overstory deciduous, 1 coniferous, and 1 ornamental per unit, for a total of 228 trees.
9. Underground irrigation must be used for all landscaped areas.
10. Sod shall be required on all disturbed areas.
11. Developer shall require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
12. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking. Guest parking may include on street parking spaces on private roads if the width of the street meets the public road on street parking requirements.
13. Perimeter setbacks are as follows:
 - a. Radisson Road setback – Building 50 feet and Parking 30 feet.
 - b. North, South, and East property line setbacks – Building 30 feet and Parking 20 feet.
14. A 5-foot-high maintenance free non-climbable fence shall be installed by the developer on the north property line.

PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine

Planning Commission

February 13, 2024 | 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, February 13, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Homan.

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

3. Approval of Minutes

3.1. 2024-697 Approval of the January 9, 2024 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of January 9, 2024, as presented. Motion seconded by Commissioner Swanson. The motion passed 5-0.

4. Public Hearing

4.7. 2024-682 Case File No. 24-0009 // Foxtail Hollow LLC // 121st Avenue and Radisson Road NE
The applicant is requesting a conditional use permit amendment to clarify the side yard and front yard setbacks in the Foxtail Hollow Townhome Development that is in the Development Flex (DF) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0009 was opened at 7:35PM. As no one wished to appear, the public hearing was closed at 7:35PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0009 based on the following conditions:

Case 24-0009:

- 1. Internal Private Drive Setbacks are as follows:**
 - **Front yard: Townhomes must be setback at least 20 feet from the private drive.**
 - **Side Yard: Townhomes must be setback at least 10 feet from the private drive.**
- 2. All other conditions listed in Resolution 55-2023 will remain.**

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

Chair Goracke noted this would be on the agenda of the February 21, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-38

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit to Allow a 1,610 Square-Foot Garage in the Farm Residential (FR) Zoning District at 4726 115th Avenue NE. Chris Rice (Case File No. 24-0006/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to construct an attached 1,610 square foot garage for personal storage.

Background

Planning Commission Public Hearing	02/13/24
City Council (Conditional Use Permit)	02/21/24
Action Deadline	03/18/24

Staff report prepared by Alex Koberoski, Zoning Technician, Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned Farm Residential (FR) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The adjacent properties are zoned FR and have single-family homes.

Existing Conditions

The property is currently vacant.

History

A portion of the right-of-way for 115th Avenue NE located adjacent to this lot was vacated on May 15th, 2023.

Evaluation of Request

Site Plan

The applicant is proposing to construct an attached 1,610 square foot garage with the construction of his new home. The proposed garage will be used for storing tools and equipment used to maintain the property. The garage will meet all setbacks and standards for this zoning district.

Architecture

The proposed garage must match architecturally with the home. The submitted plans indicate the garage will be compatible with the proposed construction of the new home.

Tree Preservation

The applicant obtained an administrative permit on March 30, 2023 to remove trees within the area of the proposed development. Replacement trees consistent with section 33.09 of the zoning ordinance will be planted in the southwest corner of the lot.

Grading/Storm Drainage

Grading will be limited to the immediate area of house construction and septic system construction requirements. No disturbance permitted within platted drainage and utility and/or wetland easement areas. As-built surveys shall be required to verify structure elevations, custom grading requirements and final lot grading elevations.

Utilities

The lot will be required to construct an appropriate septic system that is designed by a licensed professional to account for the size of the associated structure. A private well will be required to be installed. Both will need to meet all associated standards and guidelines.

Wetlands/Watershed

No disturbance permitted within platted drainage and utility and/or wetland easement areas.

A Rice Creek Watershed District permit will be required prior to the issuance of the building permit.

Access/Street Design/Sidewalks/Trails

The proposed site construction will result in two individual driveways being located within the remaining platted right-of-way to access the existing cul-de-sac for 115th Avenue NE. No additional street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The construction of a 1,610 sf attached garage will not create an excessive burden on existing parks, schools, or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The proposed home and attached garage will be located approximately 250 feet from the closest adjacent home to the north, and will be consistent with other properties in the area that have received similar approvals for larger accessory structures. The attached garage will be compatible with adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The attached garage will be constructed to match the proposed home, and therefore will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The farm residential district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the City where urban services are not presently available. The larger accessory building use is consistent with other farm residential properties. Therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the LDR (Low Density Residential) designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed house will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed house will be serviced by private well and septic system. The existing roadway is adequate.

Attachments:

Zoning and Location Map

Site Survey

House Elevations and Floor Plans

Narrative

RES 23-85

Unapproved Planning Commission Minutes 2/13/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved Planning Commission Minutes 2/13/24



City of Blaine

Signature Copy

Resolution: RES 24-38

Resolution Granting a Conditional Use Permit to Allow a 1,610 Square-Foot Garage in the Farm Residential (FR) Zoning District at 4726 115th Avenue NE. Chris Rice (Case File No. 24-0006/SLK)

WHEREAS, an application has been filed by Christopher Rice as Conditional Use Permit Case File No. 24-0006; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 2 SUNSET OAKS WEST

WHEREAS, the Blaine Planning Commission held a public hearing on February 13, 2024, and recommended approval regarding said Conditional Use Permit; and

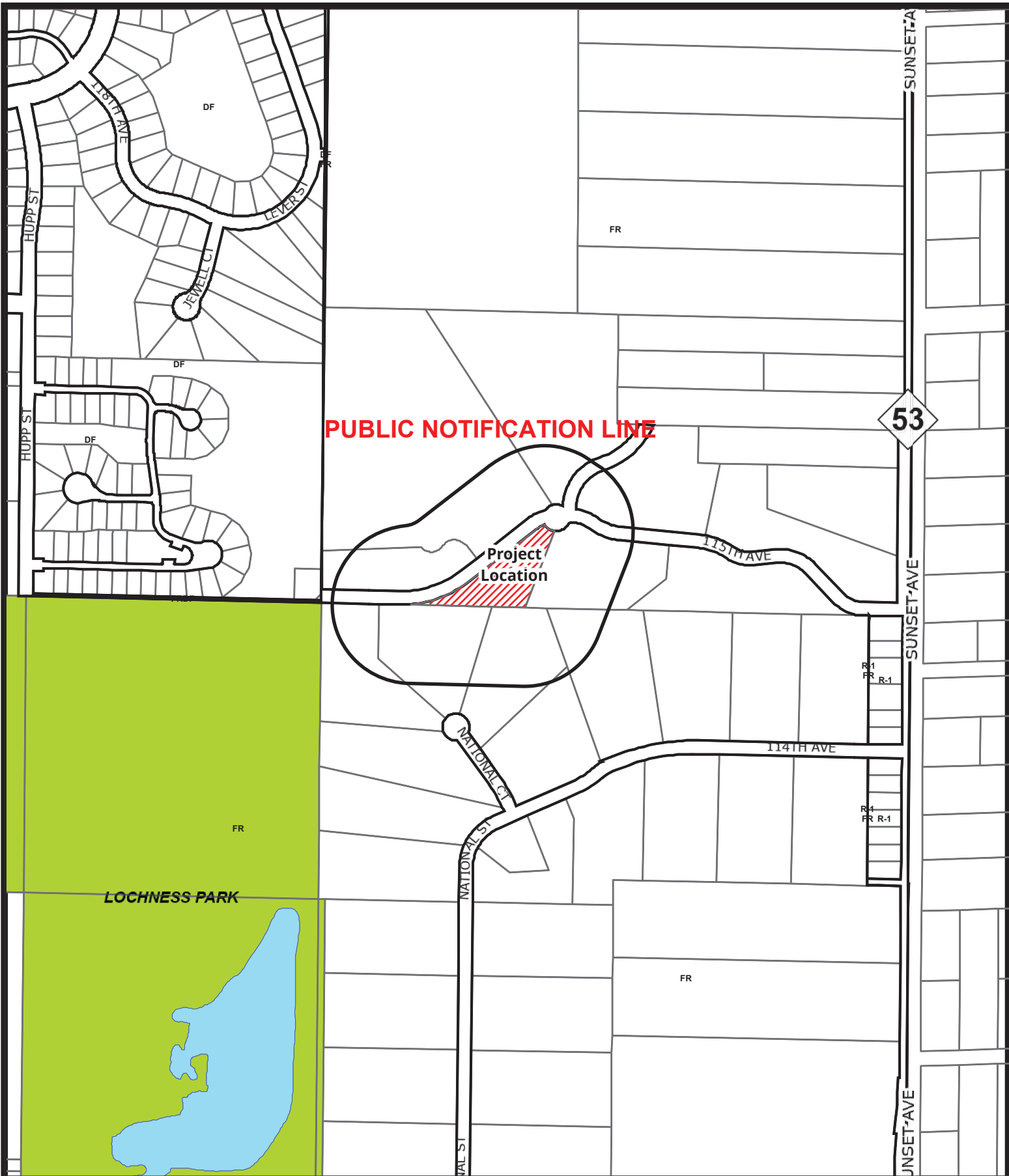
WHEREAS, the Blaine City Council has reviewed said case on February 21, 2024; and

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 Sections 29.014(k) and 27.04 of the Zoning Ordinance to allow a conditional use permit for a 1,610 square foot garage in the Farm Residential (FR) zoning district with the following conditions:

1. The proposed attached garage is to match the home in terms of architectural style, exterior color and materials.
2. The attached garage is to be used for personal storage only.
3. The attached garage (total accessory building space) is limited to 1,610 square feet.
4. No land disturbance to occur within platted drainage and utility easement and wetland areas.
5. An issued Rice Creek Watershed District permit will be required prior to the issuance of the building permit.

PASSED by the City Council of the City of Blaine this 21st day of February, 2024.



BlaineMN.gov

Case File No. 24-0006
Chris Rice

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



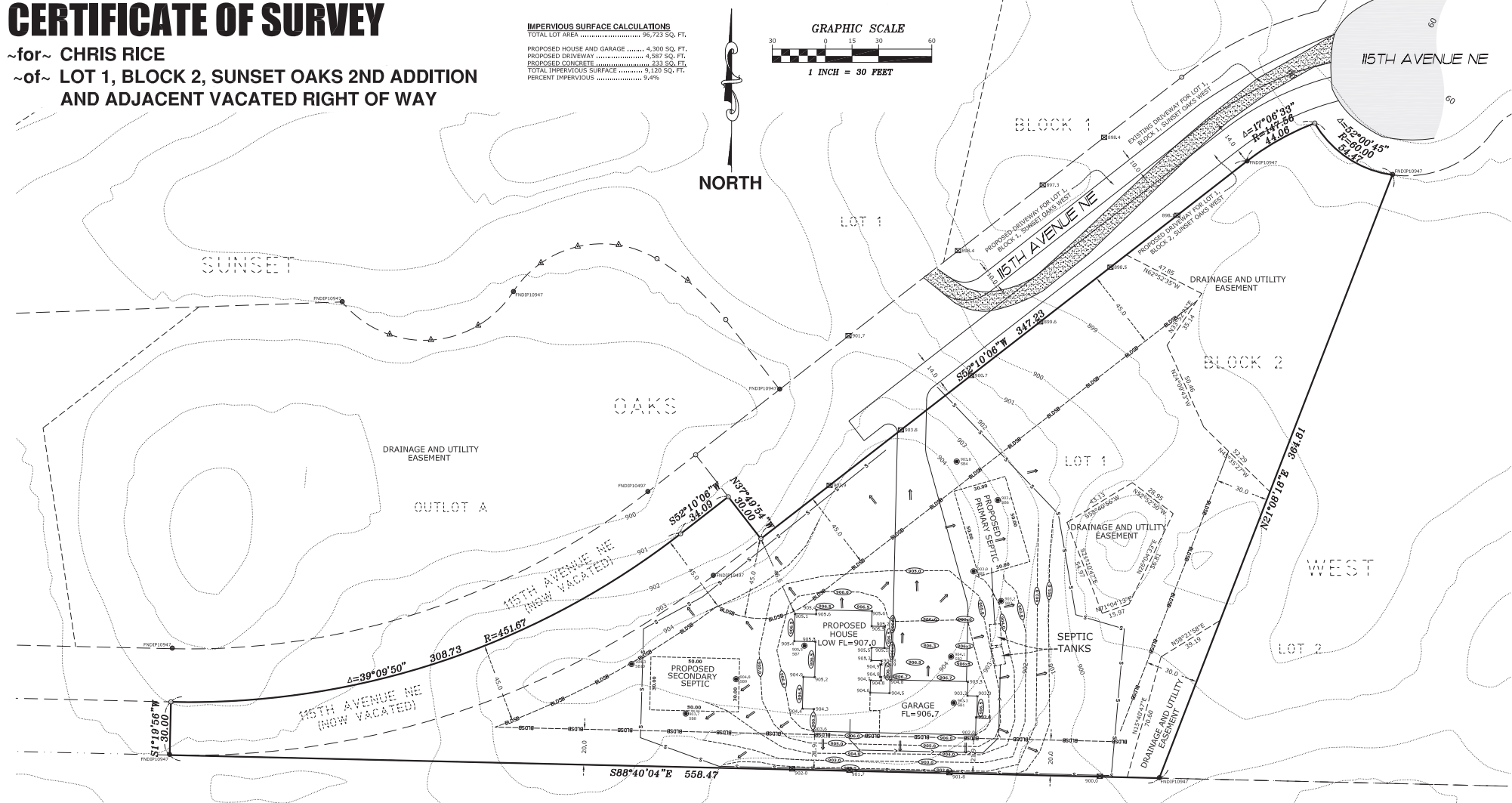
CERTIFICATE OF SURVEY

~for~ CHRIS RICE
~of~ LOT 1, BLOCK 2, SUNSET OAKS 2ND ADDITION
AND ADJACENT VACATED RIGHT OF WAY

IMPERVIOUS SURFACE CALCULATIONS
TOTAL LOT AREA 96,723 SQ. FT.
PROPOSED HOUSE AND GARAGE 4,300 SQ. FT.
PROPOSED DRIVEWAY 4,587 SQ. FT.
PROPOSED CONCRETE 233 SQ. FT.
TOTAL IMPERVIOUS SURFACE 9,120 SQ. FT.
PERCENT IMPERVIOUS 9.4%

GRAPHIC SCALE
1 INCH = 30 FEET

NORTH



PROPERTY DESCRIPTION:
Lot 1, Block 2, Outlot A,
SUNSET OAKS WEST and
adjacent vacated right of way.

DIAG: 126.0 X 68.5 = 143.42
(SLAB ON GRADE)

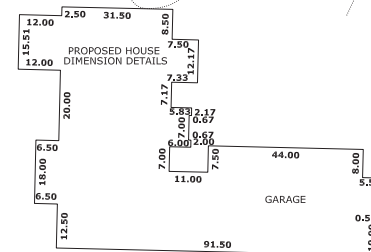
PROPOSED ELEVATIONS
TOP OF BLOCK = 907.0
GARAGE FLOOR = 907.7
LOWEST FLOOR = 907.0
TOP OF FOOTING = 903.0

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/06/2023.
- Bearings shown are on an assumed datum.
- Parcel ID Number: 13-31-23-12-0004.
- Mottled soil elevations start at 902.2.
- Builder to verify house dimensions, sewer depth and foundation depth.
- Driveway shown for graphic purposes only. Final driveway design and location to be determined by contractor.
- finished grade adjacent to home shall be 0.5 feet below top of block except at driveway and patio.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 52140
- △ DENOTES SET LARGE SPIKE
- ⊞ DENOTES LATH SET
- DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED DRAINAGE DIRECTION
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES SILT FENCE
- DENOTES BUILDING SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE



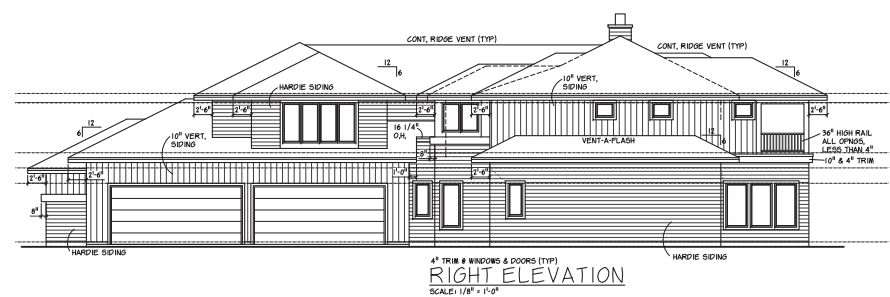
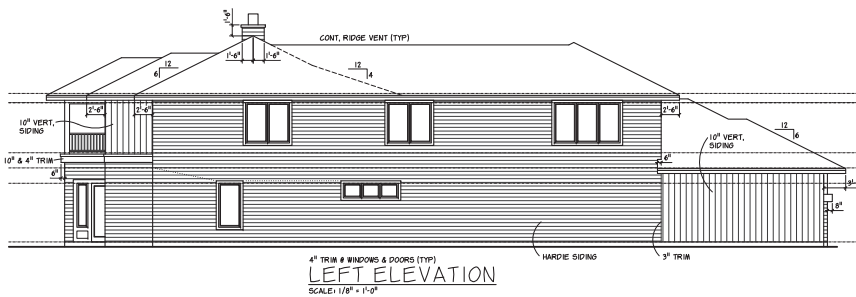
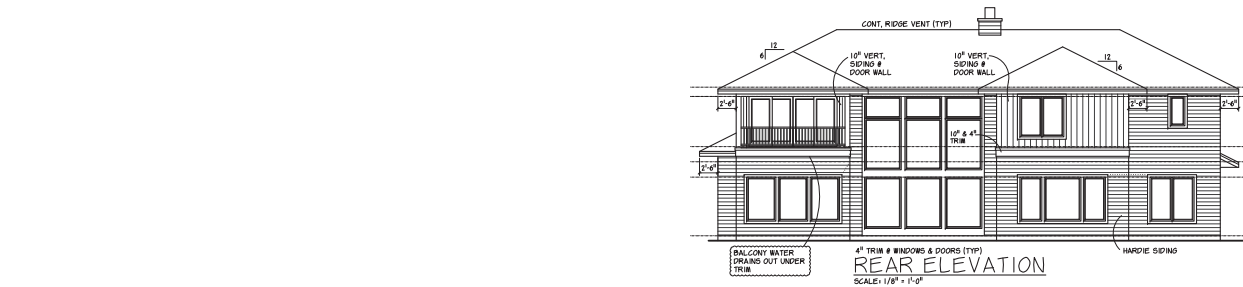
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

D. S. Hanson
DANIEL S. HANSON

Date: 12/14/2023 License No. 52140

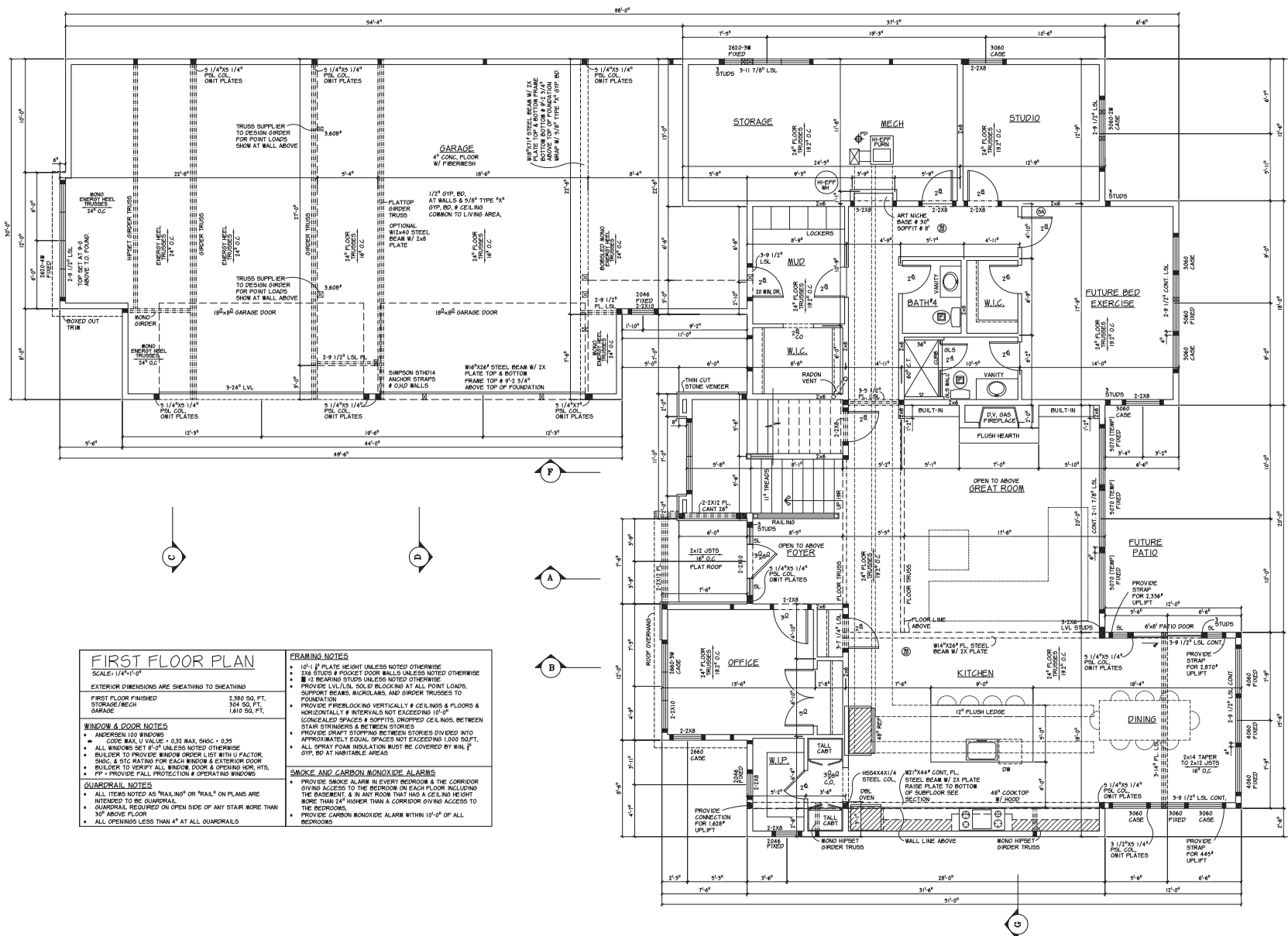
DRAWN BY:	DSH	JOB NO:	23.0127HS	DATE:	11/22/2023
CHECK BY:	JER	FIELD CREW:	BH/BJ		
1	11/27/23	SEPARATE DRIVEWAYS TO LOTS	DSH		
2	12/07/23	HOUSE STAKE & SEPTIC UPDATE	DSH		
3	12/14/23	SEPTIC UPDATE	DSH		
NO.	DATE	DESCRIPTION	BY		

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



EXTERIOR NOTES

- FLASHING NOTES**
 - KICKOUT FLASHING TO BE INSTALLED AS NEEDED BY ROOFING CONTRACTOR
 - EXTERIOR WALL FINISHER TO VERIFY THAT KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
 - CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MN & IRC CODE REQUIREMENTS
- WINDOW NOTES**
 - ANDERSEN 100 WINDOWS
 - CODE MAX. U VALUE = 0.32 MAX. SHGC = 0.35
 - BUILDER TO PROVIDE WINDOW ORDER LIST WITH U FACTOR, SHGC, & STC RATING FOR EACH WINDOW & EXTERIOR DOOR
 - BUILDER TO VERIFY ALL WINDOW DOOR & OPENING HOLE HTS.
 - WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" MUST BE EQUIPPED WITH AN APPROVED LADDER
- EXT. FINISHING NOTES**
 - HARDIE PANEL & SIDING
 - HARDIE 8"X3" PASCIA UNLESS NOTED OTHERWISE
 - HARDIE CORPENT 8" VENTS
 - HARDIE TRIM
 - ASPHALT SHINGLES



To Whom it May Concern,

We are submitting the application for a Conditional Use Permit to allow construction of our new home with an attached garage exceeding the standard 1200 square feet allowed for a property zone FR (Farm Residential). The current garage plans are measured at around 1600 square feet.

Part of the reason for the larger attached garage is the limited ability to build any additional accessory buildings in the future. A large portion of the property is either wetland or covered by drainage and utility easements. We also have a family of five and are planning for garage space for vehicles and other equipment related to maintaining our property (lawn, driveway, etc) and any additional equipment related to my wife's potential future health complications (MS).

Please let me know if you have any further questions. Thank you for your time.

Regards,

Chris Rice

651-329-8289

2193 Jennifer Ct,

North St Paul, MN 55109



City of Blaine

Signature Copy

Resolution: RES 23-85

Resolution Vacating Right-of-Way Easement, Along Outlot A of Sunset Oaks West and Outlots D & E of St. Andrews Village, as outlined in attached Exhibit A, Vacation No. V23-02

WHEREAS, the City Council has received a petition dated the 7th day of April, 2023, requesting vacation of the road right-of-way on 115th Avenue NE, along southern property line for Outlot A of Sunset Oaks West and east property line of Outlots D and E of St. Andrews Village as outlined in attached Exhibit A; according to the recorded plats thereof, Anoka County, Minnesota; and

WHEREAS, the required public hearing notices were published and mailed, and the public hearing was held on the 15th day of May, 2023, at which time all persons desiring to be heard were given an opportunity to be heard.

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

The vacation of the road right-of-way on 115th Avenue NE, along southern property line of Outlot A of Sunset Oaks West and east property line of Outlots D and E of St. Andrews Village as outlined in attached Exhibit A; according to the recorded plats thereof, Anoka County, Minnesota.

Existing road right-of-way for 115th Avenue NE; in the southwest portion of Sunset Oaks West, along the southern property line for Outlot A and east property line of Outlots D and E of St. Andrews Village as outlined in attached Exhibit A; according to the recorded plats thereof, Anoka County, Minnesota, is hereby approved.

PASSED by the City Council of the City of Blaine this 15th day of May, 2023.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine

Planning Commission

February 13, 2024 | 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, February 13, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Homan.

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

3. Approval of Minutes

3.1. 2024-697 Approval of the January 9, 2024 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of January 9, 2024, as presented. Motion seconded by Commissioner Swanson. The motion passed 5-0.

4. Public Hearing

4.6. 2024-48 Case File No. 24-0006 // Chris Rice // 4726 115th Avenue NE
The applicant is requesting a conditional use permit to allow a 1,610 square-foot garage in the Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0006 was opened at 7:32PM. As no one wished to appear, the public hearing was closed at 7:32PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0006 based on the following conditions:

Case 24-0006:

- 1. The proposed attached garage to match the home in terms of architectural style, exterior color and materials.**
- 2. The attached garage to be used for personal storage only.**
- 3. The attached garage (total accessory building space) is limited to 1,610 square feet.**
- 4. No land disturbance to occur within platted drainage and utility easement and wetland areas.**
- 5. An issued Rice Creek Watershed District permit will be required to be provided prior to the issuance of the building permit.**

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

Chair Goracke noted this would be on the agenda of the February 21, 2024 city council meeting.



City of Blaine

Staff Report

File Number: ORD 24-2542

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

First Reading

Ordinance Approving an Amendment to the Blaine Zoning Code to Create a New Zoning District, County Road 10 Mixed Use District. Northtown (City of Blaine) (Case File No. 24-0002/SAS)

Executive Summary

First Reading of a new ordinance, County Road 10 Mixed Use District as part of the Northtown Plan implementation.

Background

Planning Commission Public Hearing	02/13/24
City Council (1st Reading)	02/21/24
City Council (2nd Reading)	03/04/24
Action Deadline	N/A

Staff report prepared by Sheila Sellman, City Planner

Zoning

The subject site is comprised of Community Commercial (B-2), Regional Commercial (B-3) and Residential Flex (RF) zoning districts.

Surrounding Zoning and Uses

The subject site is comprised of commercial development and one residential development with land use designations of CC (Community Commercial), HDR2/PC (High Density Residential/Planned Commercial), and MDR/CC (Medium Density Residential/Community Commercial).

Existing Conditions

The subject area is developed with commercial/retail, office, residential and a regional mall.

Northtown District Vision Plan

In July 2022, the City Council adopted the Northtown District Vision Plan (the Plan). The Plan serves to guide decision-making, investments, and priorities for transforming the district into a feasible, vibrant mixed-use neighborhood. This Plan was created to identify redevelopment opportunities with the overall goal of meeting the market and community objectives. The Plan presents a long-range framework for redevelopment in the district, which includes the Northtown Mall and surrounding retail areas. The Plan identifies short-term to long-term steps. The short-term actions (1-5 years) identified include changing the zoning to some type of mixed-use district.

The Plan has been reviewed and discussed at numerous council workshops. The discussions centered around land use and zoning. Based on Council direction, changes to the comprehensive plan took place in November 2023 in preparation for a new zoning district. The Council discussed proposed zoning changes and text amendments at their September 6, 11 and November 13, 2023, workshops. The new zoning district is consistent with direction provided by the City Council and is in line with the Plan and is specifically designed for the Northtown area.

Evaluation of Request

The proposed district intent of the County Road 10 Mixed Use District (MU) is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, offices, retail or other complementary uses. To create a mix of land uses and at the same time protect the interest of surrounding properties in the following ways:

- (a) By establishing a mixed-use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of the Blaine Comprehensive Plan.
- (b) By creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.
- (c) By providing for mixed-use development(s) that are carefully planned to promote efficient use of land, parking, and open space.
- (d) By creating attractive neighborhoods that promote pedestrian-friendly, human interaction, safety and livability.

As proposed, any new building or addition requires site plan approval from the Planning Commission and City Council, which is not required in other districts except for the 105th Redevelopment District.

The proposed ordinance allows for mixed used development and that is currently not allowed in the B-2 and B-3 zoning. However, those mixed uses still need to be in conformance with the comprehensive land use plan. For example, an apartment building can only be located on property that is guided by HDR2/Planned Commercial in this area.

The proposed ordinance provides permitted, conditional and prohibited uses. The proposed setbacks take into consideration the vision of the Plan. There is language in the proposed ordinance that provides greater setbacks when adjacent to single-family residential and lesser setbacks for the Northtown Mall.

Meetings and Comments

As part of outreach to the property owners that are part of the rezoning, staff sent letters outlining the

process, an FAQ, and offer to meet to discuss the proposal and answer any questions. At the time of drafting this report, staff communicated directly with nine owners (meetings, phone calls, emails). Most owners did not have an issue with the rezoning or the proposed ordinance. The real estate team for Northtown Mall submitted comments, and they are attached. Specifically, they request to allow oil changes as a conditional use. Two other owners questioned why car washes are being prohibited. One owner questioned why the setback for the mall was different than other properties, specifically across University Avenue. The development parameters for the mall property are different in anticipation of the mall redeveloping like the Plan showed with development closer to the perimeter of the site.

Attachments:

Current and Proposed Zoning

Public Comment

Proposed Code Amendment

Strategic Plan Relationship

Northtown is part of the Economic Development Strategic Priority. Implementation of Northtown Master Plan is a Strategic Initiative.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendment. One comment at the public hearing was the request to add oil change as a conditional use.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners/businesses that are part of the rezoning
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the March 4, 2024 Council meeting.

Attachment List

1. Attachments
2. Proposed Code Amendment



City of Blaine

Signature Copy

Ordinance: ORD 24-2542

First Reading

Ordinance Approving an Amendment to the Blaine Zoning Code to Create a New Zoning District, County Road 10 Mixed Use District. Northtown (City of Blaine) (Case File No. 24-0002/SAS)

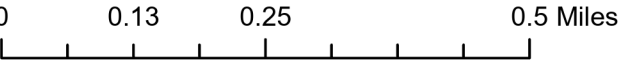
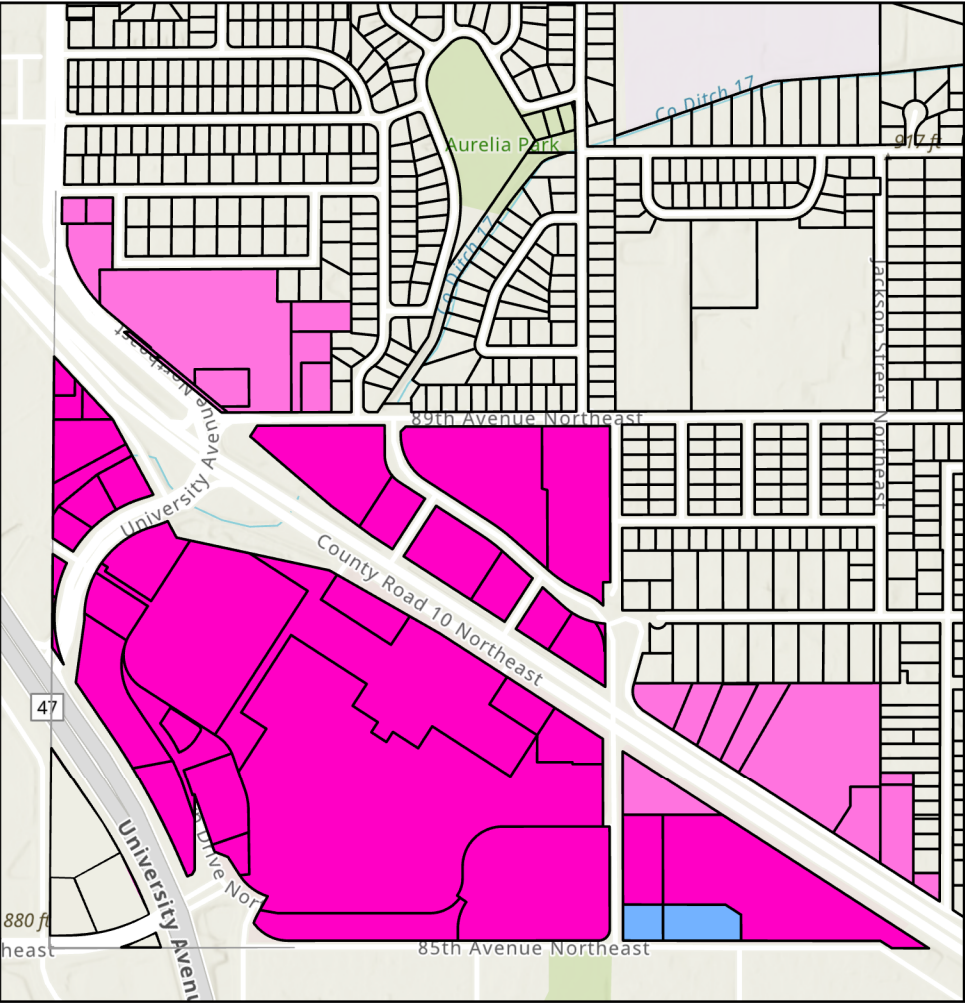
THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike.)

See attached ordinance.

INTRODUCED and read in full this 24th day of February, 2024.

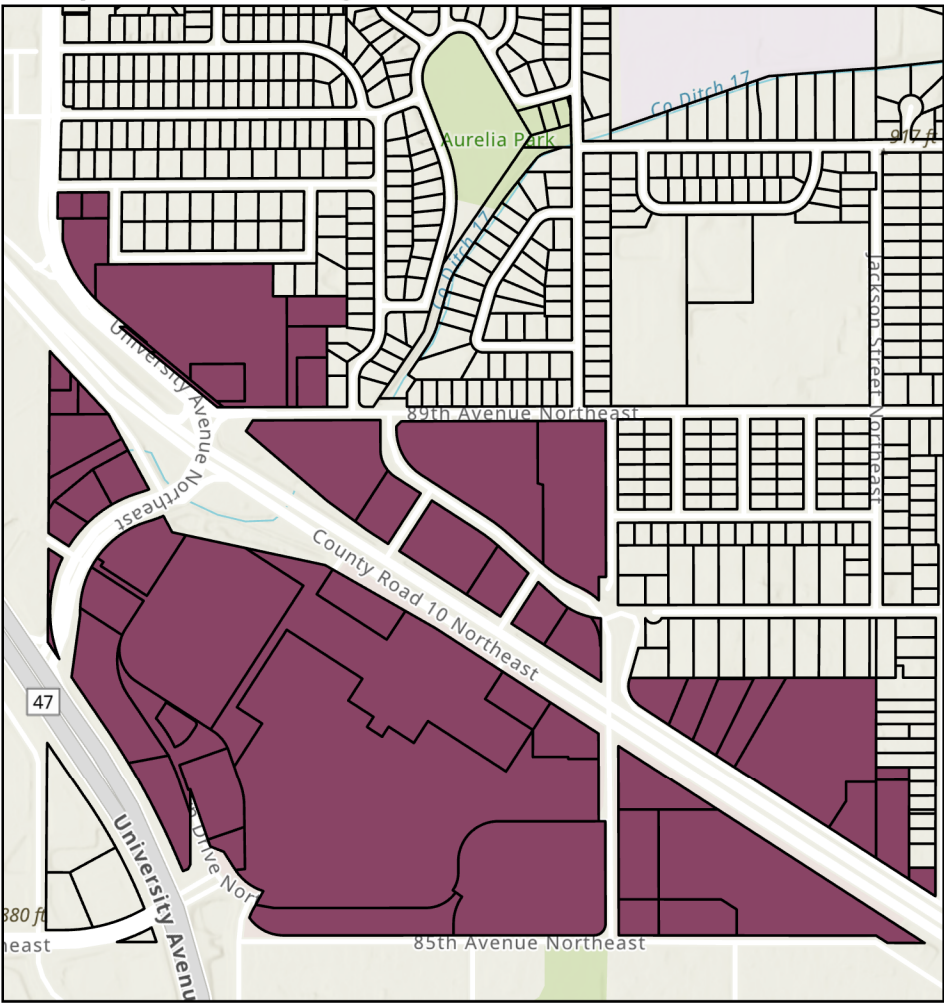
PASSED by the City Council of the City of Blaine the day of , 20 .

Existing Zoning



- B-2 - Community Commercial
- B-3 - Regional Commercial
- RF - Residential Flex

Proposed Zoning



- Mixed Use District

Patricia Robinson

From: Sheila Sellman
Sent: Tuesday, January 30, 2024 8:04 AM
To: Patricia Robinson
Subject: Fwd: Northtown Mall moratorium and zoning in favor of clean well run oil change facilities

From: William Melin/USA <William.Melin@cushwake.com>
Sent: Monday, January 29, 2024 6:10:15 PM
To: Sheila Sellman <ssellman@blainemn.gov>
Cc: Deb Carlson/USA <Deb.Carlson@cushwake.com>; Amber Vickerman/USA <Amber.Vickerman@cushwake.com>
Subject: Northtown Mall moratorium and zoning in favor of clean well run oil change facilities

Shelia,

We would like to go on record in favor of oil change facilities being allowed as a conditional use in the (j) Gasoline service station, not including a car wash, but including oil change.
(i.e. well run, clean operations with no vehicles parked at the locations overnight like Valvoline Rapid Oil Change and Jiffy Lubes)

Thanks
Skip

william.melin@cushwake.com

William “Skip” Melin CCIM
Senior Director
Capital Markets Group

Phone: +1 952 200 7890

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30.60 - County Road 10 Mixed Use District (MU)

30.61 - Intent

The intent of the mixed-use district is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, offices, retail or other complementary uses. To create a mix of land uses and at the same time protect the interest of surrounding properties in the following ways:

- (a) By establishing a mixed-use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of the Blaine Comprehensive Plan.
- (b) By creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.
- (c) By providing for mixed-use development(s) that are carefully planned to promote efficient use of land, parking, and open space.
- (d) By creating attractive neighborhoods that promote pedestrian friendly, human interaction, safety and livability.

30.62 - Development Procedure

All new buildings and additions require site plan approval through the planning commission and city council.

A development agreement is required as part of the development approval and shall address, at a minimum, approved site and building design criteria, approved sign locations and design criteria, construction phasing, parking, cash escrow and/or letter of credit for construction of on-site and off-site improvements generated by the development.

30.63 - Permitted Uses

- (a) Attached townhomes with a minimum of three units.
- (b) Bakery
- (c) Banks
- (d) Brew pubs
- (e) Candy or ice cream shops
- (f) Coffee shop
- (g) Delicatessen stores
- (h) Dry cleaning and laundry with no chemicals on premises.
- (i) General retail
- (j) Liquor stores

- (k) Medical cannabis dispensary
- (l) Personal services, including massage, hair salons and similar business.
- (m) Personalized instructional services and fitness centers, total floor area limited to 4,000 square feet.
- (n) Portrait/art studio/museum
- (o) Professional offices including medical.
- (p) Repair services (cell phone, clothing, bicycle, shoes) – not including automotive repair.
- (q) Restaurants (Class I and Class II)

30.64 - Conditional Uses

- (a) Animal hospitals/veterinary clinic.
- (b) Assisted living and/or memory care facility.
- (c) Brewer tap room as associated with and on the same site as a licensed brewery.
- (d) Buildings over 50 feet in height.
- (e) Charter schools without outdoor recreation space (not including playground equipment which is limited to 5,000 square feet).
- (f) Day care Facilities
- (g) Event centers and banquet facilities
- (h) Farmers market
- (i) Gasoline service station, not including a car wash.
- (j) Hospitals
- (k) Hotels, not including motels.
- (l) Indoor amusement and recreation, not including fitness.
- (m) Licensed cocktail room with and on the same site as a licensed distillery/micro distillery or winery.
- (n) Movie or live theaters
- (o) Multi-family residential (apartment style)
- (p) Off Site parking or shared parking
- (q) Outdoor dining
- (r) Outdoor recreation as an accessory use to a permitted or conditional use in this district.
- (s) Personalized instructional services and fitness centers, over 4,000 square feet.
- (t) Places of worship
- (u) Private social clubs
- (v) Public buildings or facilities, not including schools.
- (w) Restaurants with live entertainment (music, etc.)
- (x) Two (2) or more buildings on same lot.

- (y) Zero lot line split with shared access and/or parking.

30.65 - Prohibited Uses

- (a) Auto sales—indoor or outdoor sales
- (b) Automobile repair
- (c) Car washes
- (d) Outdoor storage
- (e) Pawn shops
- (f) Self-storage/mini storage
- (g) Tobacco/vape shop
- (h) Any uses not listed as permitted, or conditional.

30.66 - Performance Standards Residential

- (a) Multi-family (Apartment) must be consistent with comprehensive plan land use designation.

(1) Building Setbacks

- (aa) Adjacent to single-family residential 100 feet.
- (bb) Across the right-of-way from single-family residential 50 feet.
- (cc) Adjacent to County Road 10 minimum setback of 20 feet with a maximum of 50 feet.
- (dd) Adjacent or across the right-of-way from commercial not adjacent county road 10.
- (ee) Front yard 30 feet
- (ff) Side yard 20 feet
- (gg) Rear yard 20 feet

(2) Parking Setbacks

No parking lot shall be located in the front yard adjacent to County Road 10.

- (aa) Front yard 20 feet, if adjacent to single-family residential the setback shall be 40 feet.
- (bb) Rear yard 20 feet
- (cc) Side yard 20 feet
- (dd) Fire lane may be located within the setback.

(3) Building Height

- (aa) Adjacent to single-family residential maximum of three stories over parking (40 feet above grade).
- (bb) Maximum 5 residential stories over parking (60 feet above grade)

- Buildings over 50 feet require a conditional use permit.

(4) Multifamily (Apartments): Each residential development shall provide private recreational uses for project residents. This area shall be for active or passive recreational uses suited to the needs of the residents of the project including, but not limited to, swimming pools, trails, nature areas, picnic areas, tot lots. Projects with 50 units or less must provide at least one amenity. Projects with more than 50 units must provide at least two amenities.

(b) Multi-family (Attached Townhomes) must be consistent with comprehensive plan land use designation.

(1) Building Setbacks

(aa) Front yard: 30 feet

(bb) Rear yard: 30 feet

(cc) Corner side yard: 20 feet

(dd) Side yard adjacent to single-family residential or commercial: 30 feet.

(2) Parking Setbacks

(aa) Guest parking: 20 feet

(bb) Drive aisles: 20 feet

(3) Building Height

(aa) Minimum of two stories, except that a height of one story is permitted for up to 10 percent of the units in a development.

(bb) Maximum of three stories.

30.67 - Architectural control residential

(a) [Exterior wall finishes.] At least 50 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation.

(1) Brick

(2) Natural or cultured stone

(3) Glass

(4) Stucco or EIFS

(5) Cementous siding

(6) Architectural metal

(7) Integrally colored rock faced block

- (8) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels, or other comparable or superior materials as approved by the zoning administrator. All materials subject to zoning administrator approval.
 - (9) Building articulation elements shall be provided at a maximum average spacing of 40 feet.
 - (10) Flat roof lines are encouraged along County Road 10.
 - (11) Apartment Façade articulation for any building over two-stories shall be provided through any of the following elements:
 - (aa) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
 - (bb) A ground-level recess.
 - (cc) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.
 - (12) All buildings shall provide ground floor windows along, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.
- (b) Awnings.
- (1) An awning may project over the public sidewalk provided that it is at least eight feet above grade and does not project more than two-thirds the width of the public sidewalk as measured from the building.
 - (2) Awnings must be constructed of durable, water repellent material such as canvas or metal. Plastic or fiberglass are not permitted.
 - (3) Backlit or illuminated awnings are not permitted.
 - (4) Retractable or fixed awnings may be used.
 - (5) Awnings shall not extend across multiple buildings. Long expanses of awnings should be broken into segments that reflect the door or window openings located beneath.
 - (6) Awning colors and materials shall complement the building façade.
 - (7) Signage on awnings is permitted on the end panel or valance only. Lettering size shall be proportional to the space available as approved by the zoning administrator.
 - (8) Awnings and canopies deteriorate over time; regular maintenance and replacement is required. If material shows signs of wear, including, but not limited to, fraying, fading, or physical damage to the awning.

- (9) Awnings should be part of the site plan review and receive approval. Any encroachments over public right-of-way shall be approved by the city council prior to construction.

30.68 - Performance Standards Commercial

(a) Building setbacks:

- (1) Adjacent to single-family residential: 50 feet
- (2) Adjacent to County Road 10 minimum setback of 20 feet with a maximum of 50 feet.
- (3) Front yard: 30 feet
- (4) Side yard: 20
- (5) Rear yard: 20 feet

(b) Parking setbacks:

- (1) No parking lot shall be located in the front yard adjacent to County Road 10.
- (2) Front yard: 20 feet
- (3) Rear yard 10 feet, if adjacent to single family residential 25 feet.
- (4) Side yard 10 feet, if adjacent to single family residential 25 feet.
- (5) Fire lane may be located within the setback.

30.69 - Architectural Control Commercial

- (a) [Exterior wall finishes.] At least 100 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation.

- (1) Brick
- (2) Natural or cultured stone
- (3) Glass
- (4) Stucco or EIFS
- (5) Cementous siding
- (6) Architectural metal
- (7) Integrally colored rock faced block
- (8) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels, or other comparable or superior materials as approved by the zoning administrator. All materials subject to zoning administrator approval.
- (9) Building articulation elements shall be provided at a maximum average spacing of 40 feet.

(b) Awnings.

- (1) An awning may project over the public sidewalk provided that it is at least eight feet above grade and does not project more than two-thirds the width of the public sidewalk as measured from the building.
- (2) Awnings must be constructed of durable, water repellent material such as canvas or metal. Plastic or fiberglass are not permitted.
- (3) Backlit or illuminated awnings are not permitted.
- (4) Retractable or fixed awnings may be used.
- (5) Awnings shall not extend across multiple buildings. Long expanses of awnings should be broken into segments that reflect the door or window openings located beneath.
- (6) Awning colors and materials shall complement the building façade.
- (7) Signage on awnings is permitted on the end panel or valance only. Lettering size shall be proportional to the space available as approved by the zoning administrator.
- (8) Awnings and canopies deteriorate over time; regular maintenance and replacement is required. If material shows signs of wear, including, but not limited to, fraying, fading, or physical damage to the awning.
- (9) Awnings should be part of the site plan review and receive approval. Any encroachments over public right-of-way shall be approved by the city council prior to construction.

(c) Building height: buildings exceeding 50 feet in height must obtain a conditional use permit.

30.70 - Mall Performance Standards

The Mall property consists of land north of Sanburnol Drive, east of University Avenue, south of County Road 10, and west of Jefferson Street.

(a) Building Setbacks:

- (1) Adjacent to County Road 10 minimum setback of 20 feet with a maximum of 50 feet.
- (2) Adjacent to Sanburnol Drive: 30 Feet
- (3) Adjacent to County 10: 20 feet
- (4) Adjacent to University Avenue: 20 feet
- (5) Adjacent to Jefferson Street: 20

(b) Parking Setbacks:

- (1) No parking lot shall be located in the front yard adjacent to County Road 10.
 - (2) Adjacent to Sanburnol Drive: 15 feet
 - (3) Adjacent to County Road 10 side and rear yard: 10 feet
 - (4) Adjacent to University Avenue: 10 feet
 - (5) Adjacent to Jefferson Street: 10 feet
- (c) [Exterior wall finishes.] At least 100 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation:
- (1) Brick
 - (2) Natural or cultured stone
 - (3) Glass
 - (4) Stucco or EIFS
 - (5) Cementous siding
 - (6) Architectural metal
 - (7) Integrally colored rock faced block.
 - (8) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels, or other comparable or superior materials as approved by the zoning administrator. All materials subject to zoning administrator approval.
 - (9) Building articulation elements shall be provided at a maximum average spacing of 40 feet.
- (d) Awnings:
- (1) An awning may project over the public sidewalk provided that it is at least eight feet above grade and does not project more than two-thirds the width of the public sidewalk as measured from the building.
 - (2) Awnings must be constructed of durable, water repellent material such as canvas or metal. Plastic or fiberglass are not permitted.
 - (3) Backlit or illuminated awnings are not permitted.
 - (4) Retractable or fixed awnings may be used.
 - (5) Awnings shall not extend across multiple buildings. Long expanses of awnings should be broken into segments that reflect the door or window openings located beneath.
 - (6) Awning colors and materials shall complement the building façade.

- (7) Signage on awnings is permitted on the end panel or valance only. Lettering size shall be proportional to the space available as approved by the zoning administrator.
 - (8) Awnings and canopies deteriorate over time; regular maintenance and replacement is required. If material shows signs of wear, including, but not limited to, fraying, fading, or physical damage to the awning.
 - (9) Awnings should be part of the site plan review and receive approval. Any encroachments over public right-of-way shall be approved by the city council prior to construction.
- (e) Building height: buildings exceeding 50 feet in height must obtain a conditional use permit.

30.71 - General Performance Standards

- (a) Assisted Living and/or memory care facility:
- (1) Multi-story building must meet performance standards residential multi-family.
 - (2) One-story building must meet performance standards - Commercial.
- (b) Class II Restaurant:
- (1) If located in a retail multiple tenant center must conform to the architecture of a specific center.
- (c) Hospitals:
- (1) Shall not be adjacent to low density residential areas.
 - (2) Shall have direct access from the site to a collector or arterial street as defined in the comprehensive plan.
 - (3) Shall not have emergency vehicle access adjacent to or located across a street from any single-family residential use.
 - (4) May be required to submit a detailed parking analysis. Additional parking may be required based on this analysis.
- (d) Heliports:
- (1) Shall conform to all applicable federal aviation administration and Minnesota department of transportation regulations.
 - (2) Shall establish and utilize approach and departure routes over non-residential areas to the maximum extent possible.
 - (3) Shall have hours of operation limited to 7:00 a.m. to 9:00 p.m., inclusive, excluding emergencies.

- (4) Shall not be located within 500 feet of residential areas.
- (5) Shall be provided with a dust free landing pad.
- (6) Shall be fenced or otherwise secured to prevent unauthorized access.

(e) Outside display is allowed provided the following standards are met:

- (1) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings larger than 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.
- (2) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (3) Outside display shall not exceed a height of sixty (60) inches.
- (4) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (5) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (6) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (7) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (8) Products shall be able to be sold from the display.

(f) Parking:

Parking is regulated by Section 33.13 of the Blaine Zoning Ordinance except where regulated in this section.

(1) *Shared Parking*

- (aa) A conditional use permit may be granted for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces

provided are less than the sum of the total required for each business should they provide them separately.

(bb) Conditions required for shared parking:

- (i) The building or use for which application is being made to utilize off-street parking facilities provided by another building or use shall be located within 800 feet of such parking facilities.
- (ii) The application shall demonstrate there is no substantial conflict in using shared facilities through a professional parking analysis.
- (iii) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

(2) *Off-site parking.*

Any off-site parking which is used to meet the requirements below shall be a conditional use:

- (aa) Reasonable access from the off-site parking facilities to the use being served shall be provided.
- (bb) An agreement or lease shall be approved as part of the conditional use permit. The agreement/lease shall specify the total number and location of parking spaces under contract.
- (cc) The off-street parking requirements shall be established by the zoning administrator based upon the characteristics and functional similarities between uses including, but not limited to: the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. For structures containing multiple uses, each shall be calculated separately. The requirements may be revised downward by the city council as part of an application for a conditional use permit based on verifiable information pertaining to parking.
- (dd) Approved parking spaces must be located on the same lot as the principal use, unless shared parking or off-site parking is approved for the use.

(3) *Parking analysis requirements.*

A parking analysis is required when off-site or share parking is proposed. The parking analysis is to be prepared by a professional who has knowledge and experience with parking needs and assessments. The analysis should consist of the following information:

- (aa) A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.
- (bb) Parking analysis matrix that includes (1) names of all existing/proposed uses with tenant address; (2) each tenants total building square footage existing and proposed (3) lists dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.
- (cc) Proposed parking layout and number of stalls for the development.
- (dd) Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.
- (ee) Parking adequacy should be determined prior to making major financial and legal commitments related to the property. In some cases, insufficient on-site parking may prevent the proposed project/use from being permitted.

(4) Parking structure.

- (aa) Parking structures shall be appropriately located and behind the rear of the building when practical.
- (bb) Parking structures abutting any public street or walkway shall be compatible with the materials and architectural style of surrounding buildings.
- (cc) Parking structures shall be designed so that vehicles are not visible from the sidewalk and the only opening at the street level are those to accommodate vehicle ingress and egress.
- (dd) Snow storage areas shall not be located in the front or side yard abutting a street. If storage is not accommodated onsite it should be hauled out.

(g) Personalized instructional services and fitness centers and accessory uses within the building on property:

- (1) Any active outdoor use areas shall be screened from residential views.

- (2) A detailed parking demand analysis shall be submitted. Additional parking may be required based on this analysis.

(h) Theaters:

- (1) Theaters located within shopping centers or otherwise utilizing joint parking arrangement shall submit an analysis of parking demand versus availability for review and approval by the city. Additional parking may be required based on this analysis if available parking does not meet the expected demand.
- (2) Theaters located within existing structures may be required to install appropriate building modifications to provide adequate pedestrian and vehicle access.
- (3) Interior and free standing theaters shall only be permitted when it can be demonstrated that vehicular ingress and egress may be accomplished without inducing undue traffic problems on area roadways.

(i) Traffic impact studies/Traffic memo:

A traffic impact study prepared by a registered traffic engineer to assess potential traffic impacts on local and regional road systems is required for any of the following:

- (1) Multi-family development

A traffic memo prepared by a registered traffic engineer to assess potential traffic impacts on local and regional road systems is required for any of the following:

- (1) Any development which exceeds 25,000 square feet of gross floor area.
- (2) Expansion of existing development which exceeds 10 percent of gross floor area and the total gross floor area is 25,000 square feet or greater.

(j) Refuse Enclosure:

Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

(k) Screening:

On a lot adjacent to single family residential, there shall be an opaque screen made up of trees and/or berms and a six-foot-high solid fence constructed of maintenance free materials.

(l) Signage:

Signage is regulated by Chapter 34 of the Blaine Zoning Ordinance.

DRAFT



City of Blaine

Staff Report

File Number: ORD 24-2543

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

First Reading

Ordinance Rezoning Certain Parcels in the Northtown Area from Community Commercial (B-2) and Regional Commercial (B-3) to County Road 10 Mixed Use District. Northtown (City of Blaine) (Case File No. 24-0002/SAS)

Executive Summary

First reading to rezone certain parcels in the Northtown Area to County Road 10 Mixed Use District (MU) as part of implementing the Northtown Plan.

Background

Planning Commission (Public Hearing)	02/13/24
City Council (1st Reading)	02/21/24
City Council (2nd Reading)	03/04/24
Action Deadline	N/A

Staff report prepared by Sheila Sellman, City Planner

Zoning

The subject site is comprised of Community Commercial (B-2), Regional Commercial (B-3) and Residential Flex (RF) zoning districts.

Surrounding Zoning and Uses

The subject site is comprised of commercial development and one residential development with land use designations of CC (Community Commercial), HDR2/PC (High Density Residential/Planned Commercial), and MDR/CC (Medium Density Residential/Community Commercial).

Existing Conditions

The subject area is developed with commercial/retail, office, residential and a regional mall.

Northtown District Vision Plan

In July 2022, the City Council adopted the Northtown District Vision Plan (the Plan). The Plan serves to guide decision-making, investments, and priorities for transforming the district into a feasible, vibrant mixed-use neighborhood. This Plan was created to identify redevelopment opportunities with the overall goal of meeting the market and community objectives. The Plan presents a long-range framework for redevelopment in the district, which includes the Northtown Mall and surrounding retail areas. The Plan identifies short-term to long-term steps. The short-term actions (1-5 years) identified include changing the zoning to some type of mixed-use district.

The Plan has been reviewed and discussed at numerous council workshops. The discussions centered around land use and zoning. Based on Council direction, changes to the comprehensive plan took place in November 2023 in preparation for a new zoning district. The Council discussed proposed zoning changes and text amendments at their September 6, 11 and November 13, 2023, workshops. The new zoning district is consistent with direction provided by the City Council and is in line with the Plan and is specifically designed for the Northtown area.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

Evaluation of Request

The proposed district intent of the County Road 10 Mixed Use District (MU) is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, offices, retail or other complementary uses. To create a mix of land uses and at the same time protect the interest of surrounding properties in the following ways:

- (a) By establishing a mixed-use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of the Blaine Comprehensive Plan.
- (b) By creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.
- (c) By providing for mixed-use development(s) that are carefully planned to promote efficient use of land, parking, and open space.
- (d) By creating attractive neighborhoods that promote pedestrian-friendly, human interaction, safety and livability.

As proposed, any new building or addition requires site plan approval from the Planning Commission

and City Council, which is not required in other districts except for the 105th Redevelopment District.

The proposed ordinance allows for mixed used development and that is currently not allowed in the B-2 and B-3 zoning. However, those mixed uses still need to be in conformance with the comprehensive land use plan. For example, an apartment building can only be located on property that is guided by HDR2/Planned commercial in this area.

The proposed ordinance provides permitted, conditional and prohibited uses. The proposed setbacks take into consideration the vision of the Plan. There is language in the proposed ordinance that provides greater setbacks when adjacent to single-family residential and lesser setbacks for the Northtown Mall.

Meetings and Comments

As part of outreach to the property owners that are part of the rezoning, staff sent letters outlining the process, an FAQ, and offer to meet to discuss the proposal and answer any questions. At the time of drafting this report, staff communicated directly with nine owners (meetings, phone calls, emails). Most owners did not have an issue with the rezoning or the proposed ordinance. The real estate team for Northtown Mall submitted comments, and they are attached. Specifically, they request to allow oil changes as a conditional use. Two other owners questioned why car washes are being prohibited. One owner questioned why the setback for the mall was different than other properties, specifically across University Ave. The development parameters for the mall property are different in anticipation of the mall redeveloping like the Plan showed with development closer to the perimeter of the site.

Attachments:

Current and Proposed Zoning
Public Comment
Exhibit A

Strategic Plan Relationship

Northtown is part of the Economic Development Strategic Priority. Implementation of Northtown Master Plan is a Strategic Initiative.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners/businesses that are part of the rezoning, outlining the process, an FAQ, and offer to meet to discuss the proposal and answer any questions.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the March 4, 2024 Council meeting.

Attachment List

1. Attachments
2. Exhibit A



City of Blaine

Signature Copy

Ordinance: ORD 24-2543

First Reading

Ordinance Rezoning Certain Parcels in the Northtown Area from Community Commercial (B-2) and Regional Commercial (B-3) to County Road 10 Mixed Use District. Northtown (City of Blaine) (Case File No. 24-0002/SAS)

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

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Exhibit A

Section 2. The above described property is hereby rezoned from:

~~[Community Commercial (B-2), Regional Commercial (B-3) and Residential Flex (RF)]~~
to
County Road 10 Mixed Use District

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 21st day of February, 2024.

PASSED by the City Council of the City of Blaine this day of 20__.

 B-2 - Community Commercial
 B-3 - Regional Commercial
 RF - Residential Flex

Page 121 of 134

Patricia Robinson

From: Sheila Sellman
Sent: Tuesday, January 30, 2024 8:04 AM
To: Patricia Robinson
Subject: Fwd: Northtown Mall moratorium and zoning in favor of clean well run oil change facilities

From: William Melin/USA <William.Melin@cushwake.com>
Sent: Monday, January 29, 2024 6:10:15 PM
To: Sheila Sellman <ssellman@blainemn.gov>
Cc: Deb Carlson/USA <Deb.Carlson@cushwake.com>; Amber Vickerman/USA <Amber.Vickerman@cushwake.com>
Subject: Northtown Mall moratorium and zoning in favor of clean well run oil change facilities

Shelia,

We would like to go on record in favor of oil change facilities being allowed as a conditional use in the (j) Gasoline service station, not including a car wash, but including oil change.
(i.e. well run, clean operations with no vehicles parked at the locations overnight like Valvoline Rapid Oil Change and Jiffy Lubes)

Thanks
Skip

william.melin@cushwake.com

William “Skip” Melin CCIM
Senior Director
Capital Markets Group

Phone: +1 952 200 7890

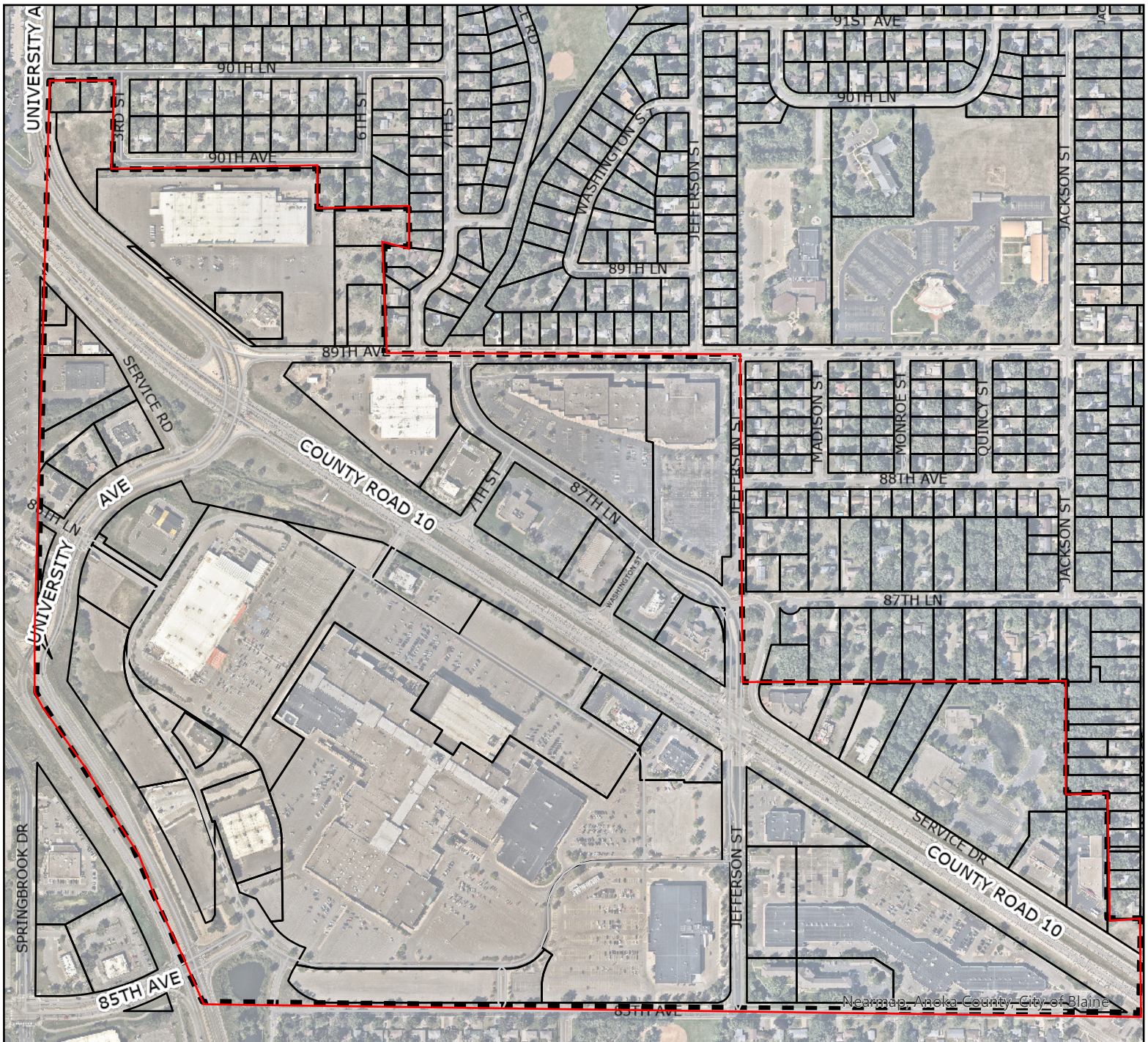
3500 American Blvd W, Suite 200
Bloomington, MN 55431 | USA
cushwakemsp.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [News](#)



Northtown Area

Exhibit A



0 0.05 0.1 0.2 Miles





City of Blaine

Staff Report

File Number: ORD 24-2544

Agenda Date

February 21, 2024

Status

In Control

City Council

File Type

Ordinance

Administration - Erik Thorvig, Community Development Director

Agenda Item # 11.1

First Reading

Adopt an Extension to the Interim Ordinance for a Moratorium on Car Washes

Executive Summary

Background

On September 6, 2023, the City Council adopted an interim ordinance placing a moratorium on new car washes in the City of Blaine. The purpose of the moratorium was to allow the Council time to study zoning regulations related to car washes and determine potential zoning district changes or text amendments. The moratorium was for six months and is set to expire on March 6, 2024.

Minnesota State Statute allows cities to establish a moratorium to allow zoning studies for up to one-year. The City Council discussed zoning regulations related to car washes at their December 18, 2023, and February 12, 2024, workshops. Additional time is necessary to adopt proposed changes, therefore a six-month extension to the original moratorium is proposed through September 6, 2024.

It is not anticipated that the full time extension is necessary to adopt the proposed changes. If the City Council adopts changes prior to September 6, 2024, the moratorium would be lifted and applications for car washes would be allowed under any new regulations adopted.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Not applicable.

Financial Impact

Not applicable.

Public Outreach/Input

No public hearing is required for adoption of an interim ordinance, unless it relates to a housing proposal.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the March 4, 2024 Council meeting.

Attachment List

None



City of Blaine

Signature Copy

Ordinance: ORD 24-2544

First Reading

Adopt an Extension to the Interim Ordinance for a Moratorium on Car Washes

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

WHEREAS, the City has approved four applications for standalone car washes since 2021; and

WHEREAS, the City is aware of the potential of additional applications for car washes being submitted; and

WHEREAS, concern about the number and location of car washes in the City has been expressed by the City Council publically; and

WHEREAS, at a workshop on August 14, 2023, the City Council discussed the potential of a moratorium on car washes to study the issue; and

WHEREAS, the City Council adopted a six-month moratorium to complete a zoning study on car washes on September 6, 2023; and

WHEREAS, the moratorium would expire on March 6, 2024; and

WHEREAS, the City Council discussed potential zoning changes at their December 18, 2023, and February 12, 2024, workshops; and

WHEREAS, additional time is necessary to complete the zoning study.

WHEREAS, the City Council considers extending the moratorium until September 6, 2024,

WHEREAS, pursuant to Minnesota Statute Sections 462.355, Subd. 4., the City has the authority to establish an interim ordinance that regulates, restricts or prohibits any use, development or subdivision within the City or a portion thereof; for up to one year, while the City is conducting a study, has authorized a study to be completed, or has scheduled a hearing to consider the adoption of the comprehensive plan or official controls; and

WHEREAS, the health, safety and welfare of the residents of Blaine will be enhanced by preventing further applications related to car washes until the study of the issue is complete.

NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:

1. The City will be conducting a study on amendments to official controls related to car washes. Pursuant to the authority granted by Minnesota Statute 462.355, Subd. 4, the City hereby adopts an interim ordinance placing a temporary moratorium on the filling and consideration of applications for new construction, rezoning, conditional use permits, site plan, variances, subdivision and platting for standalone and car washes as an accessory use to convenience stores.
2. The City shall not grant approval of any application for new construction, rezoning, conditional use permits, site plan, variances, subdivision and platting for standalone and car washes as an accessory use to convenience stores until September 6, 2024.
3. The moratorium shall not apply to previously approved development actions prior to September 6, 2023 or applications that have already been formally submitted and are in the process of being considered by the City Council.
4. The moratorium shall also not apply to building permits applied for existing car washes that do not expand the use and/or require a conditional use permit, site plan or variance.
5. This interim ordinance shall be in full force and effect after its adoption and publication as required by law.

INTRODUCED and read in full on this 21st day of February 2024.

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



City of Blaine

Staff Report

File Number: ORD 24-2541

Agenda Date	Status
February 21, 2024	
In Control	File Type
City Council	Ordinance

Administration - Cathy Sorensen, City Clerk

Agenda Item # 11.2

Second Reading
Amend Sec. 2-31. - Salaries of Mayor and Councilmembers

Executive Summary

Council is asked to hold second reading and adopt the proposed ordinance amending council salary.

Background

At the February 5 council meeting, a vote was inadvertently taken on the proposed ordinance to increase mayor and councilmember salaries when the required action was only to be first reading of the ordinance. Council is asked to now formally vote on the ordinance to increase salaries as outlined below:

Mayor

- \$18,315.03/yr - currently \$14,313.60/yr
- \$1,526.25/mo - currently \$1,192.80/mo

Councilmembers

- \$13,461.54/yr - currently \$10,500/yr
- \$1,121.80/mo - currently \$875.00

Strategic Plan Relationship

This item relates to the collaboration and engagement strategic priority through council governance.

Board/Commission Review

The charter commission reviewed this topic in depth and is recommending the amendment be adopted.

Financial Impact

Adoption of the ordinance will increase the salary budget beginning in 2025 by \$21,769.24 annually.

Public Outreach/Input

This item was published in the *Blaine-Spring Lake Park-Fridley Life* as part of the proposed salary charter amendment and was posted on the City's website after first reading was held February 5.

Staff Recommendation

Council is asked to adopt the proposed ordinance amending council salary; a majority vote is required.

Attachment List

1. Council Pay Study 2023



City of Blaine

Signature Copy

Ordinance: ORD 24-2541

Second Reading

Amend Sec. 2-31. - Salaries of Mayor and Councilmembers

Sec. 2-31. Salaries of mayor and councilmembers.

Pursuant to the City Charter, section 2.07, and Minn. Stat. § 415.11, as amended, the salary of the mayor shall be increased to ~~\$1,192.80~~ \$1,526.25 per month; and the salary of the councilmembers shall be increased to ~~\$875.00~~ \$1,121.80 per month, effective January 1, 2025.

(Code 1963, § 111.01; Code 1980, § 2-3; Ord. No. 342, 12-20-1973; Ord. No. 743, 10-29-1981; Ord. No. 83-811, 12-1-1983; Ord. No. 84-848, 12-20-1984; Ord. No. 85-911, 12-5-1985; Ord. No. 86-993, 11-20-1986; Ord. No. 87-1057, 12-17-1987; Ord. No. 89-1138, 4-20-1989; Ord. No. 90-1183, 1-18-1990; Ord. No. 91-1244, 1-17-1991; Ord. No. 92-1275, 2-6-1992; Ord. No. 92-1315, 1-7-1993; Ord. No. 93-1495, 1-6-1994; Ord. No. 94-1544, 1-5-1995; Ord. No. 95-1585, 12-21-1995; Ord. No. 96-1624, 1-2-1997; Ord. No. 97-1692, 1-8-1998; Ord. No. 98-1765, 1-7-1999; Ord. No. 99-1825, 12-16-1999; Ord. No. 01-1934, 1-3-2002; Ord. No. 04-2028, 10-21-2004; Ord. No. 06-2073, 2-2-2006; Ord. No. 14-2288, 9-18-2014)

INTRODUCED and read in full this 5th day of February, 2024.

PASSED by the City Council of the City of Blaine this 21st day of February, 2024.

Information Collected July 2023.

City	General Fund Budget	Population Based on 2022 Met Council estimates	# of FT Employees	Mayor Annual Salary	Councilmember Annual Salary
Blaine	\$41,583,610	71,891	233	\$ 14,314	\$ 10,500
Bloomington	\$94,161,711	91,330	618	\$ 26,400	\$ 12,396
Brooklyn Park	\$64,991,186	84,993		\$ 21,355	\$ 12,212
Burnsville	\$37,500,000	64,522	307	\$ 15,600	\$ 12,000
Coon Rapids	\$94,617,507	63,415		\$ 14,000	\$ 10,500
Eagan	\$48,321,800	68,889	295	\$ 13,624	\$ 10,004
Eden Prairie	\$57,395,407	54,442	250	\$ 17,245	\$ 13,351
Edina	\$43,831,665	54,048	335	\$ 15,965	\$ 12,700
Hopkins	\$18,766,224	18,608	105	\$ 15,000	\$ 12,500
Lakeville	\$26,804,100	73,828	227	\$ 15,000	\$ 10,000
Maple Grove	\$45,642,500	71,230		\$ 15,500	\$ 13,500
Minnetonka*	\$46,944,000	54,474	271	\$ 15,000	\$ 11,000
* increasing in 2024	--	--		\$ 23,500	\$ 18,000
Plymouth	\$37,922,777	80,762	315	\$ 17,413	\$ 12,615
St. Louis Park	\$63,152,372	49,786		\$ 16,176	\$ 13,533
Woodbury	\$47,572,600	77,224	276	\$ 16,680	\$ 12,006

Mechanism for Salary Increase:

Anoka (see attached) – the council receives salary increases based on cost of living adjustments provided to staff

Hopkins (see attached ordinance) – the council receives the cumulative adjustment of non-union employees for the prior two years in increase percentage

Woodbury (see attached policy) – the council receives odd-year biennial increases equal to the current and previous year cost-of-living adjustments approved for city staff in the

Edina –councilmember salaries increase every two years based on the CPI increase provided by Minnesota Management and Budget

Plymouth – The adjustment shall be in a percentage equal to the change in the United States Department of Labor Consumer Price Index (November report) for all urban consum

Eden Prairie - Numbers include community center staff and budget

year that adjustment is made

ners U.S. city average over the 24 months preceding the municipal regular election