



City of Blaine

City Council

May 6, 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. 2024-122 Recognition of Muminah Mohammed, 2024 National STEM Challenge Champion
Sponsors: City Council

4.2. 2024-121 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. 2024-123 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-124 Approval of Minutes

Sponsors: Cathy Sorensen, City Clerk

- 8.3.** 2024-125 Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property

Sponsors: Cathy Sorensen, City Clerk

- 8.4.** RES 24-97 Resolution Authorizing the Temporary Road Closure for Park Drive for the 2024 Memorial Day Program

Sponsors: Cathy Sorensen, City Clerk

- 8.5.** RES 24-64 Resolution Approving Plans and Specifications and Ordering Advertisement for Bids for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05

Sponsors: Daniel Schluender, Director of Engineering

- 8.6.** RES 24-88 Resolution to Approve Joint Powers Agreement with Coon Rapids for the Provision and Maintenance of Certain Sanitary Sewer and Watermain Services

Sponsors: Daniel Schluender, Director of Engineering

- 8.7.** RES 24-91 Resolution Revising Municipal State Aid Routes

Sponsors: Daniel Schluender, Director of Engineering

- 8.8.** RES 24-93 Resolution to Approve a Joint Powers Agreement between the City of Blaine on behalf of its Police Department and the State of Minnesota for the Internet Crimes Against Children (ICAC) Task Force Program.

Sponsors: Brian Podany, Safety Services Manager/Police Chief

- 8.9.** RES 24-101 Resolution Authorizing Temporary Parking Restrictions and Road Closures for the Johnsville Area Garage Sale Event Security Plan

Sponsors: Brian Podany, Safety Services Manager/Police Chief

- 8.10.** 2024-126 Authorize Replacement of the "Distracted Driving Enforcement" Vehicle

Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

- 9.1.** RES 24-92 Resolution Adopting Assessment for 89th Avenue and Davenport Street Area Street Reconstructions, Improvement Project No. 22-05

Sponsors: Daniel Schluender, Director of Engineering

10. Development Business

- 10.1.** ORD 24-2550 First Reading
Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)
Sponsors: Sheila Sellman, City Planner
- 10.2.** RES 24-82 Resolution Granting a Conditional Use Permit to Construct a 1,440 Square Foot Detached Accessory Building in a Farm Residential (FR) Zoning District at 10900 National Street NE. Jacob Andersen (Case File No. 24-0016/ACK)
Sponsors: Sheila Sellman, City Planner
- 10.3.** RES 24-83 Resolution Granting a Variance to the Front, Side, and Rear Yard Setbacks for Decks for All Units Within Clover Leaf Farms 5th Addition at 288-591 97th Lane NE, 292-570 96th Lane NE, and 405-595 Clover Leaf Parkway NE. Parkway 1 Townhome Association (Case File No. 24-0017/EES)
Sponsors: Sheila Sellman, City Planner
- 10.4.** RES 24-85 Resolution Granting a Conditional Use Permit to Allow a 14,524 Square Foot Outside Storage Area in the Light Industrial (I-1A) Zoning District at 8888 Xylite Street NE. Stinson Electric (Legacy 88 LLC). (Case File No. 24-0021/EES)
Sponsors: Sheila Sellman, City Planner
- 10.5.** RES 24-84 Resolution Granting a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)
Sponsors: Sheila Sellman, City Planner

11. Administration

- 11.1.** RES 24-94 Resolution Accepting a Bid from Dresel Contracting, Inc. in the Amount of \$6,487,204.55 for the 2024 Southwest Area Street Reconstruction, Improvement Project No. 24-07 and Authorizing Associated Budget Amendments
Sponsors: Daniel Schluender, Director of Engineering
- 11.2.** RES 24-100 Resolution Awarding the Sale of \$11,610,000 General Obligation Tax Abatement Bonds, Series 2024A; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment
Sponsors: Jason Zimmerman, Finance Director
- 11.3.** ORD 24-2549 Second Reading
Amend Chapter 90 - Vegetation, Article II. Weeds and Tall Grass

Sponsors: Erik Thorvig, Community Development Director

12. Other Business

13. Adjournment



City of Blaine Staff Report

File Number: 2024-122

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Presentation

Awards - Presentations - Organizational Business -

Agenda Item # 4.1

Recognition of Muminah Mohammed, 2024 National STEM Challenge Champion

Executive Summary

Blaine City Council is honored to recognize the extraordinary achievements of Blaine resident and high school senior Muminah Nihaar Mohammed for her exceptional contributions to STEM that earned her national and international acclaim and designation as a 2024 National STEM Challenge Champion.

Background

Muminah Mohammed was recently named a 2024 National STEM Challenge Champion, an honor accompanied by a personal letter from former President Barack Obama. In his congratulatory note, President Obama stated, "You are one of the leaders of tomorrow, and your generation - in all of its creativity, ingenuity, and selflessness - gives me tremendous hope for the future." This prestigious recognition was awarded during the inaugural National STEM Festival in Washington, D.C., held from April 11 to April 14, 2024, and co-presented by EXPLR and the U.S. Department of Education.

Muminah's innovative project, "Unbind the Blind," aims to significantly enhance the safety of visually impaired individuals during house fires. She engineered a special guide cane equipped with a night-vision camera and one-click SOS assistance, drastically improving the ability to safely navigate and escape fire scenarios. Compared to standard guide canes, her invention reduced the escape time in a 10-meter test from an average of 75.826 seconds to just 31.203 seconds, demonstrating a critical improvement in emergency response capabilities.

Muminah was one of three high school students from Minnesota to receive this prestigious award. It is also important to note that she was the winner of a GRAND AWARD at the 2023 International Science and Engineer Fair (ISEF) in Dallas, TX.

Muminah's achievements highlight the supportive environment that Al-Amal School of Fridley provides

to encourage and develop such talent. Her school and Blaine community are immensely proud of her contributions to the field of STEM and wish her the best in her future endeavors.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

N/A

Attachment List

1. Muminah Mohammed

Muminah Nihar Mohammed



**NATIONAL
STEM
CHALLENGE
CHAMPION!**

Al-Amal School, Fridley, MN





City of Blaine Staff Report

File Number: 2024-121

Agenda Date	Status
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May 6, 2024

In Control	File Type
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City Council

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 three 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. This is also an opportunity for the City Councilmembers to get to know the officers and welcome them.

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

Andrew Blilie, Badge #256

Mitchel Singewald, Badge #258

Patrick Graves, Badge #259

Strategic Plan Relationship

This ceremony relates to the City of Blaine's Strategic Plan Priority #4 Organizational Health. The City of Blaine is committed to hiring and promoting highly qualified staff to meet core public safety services needs and demands.

Board/Commission Review

None

Financial Impact

None

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 5/6/2024 FOR PAYMENTS THE WEEK OF 4/5/2024**

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Unit numbers for vehicles	\$ 464.38
AK MATERIAL HANDLING SYSTEMS	Racking for shop	\$ 1,939.00
AMAZON CAPITAL SERVICES	Tape, Speakers for PD	\$ 53.97
AMAZON CAPITAL SERVICES	iPad case for CM Robertson	\$ 239.00
AMAZON CAPITAL SERVICES	Laptop Charger	\$ 45.89
AMAZON CAPITAL SERVICES	5A Battery chargers; PW	\$ 267.84
AMAZON CAPITAL SERVICES	Weed barrier for gardens	\$ 559.93
AMAZON CAPITAL SERVICES	Car Phone Charging System	\$ 19.96
AMAZON CAPITAL SERVICES	Mini Flashlights for Inspectors	\$ 14.98
AMAZON CAPITAL SERVICES	Label Maker, Band-Aids, Index cards	\$ 106.11
AMAZON CAPITAL SERVICES	Mesh Zipper Bags	\$ 10.99
AMAZON CAPITAL SERVICES	Power inverter/charger for UAS	\$ 99.99
ANOKA COUNTY LICENSE BUREAU	New Registration - PD	\$ 2,182.19
APPELDOORN KENT D	Entertainment at MAYC	\$ 150.00
ARCHIVESOCIAL INC	Social Media Archiving	\$ 5,027.40
AT&T	Cell phone tower dump	\$ 70.00
AT&T MOBILITY	Bait trailer data service	\$ 63.49
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check	\$ 735.75
BCI CONSTRUCTION INC	Aquatore Bandshell Construction	\$ 238,619.10
BLAINE CUSTOM APPAREL & AWARDS	Youth Sports t shirts	\$ 972.00
BLUEPEARL VETERINARY PARTNERS	Canine Euthanasia - Car Hit Dog	\$ 600.82
BOLTON & MENK INC	Ulysses & 117th Avenue	\$ 1,612.89
BOLTON & MENK INC	Lift Station 13 Force Main	\$ 11,608.00
BOLTON & MENK INC	Svcs 89th & Davenport	\$ 1,164.00
BOLTON & MENK INC	Lift Station 1 Force Main	\$ 488.00
BOLTON & MENK INC	SW Area St Reconstruction	\$ 1,599.60
BOLTON & MENK INC	SW Area St Reconstruction	\$ 121,052.50
BRAUN INTERTEC CORPORATION	Aquatore Bandshell concrete testing	\$ 2,805.90
BRAUN INTERTEC CORPORATION	Aquatore Bandshell Inspection	\$ 458.10
BRYAN ROCK PRODUCTS INC	Red Ball Diamond Agg; Parks	\$ 2,019.99
CAPITAL ONE TRADE CREDIT	Grease Gun; mechanics	\$ 42.74
CAPITAL ONE TRADE CREDIT	Carabine/D Ring for Water	\$ 54.10
CARGILL INCORPORATED	Road Salt for Streets	\$ 52,426.18
CARGILL INCORPORATED	Road Salt for Streets	\$ 28,972.19
CARGILL INCORPORATED	Road Salt for Streets	\$ 2,068.16
CENTENNIAL SCHOOL DIST 12	Million Dollar Quartet-MAYC	\$ 2,225.00
CENTERPOINT ENERGY	March 2024 Gas Service	\$ 12,243.36
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 417.75
CITY OF LEXINGTON	April 2024 Sewer	\$ 4,295.35

CIVICPLUS, LLC	Web Related Plug In	\$	355.90
ECM PUBLISHERS INC	Advertising & Public Notices	\$	53.75
ESCAPE FIRE	Fire Sprinkler inspection; WTP 1	\$	650.00
ESCAPE FIRE	Fire Sprinkler inspection; WTP 2	\$	920.00
ESCAPE FIRE	Fire Sprinkler inspection; WTP 3	\$	650.00
ESCAPE FIRE	Fire Sprinkler inspection; WTP 4	\$	650.00
ESCAPE FIRE	Fire Protection Work: LAC	\$	360.00
FACTORY MOTOR PARTS COMPANY	Rad overflow tank; 5247	\$	70.19
FISH DANIEL M	Entertainment at MAYC in May	\$	150.00
FOGERTY ARENA INC	Curling Classes	\$	1,240.00
FORCE AMERICA DISTRIBUTING LLC	M12 Cables for PW Stock	\$	212.58
FRIENDLY CHEVROLET INC	Alternator for 5320	\$	342.27
GARY CARLSON EQUIPMENT CO	2024 Capital; Trench Box	\$	5,522.16
GRAINGER	CH water heater	\$	369.32
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member	\$	217.00
HANSON SPORTS LLC	Winter Sports Camps	\$	1,044.75
HAWKINS INC	Water Treatment Chemicals	\$	2,249.00
HAWKINS INC	Water Treatment Chemicals	\$	9,806.70
HIRSHFIELD'S PAINT MFG INC	City Hall paint	\$	46.85
HYDRAULIC SPECIALTY INC	Hydro Lines; 4601-1	\$	227.00
IDEAL SERVICE INC	Preventative Maintenance	\$	340.00
INDELCO PLASTICS CORPORATION	Well 16 Parts	\$	222.13
INDELCO PLASTICS CORPORATION	T Tube Hoses for WTP's & Wells	\$	4,018.74
INNOVATIVE OFFICE SOLUTIONS	PW Office Supplies	\$	228.30
INNOVATIVE OFFICE SOLUTIONS	PW Office Supplies	\$	8.16
INSIGHT PUBLIC SECTOR INC	iPad for Joe Cavallaro	\$	308.10
INSIGHT PUBLIC SECTOR INC	Cradlepoint Panorama LTE Antenna	\$	143.46
JACK PIXLEY SWEEPS INC	Permit Refund B24-00676	\$	233.64
JONATHAN HOMES OF MN LLC	Refund Permit #B24-00198 (Partial)	\$	557.82
LEAGUE OF MN CITIES INSURANCE	Property & Casualty Insurance	\$	162,533.00
LEAGUE OF MN CITIES INSURANCE	Workers Compensation Premium	\$	308,008.00
MANAGED SERVICES INC	CH March Janitorial	\$	4,418.00
MARSDEN CENTRAL LLC	PW March janitorial	\$	2,476.38
MENARDS - BLAINE	Bolts for 4601-1	\$	38.03
MENARDS - BLAINE	PVC Pipe/Ele Tape; Well Houses	\$	40.50
MENARDS - BLAINE	Paint for Spill Plates: Dump Trucks	\$	52.88
MENARDS - BLAINE	Paint for Racking; Parks	\$	27.52
MENARDS - BLAINE	Supplies for WTP's; Bins/tape	\$	40.54
MENARDS - BLAINE	Supplies for Racking; Streets	\$	32.97
MENARDS - BLAINE	Supplies for Racking; Streets	\$	30.37
MENARDS - BLAINE	Mechanic shop supplies	\$	58.85
MENARDS - BLAINE	MAYC cascade cleaner, felt	\$	46.85
MENARDS - BLAINE	Supplies for WTP's; Bins/tape	\$	40.97
MENARDS - BLAINE	MAYC salt pellets	\$	119.40
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	1,406.49
MIDWAY FORD COMPANY	Cable/Sensor for 3397	\$	107.80
MIDWAY FORD COMPANY	Wheel Caps; 3411	\$	9.81

MIDWAY FORD COMPANY	Wheel Caps; 3411	\$	29.43
MIDWAY FORD COMPANY	Hoses/Tank for 1248	\$	601.51
MIDWAY FORD COMPANY	Hoses/Tank for 1248	\$	76.67
MIDWAY FORD COMPANY	Credit	\$	(168.88)
MINNESOTA CHIEFS OF POLICE ASSOC	Permit to Purchase cards (qty. 500)	\$	328.00
MINNESOTA HIGHWAY SAFETY	Defensive Driving Refresher Class	\$	456.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	332.50
MN METRO NORTH TOURISM	February 2024 Lodging Taxes	\$	12,061.65
MN PLUMBING & HOME SERVICES INC	Refund Permit B24-01047	\$	60.00
MPLC	Motion Picture License - MAYC	\$	286.75
NR PROPERTIES INC	Escrow Refund - 726 114th Lane NE	\$	5,000.00
NUSS TRUCK & EQUIPMENT	Coolant Pipe; 1269	\$	153.85
NUSS TRUCK & EQUIPMENT	Coolant Pipes: 1269	\$	153.85
NUSS TRUCK & EQUIPMENT	Filter/crankcase/caps for 4506	\$	514.91
O'REILLY AUTOMOTIVE INC	Brake rotors/pads for 4491	\$	265.81
O'REILLY AUTOMOTIVE INC	Brake Rotors/Pads for 3397	\$	207.11
O'REILLY AUTOMOTIVE INC	Oil Valve/filter/Plugs; 3385	\$	185.50
O'REILLY AUTOMOTIVE INC	PW Stock - Circuit Breakers	\$	230.93
O'REILLY AUTOMOTIVE INC	PW Stock - Encoder Motor	\$	128.60
PAFFY'S PEST CONTROL INC	CH - monthly pest control	\$	80.35
PERFECT "10" CAR WASH INC	30 Prepaid Car Washes	\$	562.28
PHASOR ELECTRIC COMPANY	Signal Repair; 85th & University	\$	611.00
PRINT CENTRAL	Business Cards-Public Works	\$	160.00
PRINT CENTRAL	Business Cards-Imdieke/Allen	\$	78.00
RENEWAL BY ANDERSEN	Permit Refund B23-04718	\$	80.00
REPUBLIC SERVICES #894	Shredding for Recycling Saturday	\$	899.32
RICHARD ALAN PRODUCTIONS	Entertainment for Luncheon at MAYC	\$	275.00
RIVARD COMPANIES INC	Tree/Stump Removal	\$	17,500.00
RIVARD COMPANIES INC	Tree removal; Jaycee Park	\$	4,800.00
ROADKILL ANIMAL CONTROL	Disposal of Dead Deer	\$	206.00
RP AUTO SERVICE INC	Alignment for 5275	\$	133.75
SAFE-FAST INC	Uniforms - PW	\$	10,015.95
SBM FIRE DEPARTMENT	Fire Protection Services for 2024	\$	415,132.00
SCHMIT TOWING INC	Tow for Distracted Driving Truck	\$	221.90
STAR TRIBUNE	Notice of Public Hearing Ads	\$	77.42
STAR TRIBUNE	Notice of Public Hearing Ads	\$	199.08
STAR TRIBUNE	Notice of Public Hearing Ads	\$	199.08
STREICHER'S	Uniform boots - Norby	\$	120.00
SUBURBAN TIRE WHOLESALE INC	Credit	\$	(450.76)
SUBURBAN TIRE WHOLESALE INC	Tires for PD Stock	\$	3,600.00
SUBURBAN TIRE WHOLESALE INC	Tires for 3397	\$	399.00
SUBURBAN TIRE WHOLESALE INC	Tires for PW Stock	\$	1,652.00
SUSA	Membership - Conor Allen	\$	125.00
TK HOME SERVICE PLMG/MECH	Permit Refund B24-00968	\$	88.00
TRI-STATE BOBCAT INC	Bar Oil/Couplers for PW Stock	\$	176.42
TYLER TECHNOLOGIES INC	ExecuTime Time/Attendance Import	\$	3,045.00
ULINE	Credit	\$	(62.73)

ULINE	6-Hand Trucks/Election Equip	\$	1,449.94
US BANK	Fiscal Agent Fees - Bonds	\$	550.00
US BANK	Fiscal Agent Fees - Bonds	\$	550.00
USA BLUEBOOK (#657220)	Conductivity Solution	\$	43.05
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$	125.91
VOLUNTEERS OF AMERICA	Van Driver Meals reimbursed	\$	80.00
WW GOETSCH ASSOCIATES INC	High Service Pumps, WTP 1	\$	76,544.00
XCEL ENERGY	January/February 2024 Electric	\$	19,111.15
ZAYO GROUP LLC	Telephone Service	\$	2,994.08
		\$	1,590,794.85

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/6/2024 FOR PAYMENTS THE WEEK OF 4/5/2024**

Vendor Name	Description	Amount
CARGILL INCORPORATED	Road Salt for Streets	\$ 28,972.19

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 5/6/2024 FOR PAYMENTS THE WEEK OF 4/12/2024**

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	Repairs to CSO Truck Graphics	\$ 87.00
AMAZON CAPITAL SERVICES	Mesh Zipper Bags	\$ 297.00
AMAZON CAPITAL SERVICES	Wellness Class Supplies	\$ 99.59
AMAZON CAPITAL SERVICES	Pens, Plastic Trays, Markers	\$ 179.51
AMAZON CAPITAL SERVICES	Ear Buds - Inspections	\$ 9.99
AMAZON CAPITAL SERVICES	Mouse, organizer, mouse pad	\$ 94.88
AMAZON CAPITAL SERVICES	Wireless Keyboard and Mouse	\$ 54.99
ANOKA COUNTY CENTRAL COMM	6 Desktop Radio Chargers - PD	\$ 805.68
ANOKA COUNTY TREASURY DEPT	JLEC 2024 Shared Costs for PSDS	\$ 100,793.00
ASPEN MILLS INC	clothing and uniforms	\$ 307.93
ASPEN MILLS INC	clothing and uniforms	\$ 148.85
ASPEN MILLS INC	clothing and uniforms	\$ 195.88
ASPEN MILLS INC	clothing and uniforms	\$ 158.89
ASPEN MILLS INC	clothing and uniforms	\$ 154.90
ASPEN MILLS INC	clothing and uniforms	\$ 739.28
ASPEN MILLS INC	clothing and uniforms	\$ 319.85
ASPEN MILLS INC	clothing and uniforms	\$ 259.89
ASPEN MILLS INC	clothing and uniforms	\$ 359.70
ASPEN MILLS INC	clothing and uniforms	\$ 237.98
ASPEN MILLS INC	clothing and uniforms	\$ 33.48
ASPEN MILLS INC	clothing and uniforms	\$ 124.90
ASPEN MILLS INC	clothing and uniforms	\$ 94.44
ASPEN MILLS INC	clothing and uniforms	\$ 33.48
ASPEN MILLS INC	clothing and uniforms	\$ 87.30
ASPEN MILLS INC	clothing and uniforms	\$ 252.44
ASPEN MILLS INC	clothing and uniforms	\$ 129.90
ASPEN MILLS INC	clothing and uniforms	\$ 36.97
AT&T MOBILITY	Cell phone service - PD	\$ 7,376.06
BARR ENGINEERING COMPANY	WTP1 underdrain Design	\$ 3,944.00
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance	\$ 8,501.75
BARR ENGINEERING COMPANY	General Engineering Services	\$ 1,225.00
BATTERIES PLUS BULBS	Batteries for 40mm Launchers	\$ 265.90
BCA-CHAU RECORDS	Liquor License Background check	\$ 33.25
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 8,809.00
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 6,828.87
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 179.86
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 6,689.76
BIO-TEC EMERGENCY SERVICES	Decontamination of Squad 5320	\$ 150.00
BOLTON & MENK INC	T-Mobile Tower #2 Decommission	\$ 804.00
BOLTON & MENK INC	WTP2 Coating Observations	\$ 3,517.50

BRANDT MICHAEL	Reimbursement for Safety Glasses	\$ 250.00
CAPITAL ONE TRADE CREDIT	CH leaf vacuum	\$ 265.93
CAPITAL ONE TRADE CREDIT	CH snow shovel	\$ 28.49
CENTRAL TURF & IRRIGATION SUPPLY	Fertilizer for Parks	\$ 29,227.00
CENTURYLINK	Siren	\$ 8.39
CENTURYLINK	911 Service	\$ 86.06
CHANDLER INDUSTRIES	Grant Contract - MIF Loan	\$ 304,000.00
CINTAS CORPORATION	CH Mats/Rugs	\$ 205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 191.21
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CITY OF ST PAUL	Women's Leadership Conference	\$ 540.00
COMCAST	PW Cable TV	\$ 20.98
COMPUTER EXPLORERS	Winter tech camp	\$ 60.00
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th Ln NE/Well #12,#13	\$ 533.71
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square Drive	\$ 7,543.69
CUB FOODS INC - THE VILLAGE	Retirement supplies	\$ 89.40
CUB FOODS INC - THE VILLAGE	Working Command Staff Mtg	\$ 16.38
CUB FOODS INC - THE VILLAGE	Retirement celebration supplies	\$ 23.16
CUB FOODS INC - THE VILLAGE	Retirement celebration supplies	\$ 14.99
CUB FOODS INC - THE VILLAGE	Retirement celebration supplies	\$ 118.04
CYBER ADVISORS INC	IT Wireless Access-Bandshell Wi-Fi	\$ 596.71
D ERVASTI SALES COMPANY LLC	Athletic Field Supplies	\$ 4,007.23
DAVE'S SPORT SHOP	Hats for Youth Sports	\$ 1,522.50
DETECTACHEM INC	Drug test kits	\$ 648.00
EMERGENCY AUTOMOTIVE TECHNOLOGIES	Auto Eject Cover for CSO Truck	\$ 36.45
EMERGENCY AUTOMOTIVE TECHNOLOGIES	Install Upfit Equip in Squad 5331	\$ 4,181.95
EMERGENCY AUTOMOTIVE TECHNOLOGIES	Upfit Squad 5330 - 2023 Tahoe	\$ 9.00
EMERGENCY MEDICAL PRODUCTS INC	Bandage Shears (30)	\$ 11.80
EMERGENCY MEDICAL PRODUCTS INC	Medical Supplies	\$ 1,011.82
EMERGENCY MEDICAL PRODUCTS INC	Hand Sanitizer Dispenser	\$ 44.88
FERGUSON ENTERPRISES INC #1657	Clamps/Couplers: WTP 1	\$ 66.99
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	\$ 1,113.75
HARTUNG XOATINGS LLC	Touch up Filler Tanks	\$ 900.00
INDELCO PLASTICS CORPORATION	Fluoride Scale/Display for WTP 3	\$ 5,226.56
INSIGHT PUBLIC SECTOR INC	iPad for Councilmember Robertson	\$ 424.36
INTOXIMETERS INC	PBT Repair - SN 13116335	\$ 194.25
JOHNSON CONTROLS	PW HVAC controls repair	\$ 397.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE	Home Grant Postcards	\$ 957.55
JOHNSON LITHO GRAPHICS OF EAU CLAIRE	April MAYC Newsletter	\$ 1,940.30
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 952.58
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 41.48
LEGEND MECHANICAL INC	Duplicate Charge CLR24-0111	\$ 72.10
MENARDS - BLAINE	wood for council chambers	\$ 148.36
MENARDS - BLAINE	Supplies for Racking; Streets	\$ 209.52
MENARDS - BLAINE	CH lighting & building supplies	\$ 205.27
MENARDS - BLAINE	Fuel Island repair	\$ 272.35
MENARDS - BLAINE	CH electrical	\$ 36.06

MENARDS - BLAINE	MAYC plumbing leak	\$ 40.03
MENARDS - COON RAPIDS	CH Oak boards	\$ 36.17
MIDWAY FORD COMPANY	Belt/hoses; 5306	\$ 99.27
MIDWAY FORD COMPANY	Pulley - 5306	\$ 67.82
MIDWAY FORD COMPANY	V-Belt; 5306	\$ 23.83
MIDWAY FORD COMPANY	Alternator - 5306	\$ 507.40
MIDWAY FORD COMPANY	Credit - Core Return	\$ (30.00)
MINNESOTA DEPT OF PUBLIC SAFETY	Plates for Patrol Vehicles	\$ 270.00
MINNESOTA RECREATION AND PARK ASSOC	Adult Softballs	\$ 3,250.00
MTI DISTRIBUTING INC	Zero Turn Mower	\$ 23,591.98
MTI DISTRIBUTING INC	Zero Turn Mower	\$ 23,591.98
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	\$ 832.43
NORTHWESTERN POWER EQUIPMENT CO	Control Valve (WTP 1)	\$ 24,641.25
OSTERHUES LISA	MCFOA Conference & Elections	\$ 309.07
PAFFY'S PEST CONTROL INC	MAYC - Monthly pest control	\$ 59.75
PARAMETERS LTD	Lobby wall/furniture (Down Pmt)	\$ 7,803.54
PITNEY BOWES INC	Postage Machine supplies - Red ink	\$ 265.58
PRECISE MRM LLC	PW GPS Management	\$ 1,480.00
PRINT CENTRAL	Business Cards - Brianna Freeman	\$ 39.00
RISING DALLAS	4/4 Wellness Course (Painting)	\$ 100.00
RIVARD COMPANIES INC	Tree/Stump Removal	\$ 33,005.00
SHERWIN-WILLIAMS COMPANY	City Hall paint	\$ 10.48
SHERWIN-WILLIAMS COMPANY	Council chambers paint	\$ 39.98
SORENSEN CATHY	MCFOA Conference & Elections	\$ 814.53
STATE OF MINNESOTA DEED	Deed Loan #CDAP-17-0064-H-FY18	\$ 3,136.48
STERICYCLE INC	Feb/March shred	\$ 260.23
SUBURBAN TIRE WHOLESALE INC	Tires for PW Stock	\$ 552.24
THE FERGUSON GROUP LLC	Federal Lobbyist Fees	\$ 5,000.00
UTILITY LOGIC LLC	Locating Paint; Water	\$ 180.00
VANG TOU	Tuition reimbursement	\$ 950.00
WOLCYN TREE FARMS & NURSERY	Tree Seedlings; Tree Sale	\$ 795.00
ZOLL MEDICAL CORPORATION	Rescue Pods for Patrol Operations	\$ 705.00
		\$ 655,339.10

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/6/2024 FOR PAYMENTS THE WEEK OF 4/12/2024**

Vendor Name	Description	Amount
MTI DISTRIBUTING INC	Zero Turn Mower	\$ 23,591.98
MTI DISTRIBUTING INC	Zero Turn Mower	\$ 23,591.98
NORTHWESTERN POWER EQUIPMENT CO	Control Valve (WTP 1)	\$ 24,641.25
CENTRAL TURF & IRRIGATION SUPPLY	Fertilizer for Parks	\$ 29,227.00
RIVARD COMPANIES INC	Tree/Stump Removal	\$ 33,005.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 5/6/2024 FOR PAYMENTS THE WEEK OF 4/19/2024**

Vendor Name	Description	Amount
ABC SIGN & GRAPHIC INC	Signage for Lochness Park	\$ 76.00
ABDO FINANCIAL SOLUTIONS LLC	2023 FS Audit Prep	\$ 19,310.50
ACCESS	Data Storage	\$ 130.89
ALABSI SUSAN	Reimbursement rental license	\$ 190.00
AMAZON CAPITAL SERVICES	PW Laptop backpacks	\$ 83.56
AMAZON CAPITAL SERVICES	Computer Cord - PD	\$ 29.94
AMAZON CAPITAL SERVICES	Pens - Police Dept	\$ 28.98
AMAZON CAPITAL SERVICES	Pens - Engineering	\$ 16.66
AMAZON CAPITAL SERVICES	Phone Case	\$ 25.99
AMAZON CAPITAL SERVICES	Label Tape; PW	\$ 14.89
AMAZON CAPITAL SERVICES	Date Stamp & Backpack-PW	\$ 32.10
AMAZON CAPITAL SERVICES	Headphones-Comm Standards	\$ 80.00
AMAZON CAPITAL SERVICES	Ear Buds	\$ 8.13
AMAZON CAPITAL SERVICES	Men's safety jacket - Inspections	\$ 92.00
AMAZON CAPITAL SERVICES	Vehicle Inlet Plugs; PW	\$ 67.85
AMCS GROUP INC	Software Subscription Dossier May-Aug	\$ 2,267.69
ANOKA COUNTY COURT ADMINISTRATION	Blaine Vs Tamblyn - Commissioners Award	\$ 39,534.60
ANOKA COUNTY TREASURY DEPARTMENT	APX6000 Desktop Radio Chargers - Qty: 6	\$ 805.68
AT&T MOBILITY	Cell Phone Service	\$ 9,728.67
AUTOMATIC SYSTEMS COMPANY	Floor Flood Switch's; WTP 2	\$ 1,194.00
BARNUM COMPANIES INC	PD planned maintenance doors	\$ 280.00
BAUER BUILT INC	Tire Installation; 1211	\$ 364.40
BEACON ATHLETICS LLC	Baseball Complex Field 1 Backstop	\$ 19,503.00
BLAINE BROTHERS INC	Strobe Lights; PW Stock	\$ 227.20
BLAINE CUSTOM APPAREL & AWARDS	Shirts for playnet	\$ 3,942.00
BLAINE LOCK & SAFE INC	Water Plant Keys	\$ 25.50
BROADWAY AWARDS INC	recognition plaques	\$ 441.72
BROADWAY AWARDS INC	Retirement Awards	\$ 285.36
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 296.46
CARQUEST AUTO PARTS STORES	Air Filters for 4505	\$ 88.88
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 33.06
CARQUEST AUTO PARTS STORES	Stock Filters; PW	\$ 370.98
CARQUEST AUTO PARTS STORES	Filters for Pw Stock	\$ 141.96
CARQUEST AUTO PARTS STORES	bracket; 4506	\$ 5.94
CARQUEST AUTO PARTS STORES	Wiper Blades/filters; PW Stock	\$ 349.81
CENTERPOINT ENERGY	March 2024 Gas Service	\$ 1,888.58
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 420.50
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CINTAS CORPORATION	Medical supply cabinet - MAYC	\$ 35.99
CINTAS CORPORATION	Medical supply cabinet - MAYC	\$ 12.21

CINTAS CORPORATION	Medical supply cabinet - MAYC	\$	31.45
COMCAST	Internet for Public Wi-Fi	\$	315.58
COMCAST	Internet for Public Wi-Fi	\$	247.94
COMCAST	Cable TV	\$	36.22
COMCAST	Internet and Television - MAYC	\$	24.85
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	\$	14.50
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	\$	35.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10603 Nassau St NE - Electric	\$	35.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10605 Nassau St NE - Electric	\$	35.00
CORE & MAIN LP	Meter Couplings	\$	7,180.84
CRYSTEEL TRUCK EQUIPMENT	Motor/Solenoid; 4603	\$	277.00
CUSTOM TRUCK ONE SOURCE	Bucket truck Repairs; 1236	\$	11,160.70
ECM PUBLISHERS INC	Public Hearing Notices	\$	139.75
ECM PUBLISHERS INC	Public Hearing Notices	\$	150.50
ENVIRONMENTAL EQUIPMENT	Parts/Repair Labor for 1262	\$	8,807.34
FACTORY MOTOR PARTS COMPANY	Brake Pads; PD Stock	\$	1,582.30
FACTORY MOTOR PARTS COMPANY	Wiper Blades; PW Stock	\$	195.12
FACTORY MOTOR PARTS COMPANY	Brake Pads; 4505	\$	181.78
FETTIG BRANDON	Fuel for Squad - Training	\$	133.26
FLAGSHIP RECREATION	Border and wood fiber-Colony Park	\$	4,049.90
FRIENDLY CHEVROLET INC	Relay for 5288	\$	62.92
FRIENDLY CHEVROLET INC	CV Axle; 5315	\$	265.00
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations	\$	416.67
GRAINGER	CH water heater	\$	553.98
HAWKINS INC	Water Treatment Chemicals	\$	2,249.00
HAWKINS INC	Water Treatment Chemicals	\$	564.30
HOLIDAY COMPANIES	Car Washes - PD	\$	625.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$	20.00
HOTSY MINNESOTA	Pressure Washer Gun; PW	\$	211.80
HUSS JOSEPH	Independent Contractor Services	\$	4,000.00
IDENTISYS INC	badge maker annual contract	\$	1,511.00
IMPACT PROVEN SOLUTIONS	UTILITY BILLING INVOICE PRINTING	\$	4,047.41
INDELCO PLASTICS CORPORATION	K3 & K4 PVC for WTP's & Wells	\$	1,688.56
INSIGHT PUBLIC SECTOR INC	NetMotion License Renewal	\$	5,885.85
INSIGHT PUBLIC SECTOR INC	Microsoft Azure	\$	3,211.56
INSTRUMENTAL RESEARCH INC	Water Sample Testing	\$	960.00
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	March Union Apprenticeship Fund	\$	740.24
JEFF BELZER'S ROSEVILLE AUTO INC	Rotor/Pad kit; 5286	\$	498.75
JOB GLORIA D	Cooking Class and groceries	\$	160.00
KATH FUEL OIL SERVICE COMPANY	Bulk Antifreeze	\$	590.00
LANGUAGE LINE SERVICES INC	Translation/Interpretation Services	\$	332.69
LIFELONG LANDSCAPES LLC	Pond Maintenance	\$	4,300.00
LIFELONG LANDSCAPES LLC	Pond Maintenance	\$	2,100.00
LIFELONG LANDSCAPES LLC	Pond Maintenance	\$	3,000.00
LIFELONG LANDSCAPES LLC	Pond Maintenance	\$	1,700.00
LINE-X PROS	Rustproof/Undercoating #4626	\$	899.00
LINE-X PROS	Rustproof/Undercoating #3431	\$	899.00

LOCKRIDGE GRINDAL NAUEN PLLP	State Lobbyist Services	\$	3,166.66
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$	1,842.72
MACQUEEN EQUIPMENT INC	Articulating Boom Flail Mower	\$	39,098.00
MENARDS - BLAINE	Gloves, Batteries, Tape - Eng	\$	147.16
METRO SALES INCORPORATED	Fax toner - PD	\$	89.79
METRO-INET	Internet Support Services	\$	2,942.00
METROPOLITAN COUNCIL	MCES Wastewater Services	\$	456,606.67
METROPOLITAN COUNCIL	March 2024 SAC	\$	123,007.50
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol Operations	\$	155.77
MINNEAPOLIS OXYGEN COMPANY	Credit	\$	(0.01)
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol Operations	\$	549.15
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	455.00
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	130.00
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	195.00
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	130.00
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	65.00
MINNESOTA DEPARTMENT OF HEALTH	Water Operator Certification Fee	\$	23.00
MINNESOTA DEPARTMENT OF HEALTH	Exam Application Fee	\$	64.00
MINNESOTA EQUIPMENT - ISANTI	Filters for PW stock	\$	71.80
MINNESOTA OCCUPATIONAL HEALTH	random drug testing	\$	70.00
MINNESOTA TREE EXPERTS	Tree Removal; Storm	\$	1,600.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	468.38
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$	248.13
MINUTE MAKER SECRETARIAL	NRCB MINUTES	\$	206.50
MN DEPT OF LABOR AND INDUSTRY	PW elevator yearly 2/1/24-1/31/25	\$	100.00
MN DEPT OF LABOR AND INDUSTRY	March 2024 State Surcharge	\$	10,197.42
MUNICIPAL BUILDERS INC	WTP #2 Preventative Maintenance	\$	131,594.29
NORTH COUNTRY BEAVER CONTROL	Beaver Trapping	\$	100.00
NUSS TRUCK & EQUIPMENT	Coolant Line Clamps/Mats; 1269	\$	266.27
NUSS TRUCK & EQUIPMENT	Coolant Line Clamps/Mats; 1269	\$	295.29
NUSS TRUCK & EQUIPMENT	Filler Cap - 1272	\$	50.76
NUSS TRUCK & EQUIPMENT	DPF Exhaust Kit/Coolant Lines; 1272	\$	2,738.90
NUSS TRUCK & EQUIPMENT	Tube Connector; 1272	\$	762.32
NUSS TRUCK & EQUIPMENT	Clamp; 1272	\$	202.50
NUSS TRUCK & EQUIPMENT	Clamp. V Band for 1272	\$	67.50
NUSS TRUCK & EQUIPMENT	Gasket; 1272	\$	16.11
PIONEER MANUFACTURING COMPANY	Field Lining Paint; Parks	\$	2,655.00
PLANT & FLANGED EQUIPMENT CO	Pipe flange; WTP 2	\$	1,586.44
PRO-TEC DESIGN INC	PD - scramble pad repair	\$	306.00
PRO-TEC DESIGN INC	software card reader support	\$	5,381.49
RDO EQUIPMENT COMPANY	Pads/Hardware/Fuel Cap; 4467	\$	436.32
RDO EQUIPMENT COMPANY	Engine Controller for 4467	\$	1,865.06
RDO EQUIPMENT COMPANY	Credit (Core)	\$	(100.00)
RDO EQUIPMENT COMPANY	ECU Programming; 4467	\$	214.50
SAM'S CLUB/SYNCHRONY BANK	Items for Liver and Onions	\$	418.18
SAM'S CLUB/SYNCHRONY BANK	items for Liver and Onions	\$	102.05
SAM'S CLUB/SYNCHRONY BANK	Food for Breakfast with the bunny	\$	219.37

SCHINDLER ELEVATOR CORPORATION	CH security installation 2 elevators	\$ 11,578.00
SHEFFIELD DYANN	Professional Development Conference	\$ 299.00
SHERWIN-WILLIAMS COMPANY	City Hall paint	\$ 97.96
SNAP-ON INDUSTRIAL	Tools for Mechanics Shop	\$ 604.97
SNAP-ON INDUSTRIAL	Tools for Mechanics Shop	\$ 37.05
SOUTH-TOWN REFRIGERATION	CH Ice machine repair	\$ 950.67
SPRING LAKE PARK SCHOOLS	Published Abatement Notices	\$ 139.75
SUN CONTROL OF MINNESOTA INC	Window film for City Hall	\$ 682.00
SUNBELT RENTALS INC	Rental of 12" Chipper	\$ 77.90
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	\$ 108.24
TRI-STATE BOBCAT INC	Control Valve; 1238	\$ 260.34
TRI-STATE BOBCAT INC	Valves for 1300	\$ 65.60
TRI-STATE BOBCAT INC	Chains for Saws; Parks	\$ 240.00
TRI-STATE BOBCAT INC	Auger for 1253-2	\$ 1,653.82
TRI-STATE BOBCAT INC	Fecon Stumpex Stump Grinder;	\$ 24,610.00
TRI-STATE BOBCAT INC	Parks Stump Grinder #2305-15	\$ 19,117.84
U-HAUL COMPANY (#99233600)	Election Equipment Delivery	\$ 95.55
WALTERS RECYCLING & REFUSE INC	Refuse and Recycling Fees	\$ 386,081.90
WALTERS RECYCLING & REFUSE INC	Organics Collection	\$ 150.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout	\$ 1,101.00
WSB & ASSOCIATES INC	SE Area Reconstruction	\$ 285.00
WSB & ASSOCIATES INC	NW Area Street Reconstruction	\$ 18,906.25
XCEL ENERGY	Electric Service - Signal	\$ 64.05
		\$ 1,436,610.01

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/6/2024 FOR PAYMENTS THE WEEK OF 4/19/2024**

Vendor Name	Description	Amount
TRI-STATE BOBCAT INC	Fecon Stumpex Stump Grinder	\$ 24,610.00
MACQUEEN EQUIPMENT INC	Articulating Boom Flail Mower	\$ 39,098.00
ANOKA COUNTY COURT ADMINISTRATION	Blaine Vs Tamblyn - Commissioners Award	\$ 39,534.60



City of Blaine

City Council Workshop

April 8, 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 Pro Tem Robertson at 5:30PM.

2. Roll Call

PRESENT: Councilmembers Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya (arrived at 5:31PM)

ABSENT: Mayor Tim Sanders and Councilmember Terra Fleming.

Quorum Present.

ALSO PRESENT: Community Development Director Erik Thorvig; Community Development Specialist Elizabeth Showalter; Safety Services Director/Police Chief Brian Podany; Community Outreach Coordinator Emily Douglas; Community Outreach Officer Brian Wiens; and City Attorney Eric Larson.

3. New Business

- 3.1.** 2024-97 Anoka County Housing Study
Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated Karen Skepper, Anoka County Director of Community and Government Relations, was in attendance to present the findings of the Anoka County Housing Study, prepared by Maxfield Research. The study includes market data for Anoka County as a whole and for Blaine specifically.

Karen Skepper, Anoka County Director of Community and Government Relations, presented the Council with findings from the County's recent housing study. She explained there has been robust population growth throughout the entire metro area. She indicated a healthy vacancy rate for apartments was 5% and the metro area was 2.5% currently, which meant rental rates were on the rise. She stated it was becoming increasingly difficult to find affordable housing. She stated there was a strong demand for affordable housing and rental units. In addition, there was a need for more affordable and subsidized senior housing.

Ms. Skepper discussed how many of the people who live in Anoka County drive elsewhere for work. She commented on the percentage of renters and homeowners within the county who were cost burdened or severely cost burdened by their housing. The solutions were to find ways to pay higher wages or to find a way to make housing more affordable. She stated between now and 2030, there was a demand for more than 2,000 additional affordable housing units.

Ms. Skepper commented on how quickly starter homes were selling in Anoka County and discussed how the prices of homes were up 46% since 2018. She reviewed the job growth that was occurring in Blaine and thanked the city for their continued efforts. She commented further on the findings from the study noting Blaine was growing and would continue to grow. She stated the city would be adding roughly 4,000 new households by 2030 and the community had great access to roads. She noted there was a 68% demand for owner occupied products and 32% demand for rental products. She indicated there was a strong market for first time buyers and move up buyers in Blaine. She commented further on the types of units the market would demand over the next six years. She discussed why it was important to have balanced housing in the community, while still meeting the shifting housing needs for seniors.

Councilmember Newland commented on the summary points that state the city needs more rental housing. He questioned how the city sold these points to the public when rental housing requests come before the city. He stated there was always strong push back from the public, especially on projects that were subsidized. Ms. Skepper understood that people did not like change. She encouraged the council to consider who would be living in the new units, who were typically adult children who have just left home or individuals who work in the community.

Councilmember Newland commented on a recent article in the *Star & Tribune* and asked how manufactured homes would be part of the housing crisis solution. Ms. Skepper stated she believed manufactured homes would be part of the solution. She knew HUD was supportive of changing how block grant funds could be used. She hoped more and more resources would become available to improve current manufactured homes.

Councilmember Massoglia asked if the county had a program in place that assisted first time homebuyers with buying down their interest rate. Ms. Skepper explained the county does not have a program in place, but noted Minnesota Housing has a program in place. She was hopeful that the local affordable housing funds could be used to provide this type of assistance in the future. Ms. Showalter commented on the downpayment assistance program the city had in place.

Mayor Pro Tem Robertson thanked Ms. Skepper for her thorough presentation.

3.2. 2024-98 Crime Prevention Through Environmental Design (CPTED)
Sponsors: Emily Douglas

Community Outreach Coordinator Douglas provided the council with a presentation on Crime Prevention Through Environmental Design (CPTED). She explained the CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime. Community Outreach is implementing the CPTED program to help decrease opportunities for criminal activity by denying criminals access to potential targets and to create a perception of risk for would-be offenders. CPTED works by eliminating criminal opportunities in and around properties making it a less appealing target.

Community Outreach Officer Brian Wiens provided further information on how staff was working with developers to make properties more appealing, while also addressing CPTED concerns through the design phase. He explained he and Coordinator Douglas were available to review and assess properties. He stated this resource was available to residential and commercial property owners.

Councilmember Newland stated he supported the city rolling out this new program to both business owners and residents. Ms. Douglas indicated they provided business owners with information on the program last fall and noted residents would be made aware of the program this spring.

Councilmember Larson shared that she was mugged in a bank parking lot years ago and appreciated how this type of crime prevention planning would help others in the community.

Councilmember Saroya asked if eight and nine foot privacy fences were a safety concern. Officer Wiens explained there were circumstances that led to the eight and nine foot fence requirement. He stated he would not recommend eight foot fences becoming the norm.

Mayor Pro Tem Robertson thanked staff for the presentation and looked forward to seeing how the public responds to this information.

3.3. 2024-99 105th Avenue Redevelopment Financing
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated information was presented at the March 11, 2024, workshop related to the tax abatement structure for the financing of the turf fields at the National Sports Center (NSC). The purpose of the April 8, 2024, workshop is to finalize the tax abatement structure, discuss event stadium financing, and infrastructure/demolition

financing. Participation by Anoka County and Spring Lake Park Schools is critical to the financing structure. City staff and Baker Tilly have been working closely with each entity to educate and advance discussions among their staff and boards. Staff commented further on the tax abatement process that would finance the turf fields and it was noted the abatement would be in place for 15 years. The County has estimated the proposed area to have a value between \$78 to \$140 million based on conservative numbers. He stated \$125 million in value was necessary for abatement.

Mikaela Huot, Baker Tilly, discussed the projected tax abatement revenues by taxing entity. She reviewed the properties that were proposed for abatement, which included apartments and a development on the stadium site. She commented on the maximum abatement revenues noting adjustments have been made to the value assumptions. She explained each taxing entity would be establishing their own abatement area. The city's estimated amount is 6.8, the county is 5.277 and the school district is 5.38. She anticipated these rates would change on a yearly basis.

Mr. Thorvig commented further on the timeline for this project, noting the new development in red would be realized in 2028 and payments would stabilize by 2030. He noted the project could be valued as high as \$140 million.

Ms. Huot explained bonds would be issued in the spring of 2024 and abatement revenues would be available to make the debt service payments. She indicated the first interest payment would be due in the spring of 2025 and the remaining semiannual interest payments would be supported by tax abatement revenues. It was noted the first principle payment would be made February 1, 2027.

Mr. Thorvig stated there were many ways to structure this financing, but there were positives and cost saving measures in place to how the financing was structured. He reported the county has hired a financial consultant, as has the school district. He indicated the school board and county would be holding public hearings to consider the tax abatement on April 9. He explained the city council would be considering the pledge agreements with both the county and school district on April 15. If approved, the council will be asked to set a date for the bond sale.

Councilmember Larson asked if the school board was likely to support the tax abatement request. Mr. Thorvig stated in talking to school board members and the superintendent, they were supportive and confident, but they have not held any formal votes. He reported a public hearing and pledge agreement would be considered by the school district tomorrow.

Councilmember Newland questioned if staff would be able share with the council live results from the county and school board meetings. Mr. Thorvig indicated he could share this information with the council as he would be attending both meetings with Ms. Huot.

Councilmember Newland inquired if anything had changed in the information that was presented to the council at this meeting from previous meetings. Ms. Huot stated the tax abatement numbers was more refined, but the overall assumptions remain the same.

Councilmember Newland asked if the proposed construction timeline was reasonable. Corey Burstad, developer, stated his goal would be to have the first pitch in the new stadium

in May of 2026. He indicated if this date was missed, the goals would have to shift back by one year. He explained he was confident in the timeline at this time.

Councilmember Newland questioned if the construction timeline was aggressive. Mr. Burstand stated he believed the construction timeline was doable then explained they recently submitted the AUAR for the project, which would be reviewed and approved by the city council. The AUAR would then be reviewed by the state.

Mayor Pro Tem Robertson stated if the proposed values were on the conservative side, would the city have the opportunity to pay off the bonds before the 15 year term. Ms. Huot explained the assumptions she has used were on the low range of the value estimate. She indicated this provides some comfort level. She reported no inflationary growth was included in the projections either. She felt that based on the conservatively realistic numbers the abatement bonds would be paid off in 15 years.

Councilmember Massoglia asked why the city's tax abatement percentage was higher than the school district and the county. Ms. Huot stated the allocation was based on respective tax rates for each taxing entity.

Councilmember Massoglia questioned how the \$200,000 in maintenance fees would be managed. Mr. Thorvig reported these fees would be addressed during the stadium discussion then shared the estimated event stadium project cost of \$40 million and how the development group would be privately financing \$10 million and the city was being asked to finance the remaining \$30 million. This \$30 million expense would have a term 20-year term with an annual debt service of \$2.9 million. It was noted the stadium would be privately owned and operated, which factored into how the financing would be structured. He revisited the guiding principles for this project and requested feedback from the council on how to proceed.

Mr. Burstad described how the revenues generated by the event stadium would be put towards the bonds. He stated once the bonds were paid off, the \$200,000 in turf maintenance would be allocated to the EDA and could be used by the sports center. He reported he had been in contact with all 28 teams within the league and had reviewed all of their revenue averages and was confident with the numbers that have been shared with the city.

Councilmember Saroya commented on the statement "no taxpayer dollars" are being used on the stadium and asked if this had to do with the stadium itself. She believed it was not fair to say no taxpayer dollars were being spent considering how much staff time has been spent on this project. She questioned if this project should even move forward and if the stadium really reflected what the community wanted. She stated she was extremely uncomfortable with this entire project and believed there was a conflict of interest with this project as well. Mr. Thorvig reported the developer was paying for Ms. Huot's and City Attorney Larson's time and city staff time was already in place.

Mr. Burstad stated there was only so much square footage he could build on (up to 20%) on the State of Minnesota's land. He indicated this equated to just under 16 acres of land for the proposed structures. He explained the NSC decided to mine all of the sand out of the ground, which has since been filled with terrible soils. He reported he would have to build

on 100-foot peers. He stated nothing could be built on this property given how the soils had been stripped. He indicated the \$300,000 amount has been worked out over a 90-year period. He commented on the amount of work that was needed in order to make this area come alive. He believed the payment amount was in line, given the amount of work that was needed to build on this property. He described how the stadium would energize the entire area and bring significant dollars to Blaine. He discussed how difficult it was to work with the NSC, but noted all parties have come together to bring about a fantastic project to Blaine. He felt very confident this project was moving in the right direction and that there was a lot of positive energy around it.

Mr. Thorvig indicated the financing for the stadium project does not require a referendum.

Councilmember Massoglia questioned when the council would see the revenue sharing figures. Mr. Thorvig reported he has scheduled weekly meetings between the development team and staff and it was his hope to have something for council review in May.

Mr. Burstad explained he has been meeting with the baseball commissioner and team ownership and shared a vote would be taken by the board next Tuesday regarding the team expansion. He felt confident there was support for the new team, adding the public relations work would be exciting in terms of naming the team and the district.

Mr. Thorvig discussed the financing that was required for infrastructure. He explained the developer would like to start work on the infrastructure in late 2024 in partner with the stadium construction that was being done in Phase 1. He commented further on the buildings that would need to be demolished. He described how the infrastructure work would assist in making buildings pads ready for redevelopment. He noted this work was estimated to cost \$20 million and includes roads, utilities, storm water, and demolition work.

Mr. Burstad discussed how this would be a TIF Redevelopment District then commented on the environmental work that would have to be done on the site.

Councilmember Larson asked how many properties the city did not own in the project area. Mr. Thorvig stated there were four properties and one of them was being discussed in closed session later this evening.

Mr. Thorvig stated the city could issue bonds to pay for the up front demolition, infrastructure and utility costs and repayment could be made with TIF. That was analyzing what about of TIF could be generated to see how the infrastructure could be paid for.

Mr. Burstad commented on the infrastructure prep work that he would like to complete in 2024.

Councilmember Newland indicated the turf fields will pay for themselves then requested further information on the other buildings that were being proposed within the development. Mr. Burstad reviewed the site map in detail with the council. He stated the stadium, fieldhouse, food hall and mini golf would be included in Phase 1, along with the 15,000-square foot restaurant. He commented just east of the stadium would be a hotel and restaurant and to the north there would be a hotel, ropes course and waterpark. He

reviewed where the apartment and medical office buildings were proposed.

Councilmember Newland stated he looked forward to having the city owned buildings demolished because it would create more interest in the district.

Mayor Pro Tem Robertson questioned if the infrastructure work would encompass both phases of the project. Mr. Burstad reported this was the case for the overall master plan, but noted individual projects would be reviewed and approved by the city council on a case by case basis as building pads are sold off for development.

Councilmember Massoglia stated if the entire east side could be a TIF District and could a second district be created at a later time. Mr. Thorvig explained the city would have to consider its financing cap for this district. He indicated the council would have to make a policy decision.

Mayor Pro Tem Robertson indicated she could support the use of TIF for infrastructure improvements. She believed it was important that this area be well parked or overly parked so visitors coming to the area can easily find parking.

Councilmember Newland explained he supported all of the infrastructure work being done at once. Mr. Burstad stated this would be the best way forward for this project.

Councilmember Massoglia reported there was a lot of interest in this project and he looked forward to the community having more commercial interests in Blaine.

Mayor Pro Tem Robertson thanked the development team and staff for all of their efforts on this project.

3.4. 2024-100 MN Local Affordable Housing Aid

Sponsors: Elizabeth Showalter, Community Development Specialist

Ms. Showalter stated in 2023, the legislature and governor approved a new 0.25% sales tax in the seven-county metro to be used for affordable housing. A portion of that revenue will be distributed to local governments based on the number of households in the city paying over 30% of their income on housing. This portion of the sales tax revenue is called Local Affordable Housing Aid (LAHA). Blaine is expected to receive between \$550,000 and \$600,000 annually, with disbursement beginning in July. Funds must be spent or transferred to an affordable housing trust fund within three years of receiving the funds, or they must be returned to the state.

Ms. Showalter explained the LAHA funds can be used for affordable rental housing at or below 80% of Area Median Income (\$94,650) or for owner-occupied housing at or below 115% of Area Median Income (\$143,650). Funds can be used to create new affordable housing, make existing housing more affordable, or improve the habitability of existing affordable housing. These funds are more flexible than other affordable housing funding

sources (TIF, competitive grant programs, existing revolving loan funds, etc). Staff presented six categories of eligible projects and programs and requested council rank each category based on their interest in potentially pursuing projects or programs in that category.

Mayor Pro Tem Robertson asked if there has been any innovative ways other communities were proposing to use these dollars. Ms. Showalter stated the six categories cover the majority of the ways cities were using this funding. She explained a lot of cities were looking to provide deeper down payment assistance. She noted Roseville would be using a large portion of their funding for Habitat for Humanity housing renovations.

Mayor Pro Tem Robertson questioned if the city had any gaps in its housing assistance programs. Ms. Showalter indicated the city sometimes received requests for renovations to address accessibility needs. She understood there was also a need for manufactured home replacement.

Councilmember Massoglia requested staff provide the council with a list of housing programs and funding that was currently available to Blaine residents.

Councilmember Newland asked when the city would be receiving this funding. Ms. Showalter stated this is yet to be determined by the legislature.

- 3.5.** 2024-101 Closed Session Pursuant to MN Statute 13D.05, subd. 3(c) - Discuss Potential Property Purchase - PID 21-31-23-24-0025
 Sponsors: Erik Thorvig, Community Development Director

After motion and second, the council moved into a closed session pursuant to MN Statute 13D.05, Subdivision 3(c) to discuss a potential property purchase for PID 21-31-23-24-0025.

4. Other Business

Mr. Thorvig commented on the missing middle bill noting it was now off the table with the state legislature. He stated this was good news because it was a bill of concern.

Councilmember Larson noted she spoke with the owner of the auto shop that was discussed last week and shared the owner would like to address his landscaping requirements after TH65 was complete. Mr. Thorvig stated he could look into this with the auto shop owner and would report back to the council.

5. Adjournment

The workshop was adjourned at 8:26PM.



City of Blaine

City Council Workshop

April 15, 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 (arrived at 5:30 PM).

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Matt Carlson; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Tom Loonan; and Senior Management Analyst Lisa Derr.

3. New Business

- 3.1.** 2024-102 Home Occupation Discussion II
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated at the February 12, 2024 workshop, council had a high level discussion on home occupations. At the meeting there was discussion about allowing the properties zoned Farm Residential (FR) to have different standards because they are larger lots. There was discussion to prohibit outdoor storage. Another concern was customers coming to the house. The current code limits this to four customers. The number of

employees was discussed as well. Currently, the code does not allow for outside employees under the permitted home occupations, however a CUP can allow for this. Based on the previous discussion at the workshop, staff has created scenarios for council to consider then reviewed the scenarios in detail and requested council direction on how to proceed.

The council supported residents having a salon in an accessory structure.

Councilmember Robertson explained she had concerns about parking large vehicles and food trucks in driveways. She stated the only way she may support this is if an administrative permit were acquired and the neighbors were consulted for their feedback.

Councilmember Larson agreed stating this would be an eyesore for neighboring residents.

Councilmember Fleming stated she was unsure on this topic but noted large vehicles could be an eyesore for the neighbors.

Councilmember Newland expressed concern with the fact a food truck could be parked in a driveway all winter and not be used until the spring/summer months. He anticipated this would be irritating for the neighbors.

The council supported allowing a gunsmithing business in the R-1 zoning district as a permitted use. The council supported allowing residents to rent equipment from their home without requiring a business permit.

Councilmember Massoglia stated he could support residents storing business equipment outside in a Farm Residential (R-5) zoning district so long as the property was a certain size.

Councilmember Robertson explained she had concerns with this because neighbors may be impacted by the outdoor equipment.

Community Development Director Thorvig stated one way to address outdoor storage on a farm residential property would be to allow outdoor storage only on lots that were 5+ acres.

Councilmember Larson indicated she could support this option given the fact some residents in Blaine have been living here on their acreage lots, long before the current rules and regulations were put in place.

Councilmember Robertson suggested these requests be reviewed on a case by case basis through a variance process. Ms. Sellman stated the variance process would not apply to these matters. Mr. Thorvig reviewed the number of Farm Residential properties that were under three acres.

The council supported residents being able to do light manufacturing out of a home if making candles or using a forge in an accessory structure in the farm residential zoning district.

Ms. Sellman thanked council for their feedback and noted staff would continue working on

this portion of city code and would report back to the council at a future workshop meeting.

3.2. 2024-103 Update and Discuss Various EDA Owned Properties in the City
Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated the Blaine Economic Development Authority (EDA) owns various properties within the City of Blaine. Minnesota State Statute identifies the various powers an EDA has in the State of Minnesota. EDA's have the authority to purchase land and is intended to be done in a manner to promote economic development. Unlike city-owned property, which is perpetually tax-exempt, any land purchased by an EDA becomes subject to property taxes 9 years after acquisition. This provision is in place to discourage EDA's from becoming long-term landholders.

Mr. Thorvig reported the EDA currently owns 31 properties in the City of Blaine. Acquisitions date back to the 1990s/early 2000s. The EDA has sold property for redevelopment purposes in various areas over the last 25+ years. The 2040 Comprehensive Plan identifies 13 redevelopment areas. Many of the properties owned by the EDA are within the identified redevelopment areas. The EDA has acquired other properties within the City of Blaine in an effort to remove blighted property that the private market hasn't resolved (i.e. former Jimbo's Restaurant on County Road 10) or land that could be developed for industrial purposes (i.e. property along Naples Street). The EDA purchased the house at 1320 109th Avenue in 2011 in anticipation that it would be needed for future Highway 65 improvements. The EDA has acted as a landlord and has been renting this property for residential purposes. It will be removed for the Highway 65 reconstruction occurring in 2025/2026.

Mr. Thorvig explained with the number of properties owned by the EDA, the EDA has an opportunity to generate revenue through land sales. Many of the properties are within redevelopment areas that may require developers to purchase additional property to make a project feasible. The EDA has the ability to adjust the purchase price based on the overall financial feasibility of a project (i.e. sell land for less than market value). In other instances, the EDA owns vacant property that could be sold at market value as additional property is not needed by the developer to make a project feasible. There are certain EDA owned sites that could be marketed today based on location, readiness, etc. Staff commented further on the three properties (1409 105th Avenue, 255 89th Avenue and 8700/8800 Block of Central Avenue) staff would like direction/feedback on.

Councilmember Robertson asked if the building at 1409 105th Avenue was safe to lease to ABC Signs. Mr. Thorvig indicated the city has been leasing the property to a welder and noted the building passed a fire inspection in 2023. He reported using the building for storage would not trigger any fire suppression requirements.

Mayor Sanders explained he could support a short term lease for this property noting this property was part of the 105th Area Redevelopment District. He indicated this corner would redevelop once TH65 was completed.

Councilmember Newland stated he supported a short term lease for this property as well.

Councilmember Saroya questioned if ABC Signs asked about leasing or purchasing this property. Mr. Thorvig stated ABC Signs had spoken with staff about both options and staff let ABC Signs know that the EDA would not be interested in selling the property because this would then limit future redevelopment.

Councilmember Massoglia inquired if the city has had any interest in the strip mall. Mr. Thorvig commented this parcel would be better redeveloped when the city has ownership over all of the surrounding parcels.

Mayor Sanders indicated this corner may be a good location for another hotel.

Mr. Thorvig stated he would speak with ABC Signs about a potential short term lease and would report back to the council at a future meeting. He then discussed the property at 255 89th Avenue. Staff requested feedback from the council if a neighborhood meeting should be held and if a new maintenance plan should be created for the property.

Councilmember Saroya indicated she would like to better understand the strategy for purchasing this property. Mr. Thorvig commented this property was purchased in 2005 by the city and he was not on staff at that time.

Councilmember Newland discussed how this property was a part of the Northtown Redevelopment District. Mr. Thorvig explained this property was identified for medium density residential or commercial development.

Councilmember Newland supported staff hosting a focused discussion with the neighbors to see how this site should redevelop in order to fit in with the overall plans for the Northtown Redevelopment area.

Councilmember Robertson agreed a neighborhood meeting would be beneficial, but she was uncertain when this should be done given the fact this area would take 10+ years to redevelop.

Councilmember Massoglia supported the city getting feedback from the neighbors and deferred to Councilmember Newland regarding the maintenance concerns.

Councilmember Newland stated the weeds on this property were a concern and they would continue to come back. Mr. Thorvig suggested the neighborhood be engaged sometime this summer in order to gather ideas and for the neighbors to understand what is going on.

Councilmember Larson commented the neighbors will be biased when it comes to protecting and buffering the existing homes.

Mr. Thorvig stated staff would engage with the neighbors this summer and would analyze the next steps for this property. He stated the last area he would like to discuss in the property at 8700/8800 Block of Central Avenue. He commented on the options available to the city, noting one option would be to purchase the property at 8833, which would provide the city with six parcels in a row.

Councilmember Robertson asked what MNDOT's timing was for this portion of TH65 because she understood improvements were required for the Highway 10 ramps.

Councilmember Newland discussed the uses surrounding these properties. He supported purchasing 8735 if it were to become available. However, he recommended staff speak with MNDOT in order to better understand how these properties would be impacted by the TH65 improvements.

Councilmember Massoglia recommended staff reach out to the property owner at 8833, while also marketing the properties for sale because these properties were in a great location. Mr. Thorvig commented from a strategy standpoint the properties along TH65 were dwindling. He indicated the council may want to hang onto these properties until TH65 was completed and these parcels may become more valuable.

Councilmember Massoglia stated he could support the city waiting to redevelop these properties.

Further discussion ensued regarding the wetlands along 109th Avenue. Staff indicated the best use for this land may be to create a wetland bank.

4. Other Business

City Manager Wolfe explained staff was recommending Item 8.11 be removed from the Consent Agenda then reported the council received a proclamation request regarding therapy animals. She indicated the city does not have a clear process in place for proclamations and at this time proclamations have been locally focused or were from a very high bar.

Mayor Sanders agreed proclamations should have a very high bar in order to remain special and suggested social media be used to address other matters of importance to the public.

Councilmember Newland supported this recommendation.

Councilmember Robertson agreed and noted the city council could explore the city of Bloomington's policy for issuing proclamations.

Councilmember Fleming suggested attention be given to items during Council Communications instead of issuing formal proclamations. The council supported this recommendation as long as the items are properly vetted by staff.

Councilmember Massoglia indicated he would be calling for a formal apology from Councilmember Saroya at the council meeting.

5. Adjournment

The workshop was adjourned at 6:50PM.



City of Blaine

City Council

April 15, 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; Police Captain Matt Carlson; Finance Director Jason Zimmerman; Public Works Director Nick Fleischhacker; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Senior Management Analyst Lisa Derr; and Communications Manager Ben Hayle.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Robertson stated she has received over 100 emails regarding Uber and Lyft in the last week. She explained she would love for Uber and Lyft to continue to serve Blaine customers. However, the city of Blaine does not have the ability to control what other jurisdictions do. She reminded the public the council was hearing the concerns but explained this issue was being caused by the city of Minneapolis.

Councilmember Massoglia stated over the weekend he received an email from City Manager Wolfe regarding inappropriate comments a councilmember made at the April 9 planning commission meeting. He explained these comments insulted both city staff and the planning commission, which was in violation with the code of conduct. He stated he was speaking out because he believed it was critical for the council to stand behind city staff. He reported staff works diligently to keep the city safe and functioning properly. He indicated if Blaine wants to keep high quality staff members, the council has to stand behind its staff members, then shared a prepared statement: City Manager Wolfe, we stand with you and your deep concern and desire to set the record straight. He understood while the council disagreed on a lot of topics, the council was firmly united behind its staff and the phenomenal work staff completes day in and day out on behalf of the city of Blaine. He offered a sincere thanks on behalf of himself and his constituents. He explained he did not want to go into the details of what happened at the April 9th planning commission meeting noting City Manager Wolfe's email addressed the untruths and the comments that were made. He reviewed the statements that were untrue and called on the elected official to issue an apology to city staff, the planning department and the planning commission.

Councilmember Saroya stated the comments were being directed to her and explained she had to deal with a lot of harassment and retaliation from the city council on a daily basis. She indicated she would not be intimidated or silenced. She stated this was a perfect example of what she has to deal with as it was an extreme mischaracterization of what she said. She believed the city had amazing staff. She was of the opinion Blaine has the best police chief in the nation, along with an amazing finance director and public works director. She indicated she never had to contact the city's public works director to make a second request because they get things done. She indicated the statements that were made were a major mischaracterization of what was said. She commented her focus was specific to the proposed apartment project at 99th Avenue and felt the project was a mess. She explained the project was originally denied, then came back for reconsideration, which was why she mentioned things going on behind the scenes and was directed at council. She reported there were councilmembers meeting in groups of three and making decisions as a group and bringing items to the council. She indicated she spoke at the planning commission meeting in her personal capacity and made that clear at the beginning of her remarks. She stated this project was within walking distance to her home and it was within her first amendment right to have freedom of speech during a public hearing. She explained the planning commission chair allowed her to speak and did not raise any concerns. She stated she has extreme respect for Chair Al Goracke and served on the charter commission with him for years. Had she been told to sit down, she would have stopped speaking. She reported she spoke calmly and respectfully and shared her experience with the planning commission. She stated staff had an opportunity to respond to the public comments at that meeting and several did, which meant the process played out in the manner that it should. She reported councilmembers have spoken in a personal capacity at city meetings in the past, as was done by Councilmember Massoglia in December of 2023. She indicated no communication was made to the mayor and city council from the city manager after Councilmember Massoglia spoke and no apology was issued. She commented further on an article that was printed after the December 2023 council meeting where the reporter stated it appeared the council was piling on Councilmember Saroya and questioning her intelligence. She stated this was happening to her again. She believed it was perfectly acceptable for councilmembers to advocate for an issue in their neighborhood, as has been done by other councilmembers. She indicated this feels very retaliatory and she would address and counter any attempts to retaliate and silence her. She stated she would continue to advocate for her constituents and urged the council to not set a dangerous precedence when it

comes to free speech. She was of the opinion this leadership does not accurately reflect Blaine residents or their interests with the 99th Avenue apartment project. She reported over 50 residents showed up and stated they do not want this project in their neighborhood and provided alternative suggestions. She suggested the city purchase this property and turn it into a park for veterans. She encouraged the city to do the right thing and put the interest of residents before profit. She stated she has nothing to apologize for as she did not offend staff. She reported her words were misconstrued and taken out of context. She reiterated that she was only speaking of the 99th project as it has been a disaster. She hoped the city could own up to that and make it right for the residents.

Councilmember Massoglia clarified the public is free to watch the April 9 planning commission meeting. He explained he was surprised by the fact Councilmember Saroya believes she did not offend staff when the city manager felt obligated to send out an email defending staff. He stated it was heartbreaking that Councilmember Saroya could not see this. He reiterated that the council stands with staff and even though Councilmember Saroya accused staff of things at the planning commission meeting, these statements were untrue. He stated he had no problem with Councilmember Saroya speaking in a personal capacity, but he did have a problem with the lies and accusations that were made against city staff.

Councilmember Saroya stated what she believed was offensive was the fact the city council was making decisions that were harming Blaine residents. She indicated this was the point of her statement. She explained she was trying to act in the best interests of Blaine residents. She stated if she hurt anyone's feelings, then she would apologize. She apologized to Community Development Director Thorvig noting she had sincere respect for him. She reported her objective was to advocate for the residents and it was not a criticism of staff, but rather was a criticism of the process. She believed the process was not working for Blaine residents. She commented the city was proposing to approve a project that would put a massive apartment building next to homes and this was being done over and over. She understood the city had an election coming up in November and the residents need to decide what they want, whether this included car washes and apartment buildings, or if someone new should be considered who puts residents first.

Councilmember Robertson stated she was not going to get in the middle of this. She reported residents could look up the process and state statutes that must be followed in order for a project to be considered by the city of Blaine. She commented on how important dialogue and communication was. She explained this included both what comes out of someone's mouth and how it is construed by the recipients. She understood Councilmember Saroya was passionate about this project. However, she was of the opinion all councilmembers were passionate about Blaine residents. She encouraged all councilmembers to be aware of how they were dialoguing and the tone they are using. She noted she apologized in an open meeting to Councilmember Saroya. She was of the opinion there were areas of the planning commission meeting that could have gone better. She commented on the large responsibility the council had to properly represent the residents' voices. With that being said, she understood city staff did an amazing job to support the city council. She discussed how many city staff members lived in Blaine. She commented on how the world is divided and that she understood there was going to be division on items that come before the council. She stated city staff has been working diligently and tirelessly for this city. She discussed how the city attorney guides the city council through legal and statutory process requirements. She reported City Planner Sellman and Community Development Director Thorvig were absolutely stellar at their jobs. She explained the finance

director and public works director were both new directors for the city of Blaine and have proven to be incredible adds to the community. She commented further on how staff works every day on behalf of the community, and not just for one agenda item at one meeting a month. She indicated she appreciated the tremendous service the community receives from the police and fire departments. She urged the council again, to be aware of how they are communicating with each other and with staff.

City Manager Wolfe explained she was in an appointed non-partisan position. She stated she was not passionate about projects but the job she does and the staff members she works with. She reported the focus of the communication that was referenced was solely and completely based on statements made about staff, which she needed to respond to in support of staff.

Mayor Sanders stated it was a violation of the code of conduct to show up to a board or commission meeting in any other capacity than an observer and that councilmembers are to notify staff prior to board or commission meetings if they were going to be an observer. He encouraged all councilmembers to follow its own policies, procedures and code of conduct going forward.

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 7:22PM.

There being no input, Mayor Sanders closed the Open Forum at 7:23PM.

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.

Mayor Sanders requested the removal of consent agenda item 8.11.

Councilmember Newland stated he would be abstaining from voting on Item 8.1 due to a conflict of interest as he owns a business in Blaine that received payment for services from the city.

Councilmember Saroya requested the removal of consent agenda item 8.1.

Moved by Councilmember Robertson, seconded by Councilmember Newland, that the following

items on the Consent Agenda be approved as amended removing Items 8.1 and 8.11.

Motion adopted unanimously.

8.1. 2024-104 Schedule of Bills Paid

Sponsors: Jason Zimmerman, Finance Director

Councilmember Saroya reported the bills to be paid were divided differently this meeting. She reported there were three local printers in Blaine and she was seeing the division of funds was not being done fairly between the three printers in the community. She feared a perception of a conflict of interest was being created.

Councilmember Fleming stated if this is about Councilmember Newland again, this matter has been addressed at the past two council meetings.

Councilmember Saroya indicated her concern was with the finances. She reported on March 22 the city paid ABC Printing \$215, Allegra Printing \$87 and Print Central \$0. She commented on the week of March 29 there were four payments to Allegra Printing totaling \$376.51 and zero to the other printers. She noted 84% of the funds spent on printing was going to Allegra Printing and she asked if there were efforts to make this distribution fair. Ms. Wolfe commented the city has spent dollars with ABC Signs for signs and sign related work. She explained per state statute and the city's purchasing policy there were various dollar limits that guides how the city approaches purchasing. She indicated for smaller print jobs, the city can use the open market and an RFP was not required. She stated often times quotes will be requested and the project will be completed by the lowest bidder. She discussed how each of the local printers specialize in specific types of projects. She noted the city's business cards were split with the police department going to one vendor and the remainder of city staff's going to another. She reported the city attempted to use all three vendors, but noted quotes sometimes dictate who receives the project.

Finance Director Zimmerman explained the layout was consistent with previous council agendas. He stated each week staff releases a list of claims and the schedule of bills paid was consistent with this list for council review.

Mayor Sanders requested the city attorney speak to the conflict of interest claim. City Attorney Loonan reported there was no potential conflict of interest in this case. He noted when bills paid to Councilmember Newland's company were being made, Councilmember Newland states for the record that he will be abstaining from voting on this item. He indicated this was the process that was outlined in statute and in city code.

Councilmember Robertson indicated this was the third or fourth time this matter has come before the city council. While she appreciated the fact the city wanted to operate through a lens of fairness, in the business world, she understood each printing vendor had their specialty or niche in the market. She indicated she did not want to stop anyone from asking questions, but she urged the council to consider how they were communicating. She feared this line of questioning, especially when repeated at three or four meetings, could be received that Councilmember Saroya had a problem with Councilmember Newland. She

explained this line of questioning has been asked and answered repeatedly by staff in open meetings. She stated the repetition of the questions were feeling unfair, especially given the fact Councilmember Newland has done work with the city for the past 30 years. She reported there was not a conflict of interest that was not being addressed, as per the City Attorney's statement. She questioned why a councilmember would continue to address a non-issue when the councilmember was taking proper action when working with the city.

Councilmember Saroya clarified for her this was a numbers issue. She wanted to understand why 65% of the local business was going to one printing company and why was this work not being more equally distributed. She understood Councilmember Newland was following the right process. She stated her issues was not with Councilmember Newland. Rather she questioned how the city was selecting the printers for projects. She was of the opinion the city may need to revisit its purchasing policy in order to make things fair.

Ms. Wolfe reported the process was not arbitrary. She indicated the city had a purchasing policy in place and this policy was followed. She stated the percentages that were being stated were inaccurate because ABC Signs was given city business. She reiterated that if quotes were sent for a project to two, five or ten companies, the business with the lowest quote will receive the project. She reported this was the mechanism in which one business may receive more work from the city than others. She reiterated the city was following its purchasing policy with all of these transactions.

Moved by Mayor Sanders, seconded by Councilmember Robertson, to approve the Schedule of Bills Paid.

Councilmember Saroya reported ABC Printing prints business cards while also doing signs. She suggested the city move all of its business cards to ABC Printing.

Councilmember Newland clarified for the record, next week his business will have been in operation for 31 years.

Motion adopted 6-0-1 (Councilmember Newland abstained).

- 8.2.** 2024-105 Approval of Minutes
 Sponsors: Cathy Sorensen, City Clerk

- 8.3.** 2024-106 Approve 2024-2025 Kennel Licenses
 Sponsors: Cathy Sorensen, City Clerk

- 8.4.** 2024-107 Approve 2024-2025 Vending Truck Licenses
 Sponsors: Cathy Sorensen, City Clerk

- 8.5.** 2024-108 Approve a Tobacco and Tobacco Products License for Yalla Tobacco LLC, located at 10950 Club West Parkway NE, Suite 180
Sponsors: Cathy Sorensen, City Clerk
- 8.6.** 2024-109 Approve Carnival License for Amusement Attractions at Northtown Mall
Sponsors: Cathy Sorensen, City Clerk
- 8.7.** 2024-115 Temporary Liquor License for Invictus Brewing Company for Use at the Adjacent EDA Owned Property
Sponsors: Cathy Sorensen, City Clerk
- 8.8.** RES 24-75 Resolution Releasing Lots 2 and 3, Block 1, Cloverleaf Commons Second Addition from Recorded Development Agreement (Case File No. 24-0025/SLK)
Sponsors: Sheila Sellman, City Planner
- 8.9.** 2024-110 Motion to Approve a Five-Year Agreement with Comcast Business for Internet Service
Sponsors: Jason Zimmerman, Finance Director
- 8.10.** RES 24-76 Resolution to Approve Joint Powers Agreement No. C0010479 with Anoka County for New Signal Construction and Street Improvements at Lexington Avenue (CSAH 17) and 122nd Avenue NE
Sponsors: Daniel Schluender, Director of Engineering
- 8.11.** 2024-111 Accept Proposal from Carr's Tree Service, Inc., for Tree Removal Services and Authorize Execution of an Agreement.
Sponsors: Nick Fleischhacker, Public Works Director

This item was removed from the agenda.

- 8.12.** 2024-112 Motion to Approve the Agreement to Terminate Anoka County's Rights and Obligations with Respect to the Fogerty Arena.
Sponsors: Michelle Wolfe, City Manager

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

9.1. RES 24-86 Resolution Approving Property Tax Abatements Related to Improvements at the National Sports Center.
Sponsors: Erik Thorvig, Community Development Director

Mr. Zimmerman provided the council with an overview on how tax abatement works. He explained tax abatement was established in 1987 as an alternate to TIF. He reported tax abatement is typically used for parks, community centers, ice arenas and sports facilities. It was noted the tax abatement process requires a public hearing by each jurisdiction and each jurisdiction must adopt a resolution with a statement of public benefit. Tax abatements are limited to 15 years and may not be granted to any property located within an active TIF District. The allowable uses for abated taxes were discussed, and it was noted in this scenario, the abated taxes would be reimbursed to the city to be used for public infrastructure costs and debt service payments. Staff reviewed the differences between TIF and tax abatement. He noted reinvestment in the city was important because it increased the city's tax base, improved appearance/ desirability, provided for property diversification, developed public infrastructure, created stability, sustainability and extends private development/improvements to other areas.

Community Development Director Thorvig commented on the 105th Avenue Redevelopment District noting in 2021 the council identified the 105th Avenue/ Radisson Road Industrial area as a priority. Based on direction from council, the city embarked on a vision/design process for this area. General discussion with the council identified this as a potential "city core" designed to be walkable with entertainment uses to take advantage of the NSC while serving as an amenity to Blaine residents and visitors. In the fall of 2021, an architect was selected through an RFP to assist in designing the vision and in the summer of 2022, the draft master plan was received which outlined potential uses including hotels, restaurants, residential and retail. In the fall of 2022, a master developer was selected for the project through an RFP process. Discussions began in April 2023 to identify a process in which the developer could acquire rights to a portion of the Minnesota Amateur Sports Commission (MASC)/NSC property. Based on legislation with which the property was originally acquired, statutory language allows MASC to lease up to 16 acres of property for private development. There would be a 30 year lease, with two optional extensions of an additional 30 years each, for a total of 90 years.

Mr. Thorvig discussed the improvements proposed at the National Sports Center and stated the city has been working with the NSC to assist with funding new turf fields. He reported through negotiations, the NSC/MASC identified the need for artificial turf all-purpose fields as compensation for leasing the allowable 16 acres on the north side of 105th Avenue. In order to finance the project, an amount of \$12 million was identified to complete the installation of ten lighted artificial turf all-purpose fields. Turf is proposed to be installed on fields 25-32, 55, and 56. This NSC has stated that this investment has the potential to increase their revenue by 10% to 15% while also greatly increasing their ability to compete for national tournaments. Increased utilization of the campus will also drive economic growth for the City, as visitors are likely to patronize local businesses and restaurants. In order to raise the requested funding, staff is recommending the city issue \$12 million in General Obligation Bonds, Series 2024A.

Mr. Thorvig explained from the onset, the intent has been to finance this project with new values not currently included in the city's property tax calculation. The debt would be paid for through annual tax abatement revenues generated by new development. The current debt structure, which requires approximately \$125 million in value to generate sufficient annual property taxes is being considered. This accomplishes the goal set forth to underwrite the project with contributions from new property tax base. If not for the city's willingness to issue bonds, the developer would not be able to secure the ground lease of 16 acres on the MASC site, and no development, nor new tax values would be generated. Upon conclusion of the debt service in 2040, the new value will be incorporated into the city's overall tax base. While access to this property is vital to the 105th Avenue Redevelopment and serves as the first phase of the overall master plan, the commitment of tax abatement does not include or commit the City to financing any other activities related to the redevelopment area.

Mr. Thorvig reported the council is being asked to hold a public hearing, receive comments from the public, close the public hearing, discuss the requested tax abatement and take action on the proposed resolution approving the property tax abatements.

Mayor Sanders opened the public hearing at 7:50PM.

There being no public input, Mayor Sanders closed the public hearing at 7:51PM.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Approving Property Tax Abatements Related to Improvements at the National Sports Center.

Councilmember Robertson stated this was a unique opportunity for Blaine to do something incredible. She appreciated how the council and staff and other partners have worked together to bring the vision for this redevelopment area to life. She discussed how the NSC, visitors and residents of Blaine would benefit from this project. She commented on how this project would bring new amenities and a great deal of economic development to the community.

Councilmember Newland indicated it has been a journey to get to this point and he appreciated how the team working on this project has brought the vision to fruition. He stated this would be the biggest redevelopment project ever to be completed in Blaine. He commented on how this project would be a destination for visitors as well as Blaine residents. He stated he only learned about tax abatement last year and he appreciated how the team had brought this option forward for the council. He thanked staff and the development team for all of their efforts and explained he supported this project moved forward.

Councilmember Saroya stated she believed this was a great project and she supported a sports entertainment district. However, she believed it should be done right. She asked if the visioning and strategic planning that was done in Maple Grove has been done in Blaine. She was surprised the city of Blaine had not engaged the community. She indicated this was not an attack on Community Development Director Thorvig, but she wanted to do her due diligence. She explained this was the saddest public hearing ever held by the

council and asked what kind of process was followed. Mr. Thorvig reported all statutory requirements were followed by the city which was to publish the public hearing notice in the newspaper, which was the same process that was followed by Anoka County and the school district.

Councilmember Saroya questioned what paper the public hearing notice was printed in. Mr. Thorvig explained the notice was printed in the *Spring Lake Park Life*, which was the city's newspaper of record.

Councilmember Saroya inquired what the readership was for this paper. Mr. Thorvig stated he was uncertain what the readership was for the *Spring Lake Park Life*.

Councilmember Saroya expressed concern with the fact the public did not know about public hearing and that was why no one came forward to speak, whether positive or negative. She asked if the residents of Blaine wanted the NSC to have turf fields. She commented on how turf fields only lasted seven to ten years and she questioned if Blaine residents would be required to replace these fields every seven to ten years. Mr. Thorvig indicated MASC would be responsible for the maintenance and operations of the fields. He reported the developer would be paying \$300,000 annually to the EDA and 16 years after the bond was retired, \$200,000 will go to the NSC for use. These funds could be used for the replacement or repair of the fields.

Councilmember Saroya inquired if taxpayer funds would be used for repair or replacement of the turf fields. Mr. Thorvig stated the fields would be the responsibility of the NSC or MASC. He indicated a request could be made to the city in the future and a future council could choose to do this, but this was not being discussed at this time.

Councilmember Saroya stated \$12 million was a lot of money and questioned how this money could be used if not used on this project.

Mayor Sanders reported the fields were in motion because the NSC requested turf as a part of the land lease deal. He indicated the council took action as a council to begin this work. He stated this funding would be going to turf fields at the NSC.

Councilmember Saroya reiterated that \$12 million was a lot of money and she was concerned with the fact the city was spending this much in taxpayer dollars without going to the residents. She asked if this funding could be used to improve parks, purchase the 99th Avenue apartment property for a veterans memorial, or provide more funding to the police department to increase salaries, address youth suicide prevention, or address the homelessness concerns in the community or stop assessing residents for streets.

Councilmember Massoglia called for a point of order.

Councilmember Massoglia requested Councilmember Saroya keep her comments focused on the tax abatement matter.

Councilmember Saroya stated her point was, was there other uses for this funding.

Mr. Thorvig explained the matter before the council was to authorize tax abatement to pay

debt service on a \$12 million bond for the NSC. He reported there are many other things separate from this, but that was the request before the council at this time.

Councilmember Saroya inquired if there were other ways to fund this project. She commented on how the mall owner was investing \$30 million in the redevelopment of the Northtown Mall.

Councilmember Massoglia called for a point of order.

Mayor Sanders encouraged Councilmember Saroya to focus her statements and questions on the tax abatement request.

Councilmember Saroya questioned why the city was using tax abatement for this project but not for the Northtown Mall area. Mr. Thorvig explained nothing would prevent the developer from asking for TIF or tax abatement financing. He reported tax abatement is a tool that can be used for public facilities. He indicated TIF could not be used for the turf fields, but tax abatement could be used. He stated it would be difficult for the developer to privately finance this project because there is no collateral to the bank because the land was owned by MASC/NSC. He explained the developer would be paying the city \$9 million over the 30 year term and the developer could have entered into this deal with the NSC.

Councilmember Saroya indicated she received an email from a resident asking about the \$12 million the city was giving the NSC for artificial turf. This resident questioned if an environmental impact study had been completed, noting artificial turf was the number one cause for water pollution and the west coast was abandoning any future installations. She was having a hard time understanding why the city was proposing to spend \$12 million on PFAS when it could be spent elsewhere. She reported the PFAS law in Minnesota was going into effect in 2025. She inquired if the city was setting itself up for failure and would the city's water supply be harmed. Mr. Thorvig commented a response was provided to Councilmember Saroya based on this email that looked at both the groundwater challenges and the laws that exist. He reported a response was received from the installer as well regarding PFAS concerns. Director of Engineering Schluender stated this project has been reviewed and approved by the watershed district. He explained each of the fields has an underdrain system that goes to a temporary pond before being discharged into County Ditch 41. He commented further on the information provided by the NSC noting the turf fields would have negligible PFAS residual in their system.

Councilmember Massoglia called for a point of order given the fact Councilmember Saroya has had the floor for over the past eight minutes.

Councilmember Larson stated a mom of kids who play soccer she visits the NSC frequently. She indicated she also travels a lot for soccer in order to find turf fields. She commented on the amount of money she spends when she has to travel with her family and she looked forward to the economic development that would be brought to Blaine when these turf fields were completed. In addition, she appreciated how the turf fields would extend the soccer playing season.

Councilmember Fleming explained two years ago she campaigned to create a downtown area for Blaine. She reported she knocked on over 6,000 doors and spoke with thousands of

residents who were excited about having a downtown in Blaine. She commented she could not speak for Wards 1 and 2, but she understood residents in Ward 3 were looking forward to having a downtown in Blaine.

Councilmember Saroya indicated she likes this project and she supported the city having a downtown. However, she wanted to ensure this project was done right. She did not want profits to come before residents and water safety. She commented on the PFAS prohibition that would occur in 2025, which included synthetic turf as a specific category. She noted there has been several studies that have found artificial turf is made with dangerous levels of forever chemicals and athletes have higher levels of PFAS after playing on turf, and these are children. She did not like the idea of exposing children to PFAS and forever chemicals. She requested the city do its due diligence when it comes to the turf fields that could be poisoning children long term. She commented on the conflict of interest on how the developer was selected. She referred to a campaign donation from Corey Burstead, the developer on this project. Also, she questioned if the developer was paying fair wages and did they support unions.

Mayor Sanders requested staff speak to how the city selected the master developer. Mr. Thorvig stated in November of 2022 the city interviewed four firms that responded to an RFP. Councilmember Robertson, Councilmember Massoglia, Councilmember Newland and Mayor Sanders were a part of this process. He indicated there were no absentions. Mr. Loonan addressed the conflict of interest concern raised by Councilmember Saroya regarding a campaign donation. He advised campaign donations to local candidates were exempt from establishing a conflict of interest. He stated there was no legal conflict of interest as a result of any individual providing a campaign donation to an elected official that would require that elected official to be recused from a future discussion.

Councilmember Larson stated she really cared about chemicals and assumed that grass fields were treated with chemicals or fertilizers to keep them free of dandelions and other weeds.

Mayor Sanders indicated the grass soccer fields were maintained by the NSC and not the city of Blaine.

Councilmember Robertson believed this matter has been dialogued at length and asked that the Mayor call the question.

Motion adopted 6-1 (Councilmember Saroya opposed).

10. Development Business

10.1. ORD 24-2547 Second Reading

Ordinance Granting an Amendment to the Blaine Zoning Code Highway 65 Overlay District (HOD), Adding Conditional Uses, Prohibited Uses and Modifying Performance Standards. City of Blaine (Case File No. 24-0013/SAS)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the proposed ordinance amendment adds prohibits uses, conditional uses and modifies performance standards within the Highway 65 Overlay District (HOD). Staff reviewed the proposed amendments in further detail with the council and reported the planning commission recommends approval with removal of self-storage under conditional uses.

Moved by Councilmember Larson, seconded by Councilmember Massoglia, to approve second reading of ordinance Granting an Amendment to the Blaine Zoning Code Highway 65 Overlay District (HOD), Adding Conditional Uses, Prohibited Uses and Modifying Performance Standards.

Councilmember Newland explained he has a business located along Highway 65 and noted he spoke with the city attorney to see if there was a conflict of interest. He reported City Attorney Loonan clarified there was no direct conflict of interest given the size of the overlay district. Mr. Loonan stated he consulted state law and guidance from the League of Minnesota Cities and noted the size of this district was broad enough that it impacts a significant amount of properties within the city and was not specific to Councilmember Newland's property. He reported this matter did not arise to a conflict of interest under the law.

Councilmember Newland suggested some possible amendments to the ordinance that would expand prohibited uses to include tobacco/vape shops, tattoo parlors, and money exchange businesses. He noted an email was sent to the council describing this request.

Amended motion by Councilmember Newland, seconded by Councilmember Robertson, to amend Section 35.53 to include the following prohibited uses: tobacco/vape shops, tattoo parlors, and check cashing/money exchange.

Councilmember Robertson stated she appreciated the proposed amendment noting the city already had 57 tobacco license holders in Blaine. She indicated she was concerned with the fact this amendment would have the local government picking winners and losers along this corridor.

Councilmember Massoglia asked if the prohibition of the money exchange establishments would prohibit a rare coin shop. Ms. Sellman stated typically check cashing was separate than gold/silver and rare coin shops.

Councilmember Massoglia questioned if marijuana dispensaries would fit in the tobacco/vape shop category. Ms. Sellman indicated this would be a separate or different use.

Councilmember Newland commented in response to picking who goes where, the city council has been doing this when it comes to the types of businesses the city wants in the 105th and Northtown Mall redevelopment areas. He reported his suggestion was being made in light of the image the city was trying to create along the TH65 overlay district.

Councilmember Saroya asked if there would be a negative financial impact to nearby businesses if these prohibited uses were allowed.

Councilmember Newland stated his intent was not to have any businesses move or go out of business, but rather pausing the addition of these types of businesses.

Amendment adopted unanimously.

Councilmember Newland reported over time the council has had the ability to do its homework in order to make the best decisions possible. He commented on the history of self-storage facilities along TH65. He stated it was a good decision to keep new mini-storage buildings in the I-2A industrial parks. He did not support changing city code to allow mini-storage for one parcel in Blaine. He recommended a door not be opened to allow mini-storage along the corridor. He commented on how property may redevelop south of Highway 10 over time and noted existing properties could be turned into mini-storage if this ordinance were approved as previously considered. However, he supported self-storage not being allowed along TH65 north or south of Highway 10. He recommended the entire corridor of TH65 be treated equally.

Amended motion by Councilmember Newland, seconded by Councilmember Robertson, to amend Section 25.53 prohibited uses: remove self-storage facilities north of Highway 10 (which would eliminate the use south of Highway 10) and amend Section 32.55, removing self-storage as a conditional use and the standards.

Councilmember Massoglia agreed the properties along TH65 were prime real estate in the city of Blaine. However, he did not believe it was bad to help a uniquely shaped parcel. He indicated this parcel was next to Caliber Collision, which was a light industrial use. He stated this was a very unique amendment that would only apply to the properties south of Highway 10. He explained no other mini-storage facilities could go in within 1500 feet of another mini-storage facility. He was of the opinion the proposed ordinance would provide a solution for one uniquely shaped parcel. He thanked staff for meeting with the mayor and himself in order to find a solution for this parcel. He encouraged the council offer a no vote on this amendment.

Councilmember Larson commented on how the council does make exceptions at time. She discussed how this exception pertained to one property. She indicated this parcel was adjacent to a collision center which was not ideal. She believed the proposed use would fit this unique parcel well. She reviewed the limitations that would be put in place to ensure additional mini-storage facilities would be allowed along the TH65 corridor.

Councilmember Robertson explained she was not in favor of this item when it came before the council at a workshop meeting. She indicated she was on the council when mini-storage became a prohibited use along the TH65 corridor. She stated this was a long and arduous process that was followed based on resident feedback. She reported she was averse to modifying the ordinance because the council invested a great deal of time to find the best path forward for the TH65 corridor. She also did not want one set of rules in place for the north side of TH65 and then another set of rules for the south side of TH65. She stated she was not against the developer but she did not support another storage facility along the TH65 corridor because she believed the city could do better. She encouraged the council to support Councilmember Newland's amendment. She indicated she took issue to councilmembers that had a strong stance on resident issues that they don't represent.

While she understood councilmembers made decisions for the entire city, she encouraged councilmembers to hear the feedback of the people that represent the area.

Councilmember Saroya indicated she door knocked this area and spoke with the residents to gain their feedback. She reported this area was already struggling. She commented on the bright red car wash that was approved by this council and expressed concern with the massive apartment buildings that were being proposed.

Mayor Sanders asked what properties Councilmember Saroya was speaking about.

Councilmember Saroya stated she was speaking about the 99th Avenue apartments.

Mayor Sanders requested Councilmember Saroya keep her comments to the topic at hand.

Councilmember Saroya indicated residents do not want an apartment building or outdoor storage on this property. She explained the residents were concerned about their safety and security. She stated there was already an office building on this property. She reported the neighbors supported an office building on this parcel. She was of the opinion the proposed building was an expansion of an office building and that it was a mischaracterization to call this a mini-storage project. Rather, the property owner was seeking to expand the existing office building. She stated because the existing buffer would be removed, she would not be able to support this request.

Josh McKinny, Measure Group, stated the request before the council was to amend the overlay district that would facilitate the storage use. He indicated a significant amount of work would have to be done to determine the site plan work and what buffering looks like for this property if mini-storage were allowed. He reported he was willing to listen to how to mitigate as much impact to the neighbors as possible. He stated he wanted this too. He explained he did not have a plan in front of the council for their review, but rather had a conceptual use for climate controlled storage for the council to consider on a parcel.

Scott Uram, property owner, shared he grew up in Blaine then opened an insurance business here. He discussed how his heart was in Blaine even after he moved to Ham Lake. He commented on the conversations he had with the neighbors stating he wanted to bring climate controlled storage to this property. He explained his property was a forgotten area in Blaine. He estimated the facility he was proposing to construct would bring \$8 to \$12 million in tax value to the community.

Ms. Sellman indicated at the neighborhood meeting Mr. Uram shared a concept plan but this development had not come before the city council for formal action. She reported the matter before the council this evening was a council-initiated amendment to the HOD district that would allow self-storage south of Highway 10.

Councilmember Larson explained she did not agree with letting the Ward 1 councilmembers take the lead with respect to this item. She reported TH65 was the entrance to Blaine which meant this corridor involved the entire council.

Councilmember Newland stated if this item moved forward and self-storage was an allowed use, he questioned how the council would respond if residents stated they did not want

mini-storage. He reported if mini-storage were made an allowed use, there would be nothing the council could do. He indicated the decision for the use on this property was being made at this time. He was of the opinion mini-storage was not the right fit for this property.

Councilmember Larson commented it would be an anomaly that additional mini-storage requests would come up in the future given the parameters that would be put in place.

Councilmember Newland stated the parameters would open the door for a self-storage site south of Highway 10 and this matter would be coming forward for council consideration.

Amendment failed 3-4 (Councilmembers Fleming, Larson, Massoglia and Mayor Sanders opposed).

Amended motion adopted 4-3 (Councilmembers Newland, Robertson and Saroya opposed).

10.2. RES 24-77 Resolution Authorizing Distribution of the Alternative Urban Areawide Review for the 105th Redevelopment District.
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the Alternative Urban Areawide Review (AUAR) process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review processes. Responsible Governmental Units (RGU) can use an 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 the cumulative impact of anticipated development scenarios within a given geographic area and a mitigation plan. The AUAR document uses a list of questions adapted from the EAW form, but provides a level of analysis of typical urban area impacts comparable to an EIS. Environmental analysis information from an AUAR can be used to inform local planning and zoning decisions. Given the scope of the project, an AUAR process is recommended.

Ms. Sellman explained formal environmental reviews are governed by Minnesota Rules 4410 and the Environmental Quality Board (EQB). Prior to adoption by an RGU of an AUAR, a public process must be completed. Tonight's action is to authorize distribution of the AUAR for public comment. Upon acceptance of the AUAR by the EQB, a 30-day comment period begins. The draft AUAR is provided to 16 regional, state and federal agencies. The draft AUAR is also made available on the City's webpage. A press release is also required in a local newspaper. Notice is also published in the EQB Monitor.

Ms. Sellman reported after the 30-day comment period is complete, the RGU has 15 days to consider the comments and may revise the plan based on those comments. Revised plans are distributed to state agencies and the Metropolitan Council. Those agencies have 10 days to file an objection. If no objections are received, the RGU adopts the final AUAR and mitigation plan. Based on the current schedule, this is anticipated sometime in June or July. If objections are received, negotiations would occur between the RGU and the objecting agency. If objections are resolved, the AUAR is adopted by the RGU. If not, the EQB determines the adequacy of the AUAR and either forwards it to the RGU for adoption or

directs the RGU to revise the plan.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Authorizing Distribution of the Alternative Urban Areawide Review for the 105th Redevelopment District.

Motion adopted unanimously.

10.3. RES 24-78 Resolution Granting a Six-Month Extension for Recording the Final Plat of Meadowland Estates West Creating Two Single Family Lots, 28 Townhome Lots, Common Space and One Outlot at 2741 and 2775 125th Avenue NE. Herbst Raich Investments, LLC (Case File No. 23-0048/SAS)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a six-month extension to the final plat to develop the site into 28 townhome lots, common space and retain the existing two single family homes. The applicant is working with the DNR concerning the presence of rare species of plants within the proposed development.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Six-Month Extension for Recording the Final Plat of Meadowland Estates West Creating Two Single Family Lots, 28 Townhome Lots, Common Space and One Outlot at 2741 and 2775 125th Avenue NE.

Councilmember Saroya questioned what rare plant species was on this site. Mr. Schluender explained generally the plant species found in most developments in the Anoka Sand Plain in Blaine and reported the DNR allows a takings permit or an avoidance plan to be put in place.

Councilmember Saroya inquired if the watershed district was aware of this. Mr. Schluender stated through the watershed process with permitting the DNR flagged this area as containing species and the developer would have had to complete a walk of the site. He noted biologists would have had to identify species on the site.

Councilmember Saroya asked if the city was under any legal obligation to approve the extension. Mr. Loonan indicated there was not a legal obligation, rather the applicant has asked for an extension and this could be approved at the discretion of the council.

Councilmember Saroya questioned if construction did not commence within one year of the CUP approval, then the CUP will automatically expire. Mr. Loonan reported this was in conformity with city ordinance.

Councilmember Saroya inquired if the comment received from a resident this morning was included in the packet. Ms. Sellman stated the council received comment, but this did not come to her directly and therefore it was not included.

Councilmember Saroya clarified the comment was sent to the public comment email

address. Mr. Thorvig explained when public hearing notices are sent, there was an opportunity for residents to send emails to planning@blaine.mn.gov and those emails are provided to planning administrative staff. He reported public comments are not always sent to this email address.

Councilmember Robertson indicated this was an extension on a CUP that has already been granted. She reported the land use and zoning for this property was already changed. Ms. Sellman commented this was correct, noting the zoning on this property would remain Development Flex and the land use would be LDR/MDR.

Councilmember Robertson commented she could support this extension because this was not a financial based ask. Rather, the developer had some extenuating circumstances in place due to the rare plants found on the property. While she understood change was hard, she would be supporting the requested extension.

Councilmember Larson indicated she could support this extension because the request was not being made for financial reasons.

Councilmember Saroya stated if the extension were not approved, would the applicant have to reapply for a CUP. She did not believe this project was fair for the surrounding residents because the property was supposed to have single family homes and not townhomes. She commented on how a resident had lost faith the council was able to produce a fair and unbiased vote on this topic or any other. She said this resident had commended her for acting on behalf of her ward and he hoped the upcoming election would bring about change.

Mayor Sanders requested staff speak to the process this item went through. Ms. Sellman indicated if the extension were not approved, a new conditional use permit would have to be requested. She reported regardless of this action the preliminary plat for this parcel was still in place and if recorded by June, the property would have 28 townhomes and two single family homes.

Councilmember Newland indicated this was a very routine process for the council to consider. He requested the mayor call the question.

Motion by Councilmember Newland, seconded by Councilmember Fleming, to call the question.

Motion adopted unanimously.

Motion adopted 6-1 (Councilmember Saroya).

- 10.4.** RES 24-79 Resolution Granting a Six-Month Extension to a Conditional Use Permit Amendment to Allow Two Single Family Lots and 28 Townhomes in a DF (Development Flex) Zoning District at 2741 and 2775 125th Avenue NE. Meadowland Estates West (Herbst Raich Investments, LLC) (Case File No. 23-0007/SAS)

Ms. Sellman stated the applicant is requesting a six-month extension to a Conditional Use Permit (CUP) Amendment for development of 28 townhome units and retention of two single family homes. The applicant has been working with the DNR concerning the presence of rare species of plants within the proposed development.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Six-Month Extension to a Conditional Use Permit Amendment to Allow Two Single Family Lots and 28 Townhomes in a DF (Development Flex) Zoning District at 2741 and 2775 125th Avenue NE.

Motion adopted 6-1 (Councilmember Saroya opposed).

11. Administration

- 11.1. 2024-113** Motion to approve a Contract with Beacon Athletics for the Blaine Baseball Complex Field #1 Backstop Replacement project for \$78,012.
Sponsors: Jerome Krieger, Sr. Recreation Manager

Senior Parks and Recreation Manager Krieger stated the City Council discussed the Blaine Baseball Complex Field #1 backstop project on September 25, 2023, and council consensus was to move forward with the project. The Blaine Baseball Complex was established in 1984. Field #1 and the two little league fields were built during that year. In its 40-year existence, this premier field has been the home to many baseball teams. Organizations include Blaine High School Baseball, Blaine Traveling Baseball, Blaine Legion, Blaine VFW, Blaine Fusion (Town Ball team), Minnesota Iceman, Blaine Area Little League, Spring Lake Park Traveling and other adult men's teams.

Mr. Krieger reported staff has noticed in the last year or two that the backstop poles are starting to lean, especially down the first baseline. The current backstop is 20' high and national safety standards for a full - size field are now 30' in height. City staff and the Blaine High School baseball staff have toured and researched other city baseball complexes to see what other fields have to offer. This current design satisfies the need and fits within our project budget. Staff met onsite with a Beacon representative to go through the specifics and details of the backstop replacement. Beacon Athletics is located in Wisconsin and serves the United States with their products. City staff have purchased their field products for over 15 years and have been very pleased with their quality.

Mr. Krieger reported utilizing cooperative purchasing contracts, Parks and Recreation staff requested a quote for the Blaine Baseball Complex backstop replacement from Beacon Athletic. As part of the \$150,000 budget, there is also some additional fencing and concrete work that will be completed. Midwest Fence will complete the tear down of the old backstop as well as install 2.5' of fencing in front of the new backstop, to secure the safety padding. The quote from Midwest Fence is \$7,500. Concrete will be poured along the back side of the backstop to replace the deteriorating asphalt surface. Contracts for this additional work will

be signed by the city manager. Staff recommends that the Beacon Athletic quote of \$78,012 be accepted. Staff is also requesting a 10% contingency on the Beacon Athletic quote of \$78,012, bringing the reconstruction of the Blaine Baseball Complex Backstop project budget to \$85,813.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to approve a Contract with Beacon Athletics for the Blaine Baseball Complex Field #1 Backstop Replacement project for \$78,012.

Councilmember Newland questioned when construction on this project would begin. Mr. Krieger stated construction would begin this fall after the summer baseball season.

Councilmember Massoglia indicated this was a significant expense. He asked if there were any other significant improvements that were necessary at the Blaine Baseball Complex. Mr. Krieger commented the only expense left for this field would be to improve the stands. He reported this was not an expense that would be pursued in 2024.

Councilmember Saroya inquired if the cost for the project was \$78,000 or \$85,000. Mr. Krieger reported the cost for the project was \$78,012 and staff was requesting the council approve a 10% contingency which would bring the total project cost up to \$85,813.

Councilmember Saroya questioned if the proposed contingency was enough. Mr. Krieger believed the 10% contingency should be adequate.

Motion adopted unanimously.

- 11.2.** 2024-114 Authorize the Mayor and City Manager to Enter Into a Contract With OpenGov for Asset Management Services.
Sponsors: Nick Fleischhacker, Public Works Director

Public Works Director Fleischhacker stated the city of Blaine's primary asset management system (PubWorks) has been in use by public works for over 6 years and no longer supports the business needs of the city. Weaknesses and limitations have been identified that do not align with current needs and future goals for enterprise asset management. Staff, working with an outside consultant, went through an extensive process to identify specific requirements through a needs assessment to select a more capable system that can be used citywide to replace the existing one. After completing this year-long process, a Request for Proposals (RFP) was created and published to find a suitable Enterprise Asset Management System (EAMS). City staff formed an evaluation committee to review the most qualified EAMS vendors. As the offerings from each vendor were reviewed, three vendors were chosen that fit the city's requirements; Cartegraph, Cityworks and Elements XS. All vendors gave thorough demonstrations to a large group of staff. At the completion of all three demonstrations, it was a unanimous decision to move forward with Cartegraph as the preferred vendor. At this time, council is being asked to approve the purchase of the Cartegraph Enterprise Asset Management System software for \$228,450, not to exceed the remaining budget of \$233,286.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to Authorize the Mayor and City Manager to Enter Into a Contract With OpenGov for Asset Management Services.

Motion adopted 6-0-1 (Mayor Sanders was absent for the vote).

11.3. RES 24-80 Resolution Approving Tax Abatement Pledge Agreements with Spring Lake Park Schools and Anoka County

Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated as part of the tax abatement action related to the funding for improvements at the National Sports Center, agreements are necessary with the Spring Lake Park School District and Anoka County memorializing the terms of the tax abatement structure. The agreements generally outline the following:

1. Total pledge of tax abatement by each entity. Anoka County will be pledging \$5.3 million and SLP Schools will be pledging \$6 million. Payments will be made starting in 2025, continuing until 2040.
2. Properties to be included in the tax abatement area: The properties to be included are parcels owned by the Minnesota Amateur Sports Commission (MASC) where private development will occur, Arris and Glenfield apartment properties and the National Sports Village being constructed at the southwest corner of 105th and Radisson Road. The agreement notes that none of these properties can be included in a TIF district.
3. The assistance to be provided does not constitute a business subsidy as identified in Minnesota Statutes, Section 116J.993 through 116J.995.

Mr. Thorvig reported the Spring Lake Park School board will consider this agreement at their meeting on April 25, 2024. Anoka County approved a term sheet related to the agreement at their April 9, 2024, board meeting and will be considering the agreement at their April 23, 2024, board meeting.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Approving Tax Abatement Pledge Agreements with Spring Lake Park Schools and Anoka County.

Councilmember Massoglia thanked staff for all of their efforts on this item. He discussed how this project would assist in unlocking an economic hub for the city of Blaine. He stated he has heard nothing but positive comments from the public regarding the 105th Area Redevelopment project.

Councilmember Saroya questioned what properties would be subject to the tax abatement. Mr. Thorvig reviewed the redevelopment, Arris and Glenfield properties that would be included in the tax abatement.

Councilmember Saroya indicated she would be voting against this item, stating while she fully supported the city having a downtown district she did not support the taxpayer portion

of this. She understood people supported this project, but she questioned if taxpayers wanted their dollars used in this manner. She stated this question has not been asked.

Councilmember Massoglia indicated this statement was not true. He explained the city would not be getting any tax value from this land if the NSC did not lease it to the city to build on it. He reported no taxpayer dollars were being used for this project and expressed frustration over Councilmember Saroya continuing to state that taxpayer dollars will be going toward this.

Councilmember Robertson stated she appreciated the creative minds that came together to find a financial solution for this project without having to bring a taxpayer sponsored referendum or other burden on residents. She explained this property was worth zero dollars at this time because it belonged to the state and could not be assessed. She indicated the abatement process would allow the city to unlock the unlimited development potential for this property. She thanked the staff and the financial team for their efforts. She commented the only other option that was available for the council was to join the County's HRA, but this would have shown up as a line item on taxpayers statements.

Councilmember Saroya indicated there was taxpayer money going towards this project. She expressed concern with the public versus private ownership within this development. She indicated she was also concerned with the fact residents were not asked about this project.

Councilmember Robertson stated everything that goes on at the city, county or state level was done through taxpayer money. She reported she did not ask 70,000 people for permission to build TH65 but the council went out and pursued state and federal dollars to fix this roadway. She understood what Councilmember Saroya was saying was correct but noted every single item the council approves and all the actions required to keep the city operational requires taxpayer dollars. However, she reported this was not applicable when it comes to the tax abatement request.

Councilmember Saroya indicated it was clear she was the only no vote. She wished the city would have asked residents if they wanted a baseball stadium and a sports entertainment district that looks like this.

Councilmember Massoglia commented he did not believe taxpayer dollars were being used on this project. He referred to empty land next to Invictus that could not be developed unless the city approved this project then stated the revenues from this land would be used to pay for the turf fields and not taxpayer dollars.

Councilmember Saroya questioned what empty land was being referred to. She stated it was her understanding this land was owned by property owners and the city was threatening eminent domain.

Mayor Sanders reported the land being referred to was the 20 acres owned by MASC with the sand dunes.

Councilmember Saroya stated she was talking about the overall project.

Mayor Sanders indicated that was not the matter before the council at this time.

Motion adopted 6-1 (Councilmember Saroya opposed).

11.4. RES 24-87 Resolution Providing for the Competitive Negotiated Sale of \$12,550,000 General Obligation Tax Abatement Bonds, Series 2024A
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated council is requested to authorize the competitive negotiated sale of General Obligation Tax Abatement Bonds in order to finance the construction of ten lighted artificial turf all-purpose fields on the existing National Sports Center campus, consistent with the Funding Agreement and other project related agreements associated with the 105th Avenue Redevelopment Area.

Mr. Zimmerman explained under the property tax abatement authority, the amount of property taxes abated annually for the bonds, together with any outstanding annual abatements, may not exceed 10% of the City's net tax capacity ("NTC") or \$200,000, whichever is greater. For property taxes payable in 2024, the City's NTC is approximately \$114,685,940, which provides property tax abatement authority of approximately \$11,468,594. The maximum annual debt service on the principal amount of the bonds is anticipated to be approximately \$1,300,000 by 2031, remaining at that level until the conclusion of the debt schedule. Since the City does not have any outstanding abatements, this amount is well below the statutory limit.

Mr. Zimmerman reported as part of the overall financing package, the Spring Lake Park School District and Anoka County have indicated a willingness to take part in the tax abatement. Participation from all three taxing authorities has been important and is included in the structure of the pre-sale summary. On April 9, the County and School District held public hearings related to the tax abatement resolutions. No one appeared at either board to speak. The school board will be acting on the tax abatement resolution and agreement on April 25. The County is scheduled to consider the tax abatement resolution and agreement on April 23. The City Council is also requested to formally approve the tax abatement agreements with the County and School District in a separate action this evening. The terms of the agreement include:

- Maximum County contribution of \$5.3 million
- Maximum School District contribution of \$6.0 million
- Distribution of collected taxes by the County and School District to be sent to Blaine by July 15 and January 15 of each year
- The bonds are to be general obligations of the City for which its full faith, credit and taxing powers are pledged

Mr. Zimmerman indicated the bonds are being issued for a term of 16 years. Principal on the bonds will be due on February 1 in the years 2027 through 2040. Interest is payable every six months beginning February 1, 2025. Under state statute, an abatement can last no more than 15 years when more than one political subdivision participates. In consideration of the anticipated development timeline and delay in Minnesota's property tax collection process, the bonds are designed to be interest only in the first year and paid for using

capitalized interest. This capitalized interest increases the size of the bond and is added to the principal amount of the debt. The anticipated debt structure will effectively allow all taxing authorities to delay the start of the 15-year abatement window, while ensuring the capitalized interest can also be repaid within the authorized collection period. Annual principal payments are intended to increase annually until 2031, to match the developers' timeline for construction and property tax valuation.

Mr. Zimmerman reported the city has retained Baker Tilly as its independent municipal advisor for the sale of the bonds and is requesting authorization for them to solicit proposals in accordance with Minnesota Statutes. In conjunction with the sale, Baker Tilly is to prepare the Official Statement for the Bonds, with the cooperation of city staff, and to execute and deliver it on behalf of the city upon its completion. Baker Tilly has also provided a Pre-Sale Summary outlining the sale date, amount, and structure of the proposed bond. Staff commented further on the proposed debt structure and recommended approval of the bond sale on May 6.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Providing for the Competitive Negotiated Sale of \$12,550,000 General Obligation Tax Abatement Bonds, Series 2024A.

Councilmember Newland asked how interest rates would impact the payback rates and how were interest rates proposed to change in the coming years. Mikaela Huot, Baker Tilly, reported the structure presented to the council was based on current estimates which had interest rates at 3.56%. However, interest rates were slowly increasing. She explained she would continue to monitor interest rates between now and May 6.

Motion adopted 6-1 (Councilmember Saroya opposed).

- 11.5. RES 24-81** Resolution Authorizing an Amendment to the Funding Agreement with the National Sports Center For Artificial Turf Field Improvements
Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated on November 6, 2023, the City Council approved a funding agreement with the National Sports Center related to artificial turf field improvements at the NSC. The funding agreement is based on the anticipated issuance of a \$12,000,000 bond to fund the installation of ten, lit, artificial turf fields at the NSC campus which is part of the 105th Redevelopment Project. Debt service for the bond will be paid through tax abatement. The original agreement anticipated authorization of tax abatement by all entities (Spring Lake Park Schools, Anoka County, City of Blaine) by March 31, 2024, with the first disbursement of funds occurring on April 1, 2024.

Mr. Thorvig reported due to scheduling delays, the tax abatement authorization will not be approved by the three entities until various meetings in April. The City Council will be acting on the tax abatement authorization on April 15, 2024. Based on the change in schedule, the first disbursement is now scheduled for April 16, 2024, after City Council action on the tax abatement. The remaining disbursement schedule is generally consistent with the previous agreement. Disbursement is contingent upon authorization of tax abatement by the City

Council. The tax abatement action will occur prior to this item on the agenda.

Mr. Thorvig explained in order to stay on schedule with the installation of two of the fields this spring, the NSC had to front costs associated with procurement of the artificial turf. The first disbursement of \$1,000,000 is intended to pay for those costs and will occur prior to the City receiving the bond proceeds. As such, the City will need to utilize city dollars for the first disbursement, and will be reimbursed when the bond proceeds are received in May. The second disbursement on May 31, 2024, will be made with bond proceeds. Staff commented further on the proposed draws and recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Authorizing an Amendment to the Funding Agreement with the National Sports Center For Artificial Turf Field Improvements.

Motion adopted 6-1 (Councilmember Saroya opposed).

11.6. ORD 24-2549 First Reading

Amend Chapter 90 - Vegetation, Article II. Weeds and Tall Grass

Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated Minnesota Statute 412.925 was signed into law last year and requires that municipalities allow property owners and occupants to install and maintain managed natural landscapes that may exceed eight inches in height and be allowed to go to seed. The landscapes must be maintained and cannot include noxious weeds. Additionally, weeds and grasses not part of a managed natural landscape cannot exceed eight inches in height or be allowed to go to seed. The law went into effect July 1, 2023, and supersedes any local regulations requiring residents to maintain a managed turf-grass lawn. Managed natural landscape properties will be recorded and tracked through iMS (city code enforcement and permitting software) for documentation and will not include any official permitting or review unless a complaint is received.

Declared by Mayor Sanders that Ordinance No. 24-2549, "Amend Chapter 90 - Vegetation, Article II. Weeds and Tall Grass," be introduced and placed on file for second reading at the May 6, 2024 Council meeting.

11.7. ORD 24-2548 Second Reading

Amend Sec. 86-7. Lawn Sprinkler Restrictions

Sponsors: Nick Fleischhacker, Public Works Director

Mr. Fleishhacker stated based on last year's lawn sprinkling violations, staff determined that a more effective mechanism is required in order to gain compliance with watering restrictions. The proposed change will also help recover the costs of having our staff performing early morning inspections and numerous followup visits to gain compliance. This updated language will require late payment fees as well as the ability to have late payments certified onto property taxes.

Mr. Fleischhacker reported in 2023, staff cited nearly 850 violations with 68 repeat violations. Of the repeat violations, 49 were paid. This new ordinance language will increase fines when repeated violations are cited. The first offense is \$25, subsequent offenses increase in \$25 dollar increments with a maximum of \$100 for the 4th offense. First reading was held on April 1 and no comments were received. The City of Blaine has a high quality groundwater resource. Irrigation enforcement ensures a balanced utilization of our underground resources. Sprinkling restrictions, prevalent in most communities in Minnesota, ensure we balance supply vs demand.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to approve the Second Reading Ordinance 24-2548, Amending Section 86-7. Lawn Sprinkler Restrictions.

Motion adopted 6-0-1 (Councilmember Newland absent for the vote).

12. Other Business

Councilmember Massoglia stated in light of his comments at the beginning of the meeting he would like to call for a first warning of censure for Councilmember Saroya and formally call on her to issue an apology to city staff and the planning commission.

Motion by Councilmember Massoglia, seconded by Councilmember Fleming, to temporarily suspend the rules in order to allow for a motion to be brought forward.

Councilmember Saroya indicated she did apologize to Mr. Thorvig.

Councilmember Massoglia stated while this may have occurred, Councilmember Saroya did not apologize for the comments she made at the April 9 planning commission meeting.

Councilmember Saroya explained she apologized to Director Thorvig stating it was not his fault this process does not help residents. She indicated the current process needed fixing and the council was making decisions that were harming residents.

Motion adopted unanimously.

Motion by Councilmember Massoglia, seconded by Councilmember Fleming, to issue a first warning of censure to Councilmember Saroya regarding her improper conduct and direct her to review the Council Code of Conduct to ensure further violations do not occur; also formally calling Councilmember Saroya to issue a public apology to city staff for her comments made at the April 9 Planning Commission meeting based on City Manager Wolfe's email; and also calling Councilmember Saroya to return to the next Planning Commission meeting in order to issue a formal apology.

Councilmember Larson stated she was not aware of this and noted she did not watch the planning commission meeting. She indicated she had reviewed the email, but she felt ill equipped to act on this because she had not viewed the planning commission meeting.

Councilmember Saroya explained she was speaking in her personal capacity and did not believe

the council should be making a political maneuver. She indicated she has refrained from bringing up fraud allegations involving the mayor's personal capacity.

Councilmember Massoglia called for a point of order.

Councilmember Saroya stated the council has opened the door to talking about people's personal actions and words.

Councilmember Massoglia explained the discussion had nothing to do with what a councilmember does in their personal capacity but everything with the Council Code of Conduct and how Councilmember Saroya tried to influence the planning commission as an elected official. In addition, Councilmember Saroya made multiple blatant statements that were untrue about city staff. He encouraged Councilmember Saroya to apologize for these statements and to begin following the Code of Conduct because her behavior was completely unacceptable.

Councilmember Saroya stated she did not make untrue statements about city staff.

Councilmember Robertson indicated she watched the planning commission meeting and while Councilmember Saroya introduced herself and stated she was speaking in her personal capacity she also stated she was a representative for Ward 1. She stated after the general public was informed she was a councilmember that she was no longer speaking in her personal capacity. She understood Councilmember Saroya was very passionate about this matter and she respected freedom of speech. However, in certain instances there was more power that comes from the gallery than from the city council. She reported a level of professional restraint was necessary when serving as an elected official.

Councilmember Massoglia stated his biggest concerns were comments made insinuating staff makes decisions behind the scenes with developers.

Councilmember Saroya indicated this was a mischaracterization.

Councilmember Massoglia reported the public can watch the meeting to hear the comments directly then asked Councilmember Saroya to stop interrupting him as he has the floor as that was against the Code of Conduct as well. He referred to City Manager Wolfe's email which outlined staff's perception of the comments that were made. He reiterated that the biggest concern for him was the falsehoods Councilmember Saroya made against city staff.

Councilmember Saroya explained she was speaking from her experience as a resident who lives in this area and was representing the views of 99% of the people who live in the neighborhood. She indicated the council would not stop her from advocating for residents whether in her personal capacity or her professional capacity. She did not believe Councilmember Newland advocated for Ward 1 residents but that she would continue to do this. She stated she does not work for the mayor but rather worked for Ward 1 residents. She questioned why the city was willing to give billions of dollars to developers but was not willing to give one million dollars to purchase this property in order to build a veterans park. She believed this was all about fairness. She understood this council was very slanted and she was in the minority then indicated the council was retaliating against her and anticipated this council would look very different in 5-10 years.

Councilmember Massoglia understood Councilmember Saroya had to say this because this was the only card she had, however the fact was staff did not make decisions without council direction. He indicated this was the lie Councilmember Saroya keeps repeating and Ward 1 residents deserve to know this was a lie. He explained planning staff does not make decisions, the council makes decisions.

Councilmember Newland stated there has been a lot of insinuations and accusations directed at him that he takes exception to and chooses not to listen to. He indicated he does support the motion that has been made. He reiterated that this was a non-partisan body.

Councilmember Fleming explained she has respected how Councilmember Saroya advocated for Ward 1 residents. However, she does not respect the false allegations, accusations and assumptions that Councilmember Saroya slings at the Council stating it was retaliatory. She reported only Councilmember Saroya was acting in a retaliatory nature as the remainder of the Council was not making false statements about Councilmember Saroya. She indicated she wanted Councilmember Saroya to advocate on behalf of her Ward 1 constituents but recommended this be done in a respectful manner.

Councilmember Saroya read a text message she recently received from a Blaine resident who thanked her for the work she was doing and noted Councilmember Fleming was at a local bar blasting Councilmember Saroya and say she was making this about race and encouraged Councilmember Saroya to keep fighting the good fight. She stated the community was watching and she trusted this community. She encouraged the council to pass whatever they liked because they were embarrassing themselves.

Councilmember Fleming stated she does not blast but rather speaks and rectifies the truth. She reported she was married to a man of color and took great offense to Councilmember Saroya's comments, adding she was the farthest thing from racist.

Motion adopted 6-1 (Councilmember Saroya opposed).

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 10:05PM.

Motion adopted unanimously.



City of Blaine

Staff Report

File Number: 2024-125

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.3

Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property

Executive Summary

Council is being asked to approve three temporary on-sale intoxicating liquor licenses for events held by Invictus Brewing Company at 10550 Nassau Street NE, the EDA owned property that was approved for temporary use by Invictus.

Background

Invictus Brewing is requesting issuance of three temporary on-sale intoxicating liquor licenses for special events on May 23-26, May 28-31, June 1-4 and June 6-9, 2024. They have submitted the state applications, appropriate fees, and liquor liability insurance for these events. They will also be applying for the required special event licenses that will be approved administratively.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve three temporary on-sale intoxicating liquor licenses for Invictus Brewing Company for May 23-26, May 28-31, June 1-4 and June 6-9, 2024.

Attachment List

None



City of Blaine Staff Report

File Number: RES 24-97

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.4

Resolution Authorizing the Temporary Road Closure for Park Drive for the 2024 Memorial Day Program

Executive Summary

Council is requested to authorize a temporary road closure of Park Drive for the Memorial Day program to be held on May 27, 2024, in the Veterans Memorial Park in Blaine located in Tom Ryan Park.

Background

Steve Guider, Veterans Memorial Park of Blaine, has submitted a special event license to hold a Memorial Day program on May 27, 2024, from 2-3PM, with an estimated attendance of 1,000 people. To help facilitate pedestrian safety during the event, staff requests the temporary closure of Park Drive, located immediately west of the park. SBM Fire will be parking a fire truck on Park Drive during the event and attendee parking will occur in the vacant area south of the park. Staff will work with Public Works to provide temporary barricades and prep the grass area for parking.

Strategic Plan Relationship

Planning for this event relates to the city' strategic plan priority of collaboration and engagement.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

The public will be made aware of any parking restrictions and road closures through social media posts and the City's website.

Staff Recommendation

Adopt the resolution as proposed.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-97

Resolution Authorizing the Temporary Road Closure for Park Drive for the 2024 Memorial Day Program

WHEREAS, the Memorial Day program in Veterans Memorial Park of Blaine is a large public event that has brought hundreds of people to the City of Blaine each year; and

WHEREAS, staff has identified the need to work with event organizers to create a security plan for parking for the event; and

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

WHEREAS, City Code requires a resolution authorizing temporary no parking restrictions; and

WHEREAS, the temporary no parking restrictions will not adversely affect traffic safety; and

WHEREAS, public safety is paramount for all involved, including attendees and residents.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council hereby authorizes Public Works to implement/conduct the following road closures for the Memorial Day program on May 27, 2024:

1. Temporary parking restrictions are hereby authorized on Park Drive on May 27, 2024 from 6AM until 6PM.

PASSED by the City Council of the City of Blaine this 6th day of May 2024.



Signed by 
Tim Sanders, Mayor

Signed by 
Cathy Sorensen, CMC, City Clerk



City of Blaine Staff Report

File Number: RES 24-64

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.5

Resolution Approving Plans and Specifications and Ordering Advertisement for Bids for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05

Executive Summary

Council is asked to approve Plans and Specifications and order Advertisement for Bids for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05.

Background

The Public Hearing for the proposed improvement project was held on January 3, 2024, and the City Council ordered the preparation of plans and specifications with Resolution No. 24-10. The proposed project will reconstruct the following streets:

Area 1

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

Area 2

- 123rd Lane NE from Davenport Street NE to Goodhue Street NE
- 123rd Lane NE from Goodhue Street NE to cul-de-sac
- 124th Avenue NE from Davenport Street NE to Goodhue Street NE
- 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE

- Davenport Street NE from 123rd Avenue NE to 124th Lane NE
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court NE from 124th Lane NE to cul-de-sac
- Goodhue Court NE from 124th Lane NE to cul-de-sac
- Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

The proposed improvements will include pavement replacement, spot curb and gutter replacement, sidewalk and pedestrian ramp improvements to make them ADA compliant, adjustment of gate valves, adjustment of manholes, adjustment of catch basins, replacement of storm sewer and sanitary sewer castings.

Plans and specifications have been prepared as directed and are available for Council review in the Engineering Department. This action is the next step in the series of approvals under the MN Statutes, Chapter 429 for municipal street construction projects that include assessments. The next Regular Agenda Administrative Action Item for the City Council will be the receipt of the bids and award of the construction project.

Schedule of Actions

August 7, 2023	Initiate Project and Order Preparation of Feasibility Report
December 18, 2023	Receive Feasibility Report and Order Public Hearing
December 19, 2023	Public Information Meeting
January 3, 2024	Hold Public Hearing, Order Improvement, and Order Preparation of Plans and Specifications
May 6, 2024	Approve Plans and Specifications and Order Advertisement for Bids
June 4, 2024	Open Bids
June 17, 2024	Award Contract
June-October 2024	Construction of Improvements
February 2025	Hold Assessment Hearing
May 2026	First Assessment Payment Due with Real Estate Taxes

Strategic Plan Relationship

This project aligns with the City’s strategic plan goal of infrastructure management by providing high-quality street surfaces.

Board/Commission Review

Not applicable.

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, City Storm Water Utility Funds and Municipal State Aid System funds. The 2023 project budget included \$106,500 for consulting. The 2024

project budget in the 2024-2028 Capital Improvement Plan is \$2,705,100 and includes consulting, construction, and contingency, resulting in a total project budget of \$2,811,600 (excluding any contributions from the city's public utility funds). To date, \$381,280.92 has been encumbered for engineering consulting and construction inspection fees, leaving a remaining project budget of \$2,430,319.08. With an estimated total project costs identified in the feasibility report of \$3,191,442 (feasibility project total includes legal, finance, bonding, etc) the 2024 budget and CIP may need to be amended, and additional bond proceeds may need to be issued to finance project costs. Alternatively, the project could be split into multiple years or bids can be rejected and the project rebid in 2025. Any or all of these options will be brought to council when the contract is proposed to be awarded.

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 24-05 Project Area Maps



City of Blaine

Signature Copy

Resolution: RES 24-64

Resolution Approving Plans and Specifications and Ordering Advertisement for Bids for the 2024 Northwest Area Street Reconstructions, Improvement Project No. 24-05

WHEREAS, pursuant to Resolution No. 24-10 of the Blaine City Council, adopted on the 3rd day of January, 2024, Plans and specifications have been prepared for the 2024 Northwest Area Street Reconstructions; and

WHEREAS, the Engineering Department has presented such plans and specification to the City Council for their approval.

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

1. Such plans and specifications, copies of which are filed in the Engineering Department, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official newspaper of the City an advertisement for bid for making of such improvements pursuant to the approved plans and specifications.
3. Such advertisement for bids shall call for sealed bids to be received in compliance with Bidding Requirements for the advertisement for bids.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

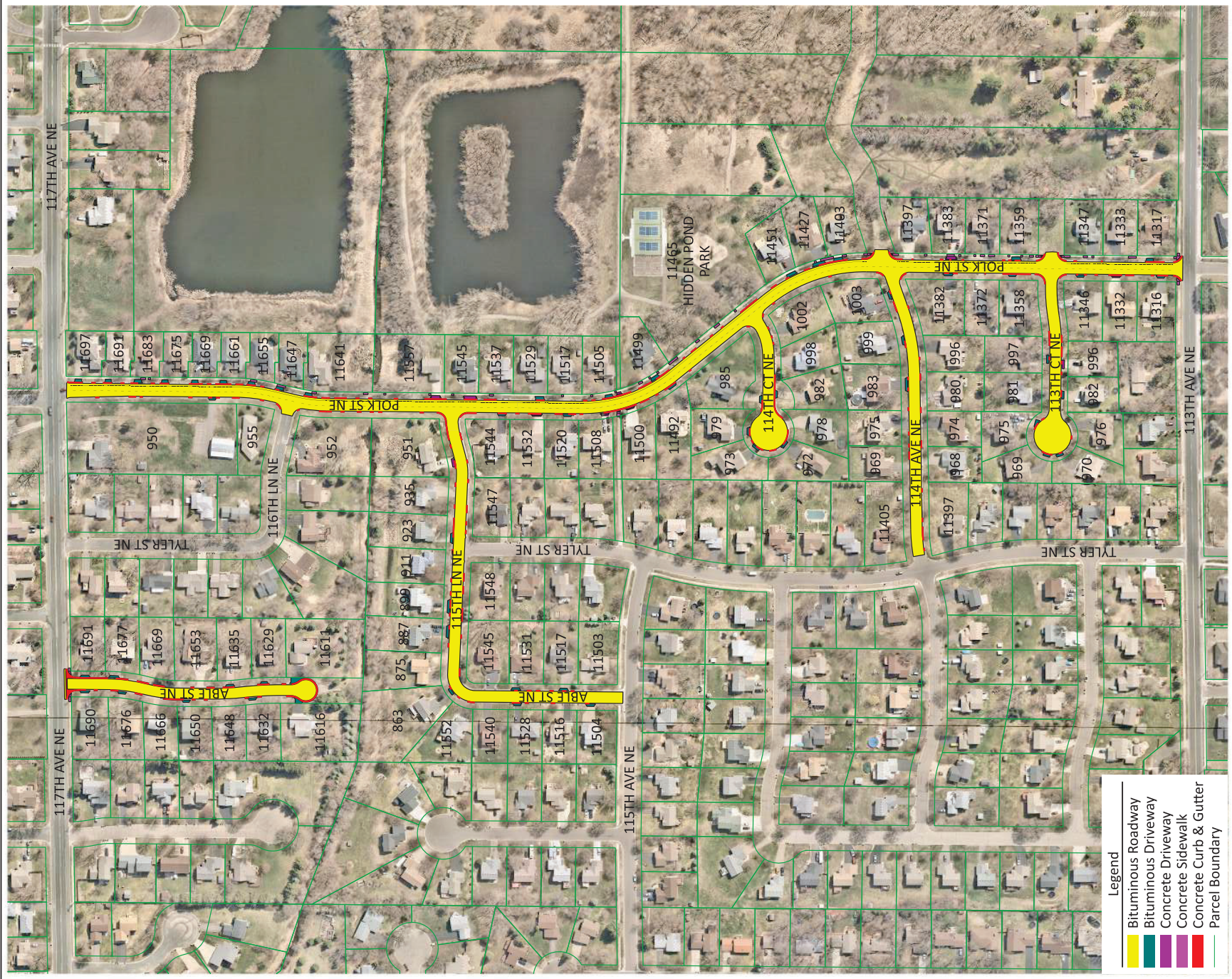


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



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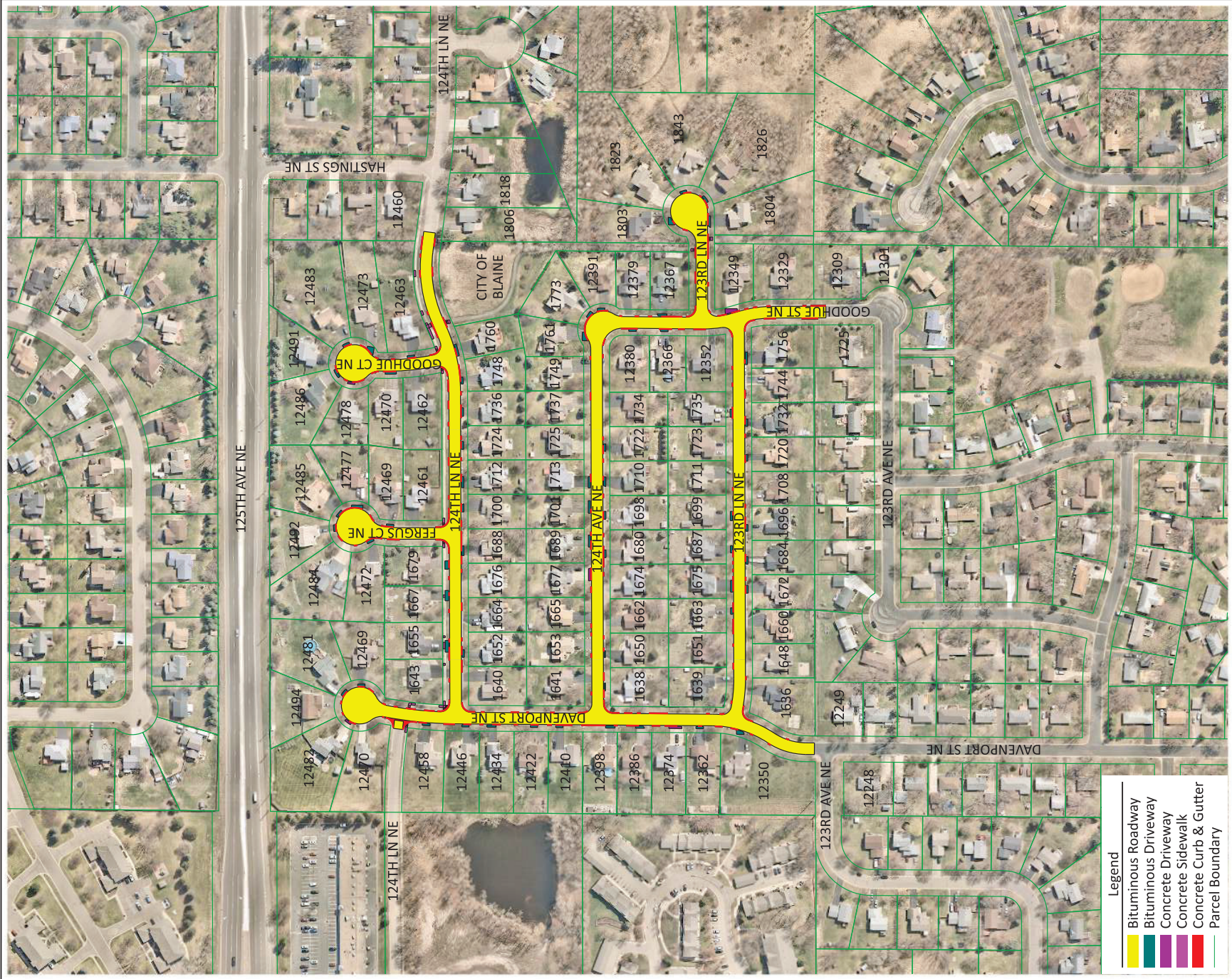
WSB File Path: Projects\Minnesota\023569-000\Design\Exhibits\Exhibit-A1 ProjectMap-01.dgn



Exhibit 1: Area 1 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



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SCALE IN FEET



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Exhibit 1: Area 2 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



0 150 300
SCALE IN FEET





City of Blaine Staff Report

File Number: RES 24-88

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.6

Resolution to Approve Joint Powers Agreement with Coon Rapids for the Provision and Maintenance of Certain Sanitary Sewer and Watermain Services

Executive Summary

Coon Rapids and Blaine share a common border and have historically cooperated in providing water and sewer services in a manner that enhances public safety and health and most efficiently provides these services to properties along the common border.

Background

It is not uncommon for a city to provide an adjacent community with services for water and sanitary sewer to several individual properties in an efficient and safe manner. Over the past 40 plus years there have been several services of this type installed between properties in the City of Coon Rapids and the City of Blaine. They have been billed and maintained since their installation and now both cities would like to memorialize where these services are and how they have and will continue to be billed and maintained by outlining the details in a formal Joint Powers Agreement.

Coon Rapids provides sewer and water service to the properties at 8501 and 8601 Springbrook Drive and 8500 University Avenue, all of which are in Blaine, and Coon Rapids bills these properties for Coon Rapids normal charges for city utility service/usage.

Blaine provides sewer and water service to the properties at 8770 and 8780 University Avenue, both of which are in Coon Rapids, and Blaine bills these properties for Blaine's normal charges for city utility service/usage.

Blaine provides a water service to 11024 University Avenue where a Coon Rapids property is served from a Blaine watermain, and Blaine bills this property for Blaine's normal charges for city utility service/usage.

A property within Coon Rapids, located at 9200 University Avenue, needs sanitary sewer and watermain service in the future, and Blaine has sanitary sewer and watermain readily available within University Avenue that could provide city utility service to the property.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well-maintained Infrastructure.

Board/Commission Review

This item has not been reviewed by any boards or commissions.

Financial Impact

Public Outreach/Input

N/A

Staff Recommendation

Approve the following resolution.

Attachment List

1. Blaine - Coon Rapids Shared Services JPA (002)



City of Blaine

Signature Copy

Resolution: RES 24-88

Resolution to Approve Joint Powers Agreement with Coon Rapids for the Provision and Maintenance of Certain Sanitary Sewer and Watermain Services

WHEREAS, Coon Rapids and Blaine share a common border and have historically cooperated in providing water and sewer services in a manner that enhances public safety and health and most efficiently provides these services to properties along the common border, and

WHEREAS, Coon Rapids provides sewer and water service to the properties at 8501 and 8601 Springbrook Drive and 8500 University Avenue, all of which are in Blaine, and Coon Rapids bills these properties for Coon Rapids normal charges for city utility service/usage, and

WHEREAS, Blaine provides sewer and water service to the properties at 8770 and 8780 University Avenue, both of which are in Coon Rapids, and Blaine bills these properties for Blaine's normal charges for city utility service/usage, and

WHEREAS, Blaine provides a water service to 11024 University Avenue where a Coon Rapids property is served from a Blaine watermain, and Blaine bills this property for Blaine's normal charges for city utility service/usage, and

WHEREAS, a property within Coon Rapids, located at 9200 University Avenue, needs sanitary sewer and watermain service, and Blaine has sanitary sewer and watermain readily available within University Avenue that could provide city utility service to the property, and

WHEREAS, Minnesota Statutes, Section 471.59 authorizes political subdivisions of the State to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

- 1.) Sanitary sewer and watermain has been previously extended to the County right of way limits at 9200 University Avenue as part of a previous reconstruction of University Avenue. Upon failure of existing well and septic systems located at this property, water and sewer service extensions will be required and connected to the Blaine system. Blaine shall have the right to bill the property owner for Blaine's normal charges for city utility service/usage. Once connected, Blaine shall accept all responsibility for this connection as if the property were located within the Blaine city limits.
- 2.) The existing connection to the Blaine watermain system for the property located at 11024 University Avenue shall continue to exist and Blaine shall have the authority to bill the property for said services, and Blaine accepts all responsibility for this connection as if the property were located within the Blaine city limits. Blaine shall

provide water service billing information to Coon Rapids, so Coon Rapids can accurately bill the property owner for sewer charges.

3.) Coon Rapids shall continue to provide sewer and water service to the properties at 8501 and 8601 Springbrook Drive and 8500 University Avenue which are in Blaine. Coon Rapids shall continue to bill these properties directly for utility service charges.

4.) Blaine shall continue to provide sewer and water service to the properties at 8770 and 8780 University Avenue which are in Coon Rapids. Blaine shall continue to bill these properties directly for utility service charges.

5.) Each city shall be responsible for issuing building permits and performing inspections on private property plumbing and service connections in which the property is located. Public connections for sewer and water utilities at the main shall be inspected by the City who owns the utility. The Cities agree to provide each other information on planned development projects adjacent to the common border to allow the other city an opportunity to review and comment on said development proposal.

6.) Each city shall be responsible for its own acts, omissions, and the results thereof to the extent authorized by law and shall not be responsible for the acts and commissions of the others and the results thereof. Minnesota Statutes Chapter 466 and other applicable laws govern liability of each city.

7.) Each city shall obtain and maintain adequate insurance coverage related to this agreement as determined by the cities' insurer, League of Minnesota Cities Insurance Trust (LMCIT).

IN WITNESS WHEREOF, the parties hereto have executed this agreement by their duly authorized officers and have caused their respective seals to be hereto affixed.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

**A JOINT POWERS AGREEMENT BY AND BETWEEN THE CITIES
OF COON RAPIDS AND BLAINE FOR THE PROVISION AND MAINTENANCE
OF CERTAIN SANITARY SEWER AND WATERMAIN SERVICES**

THIS AGREEMENT made and entered this _____ day of _____, 2024, by and between the City of Coon Rapids, a municipal corporation herein after to be referred to as “Coon Rapids”, and the City of Blaine, a municipal corporation, herein after referred to as “Blaine”.

WITNESSETH:

WHEREAS, Coon Rapids and Blaine share a common border and have historically cooperated in providing water and sewer services in a manner that enhances public safety and health and most efficiently provides these services to properties along the common border, and

WHEREAS, Coon Rapids provides sewer and water service to the properties at 8501 and 8601 Springbrook Drive and 8500 University Avenue, all of which are in Blaine, and Coon Rapids bills these properties for Coon Rapids normal charges for city utility service/usage, and

WHEREAS, Blaine provides sewer and water service to the properties at 8770 and 8780 University Avenue, both of which are in Coon Rapids, and Blaine bills these properties for Blaine’s normal charges for city utility service/usage, and

WHEREAS, Blaine provides a water service to 11024 University Avenue where a Coon Rapids property is served from a Blaine watermain, and Blaine bills this property for Blaine’s normal charges for city utility service/usage, and

WHEREAS, a property within Coon Rapids, located at 9200 University Avenue, needs sanitary sewer and watermain service, and Blaine has sanitary sewer and watermain readily available within University Avenue that could provide city utility service to the property, and

WHEREAS, Minnesota Statutes, Section 471.59 authorizes political subdivisions of the State to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Sanitary sewer and watermain has been previously extended to the County right of way limits at 9200 University Avenue as part of a previous reconstruction of University Avenue. Upon failure of existing well and septic systems located at this property, water and sewer service extensions will be required and connected to the Blaine system. Blaine shall have the right to bill the property owner for Blaine’s normal charges for city utility service/usage. Once connected, Blaine shall accept all responsibility for this connection as if the property were located within the Blaine city limits.

2. The existing connection to the Blaine watermain system for the property located at 11024 University Avenue shall continue to exist and Blaine shall have the authority to bill the property for said services, and Blaine accepts all responsibility for this connection as if the property were located within the Blaine city limits. Blaine shall provide water service billing information to Coon Rapids, so Coon Rapids can accurately bill the property owner for sewer charges.
3. Coon Rapids shall continue to provide sewer and water service to the properties at 8501 and 8601 Springbrook Drive and 8500 University Avenue which are in Blaine. Coon Rapids shall continue to bill these properties directly for utility service charges.
4. Blaine shall continue to provide sewer and water service to the properties at 8770 and 8780 University Avenue which are in Coon Rapids. Blaine shall continue to bill these properties directly for utility service charges.
5. Each city shall be responsible for issuing building permits and performing inspections on private property plumbing and service connections in which the property is located. Public connections for sewer and water utilities at the main shall be inspected by the City who owns the utility. The Cities agree to provide each other information on planned development projects adjacent to the common border to allow the other city an opportunity to review and comment on said development proposal.
6. Each city shall be responsible for its own acts, omissions, and the results thereof to the extent authorized by law and shall not be responsible for the acts and omissions of the others and the results thereof. Minnesota Statutes Chapter 466 and other applicable laws govern liability of each city.
7. Each city shall obtain and maintain adequate insurance coverage related to this agreement as determined by the cities' insurer, League of Minnesota Cities Insurance Trust (LMCIT).

IN WITNESS WHEREOF, the parties hereto have executed this agreement by their duly authorized officers and have caused their respective seals to be hereto affixed.

CITY OF COON RAPIDS

CITY OF BLAINE

By: _____
Jerry Koch, Mayor

By: _____
Tim Sanders, Mayor

By: _____
Matt Stemwedel, City Manager

By: _____
Michelle A. Wolfe, City Manager



City of Blaine Staff Report

File Number: RES 24-91

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.7

Resolution Revising Municipal State Aid Routes

Executive Summary

Staff request Council approve the resolution revising Municipal State Aid routes. This resolution is required in order for the Commissioner of Transportation of the State of Minnesota to approve these revisions and allow staff to update the City's State Aid Needs.

Background

The Municipal State Aid (MSA) program provides funding to assist municipalities with the construction and maintenance of community interest streets on their state aid systems. The program goals are to provide users of the secondary roadway system with safe streets, adequate mobility and structural capacity, and an integrated transportation network. In order to be included in the MSA system a city must have a population of at least 5,000. Within each eligible city, up to 20 percent of the local streets and county roads may be designated as MSA system. A street must meet certain criteria to be selected as an MSA system route. The MSA system is funded from the Highway Users Tax Distribution Fund. This funding is distributed to each city annually each January following a formula provided in Minnesota Statutes 162.132. In short, the main factors in determining distribution for funding is a City's population and the Average Daily Traffic (ADT) volumes on the designated MSA system routes.

The program is administered by MnDOT's State Aid for Local Transportation. Each year all State Aid cities are required by statute to report their construction needs and make any system revisions by May 1st. All revisions must be approved by the District State Aid Engineer and by City Council Resolution. At the end of 2023, the City of Blaine has 0.47 miles of road to designate as MSA routes. Staff has reviewed our current state aid street designations, traffic volumes on our MSA and local system, and recommends the following changes (see attached map).

Add the following streets (0.42 miles total):

1. Austin Street NE (0.42 mi) from Pheasant Ridge Drive to 109th Avenue (CSAH 12).

Austin Street from Pheasant Ridge to approximately 800 feet to the north is a non-existing street. This section of Austin Street is planned to be constructed in 2024 or 2025 to complete the connection between Pheasant Ridge Drive and 109th Avenue.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for providing a Well-maintained Infrastructure.

Board/Commission Review

None

Financial Impact

The above proposed changes would potentially benefit the city with a higher distribution of MSA funds for construction and maintenance.

Public Outreach/Input

N/A

Staff Recommendation

Approve the following resolution.

Attachment List

1. 2024_MSA ROUTES_draft-SA REVISIONS



City of Blaine

Signature Copy

Resolution: RES 24-91

Resolution Revising Municipal State Aid Routes

WHEREAS, it appears to the City Council of the City of Blaine that the streets hereinafter described should be revoked or designated as Municipal State Aid Streets under the provisions of Minnesota law.

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

1. Austin Street NE (0.42 mi) from Pheasant Ridge Drive to 109th Avenue (CSAH 12)

be, and hereby established, located, and designated as Municipal State Aid Streets of said City subject to the approval of the Commissioner of Transportation of the State of Minnesota.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to forward two certified copies of this resolution to the Commissioner of Transportation for consideration, and that upon the approval of the revisions of said roads or portions thereof, that same be maintained as a Municipal State Aid Street of the City of Blaine.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

CITY OF BLAINE

MUNICIPAL STATE AID SYSTEM
2024 ROUTES

LEGEND

- CITY STREET
- CITY STREET (GRAVEL)
- COUNTY ROAD
- CSAH
- STATE HIGHWAY
- US HIGHWAY
- INTERSTATE HIGHWAY
- COUNTY ROAD TURNBACK

- MSA ROUTE (IMPROVED)
- MSA ROUTE (NON-EXISTING)
- TOTAL DESIGNATED MSAS MILEAGE
- MAXIMUM MILEAGE MSAS ALLOWED (2023 ANNUAL CERTIFICATION)
- OUTSIDE CITY LIMITS
- MSAS MILEAGE OVER/UNDER MAX ALLOWED
- NEW MSA ROUTE (IMPROVED)
- NEW MSA ROUTE (NON-EXISTING)
- REVOKE MSA ROUTE (IMPROVED)
- REVOKE MSA ROUTE (NON-EXISTING)
- REVISED DESIGNATED MSAS MILEAGE

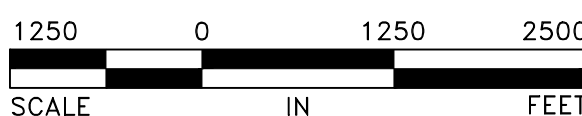
MILEAGE

211.64
1.09
2.07
31.18
6.27
3.01
4.08
2.40*

2023
CERTIFICATE
OF MILEAGE

48.49
3.93
52.42
53.14
0.25
0.47
0.29
0.13
-
-
52.84

*ONLY MILEAGE
DESIGNATED AS MSA
ROUTE



ADD 0.29 mile EXISTING
ADD 0.13 mile NON-EXISTING



City of Blaine Staff Report

File Number: RES 24-93

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.8

Resolution to Approve a Joint Powers Agreement between the City of Blaine on behalf of its Police Department and the State of Minnesota for the Internet Crimes Against Children (ICAC) Task Force Program.

Executive Summary

The police department would like to enter into a Joint Powers Agreement (JPA) with the State of Minnesota, Department of Public Safety, and the Bureau of Criminal Apprehension to utilize applicable state and federal laws to investigate and prosecute crimes committed against children and the criminal exploitation of children that is committed and/or facilitated by or through the use of computers. The Police Department wants to participate in the Minnesota Internet Crimes Against Children (ICAC) Task Force and be provided reimbursement of the following: equipment, training, and expenses (including travel and overtime) as are incurred by law enforcement as a result of ongoing investigations. The police department will not have staff assigned to the Internet Crimes Against Children (ICAC) Task Force but will be an affiliate member to assist in ICAC investigations and training. This agreement is effective on the date BCA obtains all required signatures for a term of five years and either party may terminate this Agreement at any time, with or without cause, upon 30 days written notice to the other party.

Background

The Internet Crimes Against Children (ICAC) Task Force Program helps state and local law enforcement agencies develop an effective response to technology-facilitated child sexual exploitation and internet crimes against children. This support encompasses forensic and Investigative components, training and technical assistance, victim services, prevention and community education.

The Internet Crimes Against Children (ICAC) Task Force Program was developed in 1998 in response to the increasing number of children and teenagers using the internet and other technology, the proliferation of child sexual abuse images available electronically, and the heightened online activity by predators seeking unsupervised contact with potential underage victims.

The ICAC Program is a national network of 61 coordinated task forces representing more than 4,500 federal, state, and local law enforcement and prosecutorial agencies. These agencies are engaged in both proactive and reactive investigations, forensic examinations, and criminal prosecutions. By helping state and local agencies develop effective, sustainable responses to online child victimization – including responses to child sexual abuse images (Contraband Images), the ICAC Program has increased law enforcement’s capacity to combat technology-facilitated crimes against children at every level.

Because arrests alone cannot resolve the problem of technology-facilitated child sexual exploitation, the ICAC Program is also dedicated to training law enforcement personnel, prosecutors and other professionals working in the ICAC field, as well as educating parents, youth, and the community about the potential dangers of online activity including online child victimization.

Strategic Plan Relationship

Although there may not be a direct correlation, the ICAC overtime worked by police department staff aligns with the City's strategic plan goal #4 Organizational Health, having adequate staff to meet core services and demands, and having well-trained leaders.

Board/Commission Review

None

Financial Impact

The Police Department will participate in the Minnesota Internet Crimes Against Children (ICAC) Task Force and be provided reimbursement for the following: equipment, training, and expenses (including travel and overtime) as incurred by law enforcement as a result of ongoing investigations. The aforementioned costs related to equipment, training, and other expenses are and would be borne by the City of Blaine within current operating and capital budgets, absent this JPA with the Minnesota Internet Crimes Against Children Task Force.

Public Outreach/Input

None

Staff Recommendation

Approve the State of Minnesota Joint Powers Agreement with the City of Blaine on behalf of its Police Department regarding the Minnesota Internet Crimes Against Children (ICAC) Task Force.

Attachment List

1. ICACOperationalStandardsHandout
2. 241691 BCA ICAC Blaine PD JPA - Signature Required



City of Blaine

Signature Copy

Resolution: RES 24-93

Resolution to Approve a Joint Powers Agreement between the City of Blaine on behalf of its Police Department and the State of Minnesota for the Internet Crimes Against Children (ICAC) Task Force Program.

WHEREAS, the City of Blaine on behalf of its Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension to utilize applicable state and federal laws to investigate and prosecute crimes committed against children and the criminal exploitation on children that is committed and/or facilitated by or through the use of computers.

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

1. That the State of Minnesota Joint Powers Agreements by and between the State of Minnesota acting through its Department of Public Safety, Bureau of Criminal Apprehension and the City of Blaine on behalf of its Police Department, are hereby approved. A Copy of the Joint Powers Agreement is attached to this Resolution and made a part of it.
2. That the Safety Services Director/Police Chief, Brian Podany, or his or her successor, is designated the Authorized Representative for the Police Department. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the City's connection to the systems and tools offered by the State.
3. That Tim Sanders, the Mayor of the City of Blaine, and Michelle Wolfe, the City Manager, are authorized to sign the State of Minnesota Joint Powers Agreements.

IN WITNESS WHEREOF, the parties hereto have executed this agreement by their duly authorized officers and have caused their respective seals to be hereto affixed.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



Internet Crimes Against Children Task Force Program

OPERATIONAL AND INVESTIGATIVE STANDARDS

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Definitions of Terms

Applicability of Terms

Although some of the definitions below may be generally applicable to law enforcement, they are intended for use in the interpretation of these *Standards*. As such, where any term defined below is capitalized in these *Standards*, the *Standards* are referring to that term as defined below. By contrast, where any term defined below is not capitalized in these *Standards*, the *Standards* are referring to that term as it is used generally in the field of law enforcement. Additionally, the capitalized terms have been italicized to ease their recognition.

“**Affiliate**” or **Affiliate Agency**” is an agency that is working with a *Lead Agency* as part of a regional or state ICAC *Task Force*. An *Affiliate* has agreed in writing to adhere to these *Standards*.

“**Authorized Personnel**” are *Members* who themselves lack powers of arrest but have been authorized by their respective agency to participate in *Investigations* and are being supervised by *Sworn Personnel*.

“**Commander**” is the *Member* of a *Lead Agency* who has been designated by that *Lead Agency* and recognized by *OJJDP* as the leader of the corresponding *Task Force*.

“**CEOS**” is the Child Exploitation and Obscenity Section of the Criminal Division of the Department of Justice.

“**Contraband Image**” is a visual depiction in any form (including printed/digital or video) of child sexual exploitation as defined by federal and/or state statute.

“**Crime**” is any offense (or group thereof) that involves (or involve) the exploitation/victimization of children facilitated by technology.

“**CVIP**” is the Child Victim Identification Project operated by NCMEC.

“**CyberTipline**” is a reporting mechanism operated by NCMEC that allows for the reporting of suspected *Crimes*.

“**Deconfliction**” is a process whereby *Members* are able to submit *Investigative* information to each other and/or to ICAC-related databases in order to determine whether other *Members* or other law enforcement agencies have information concerning the same targets or *Crimes*.

“**DOJ**” is the United States Department of Justice.

“**Employee**” is a sworn or compensated individual, or any individual working under the direction and control of a law enforcement agency.

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“**Equipment**” is any article, device or resource, including but not limited to computers, phones, online accounts and internet services which are purchased or obtained for use in ICAC-related matters.

“**ICAC Program**” is the Internet Crimes Against Children Task Force Program, a national program composed of state and regional *Task Forces* administered by *OJJDP*.

“**Investigation**” is an investigation into a *Crime*. Likewise, “*Investigate*” “*Investigating*” and “*Investigative*” are used within the same context.

“**Investigative Persona**” – any identity established or created by an *Employee* to aid an *Investigation*.

“**Investigator**” is a *Member* who is a part of the *Sworn Personnel* of a *Task Force*.

“**Lead**” or “**Lead Agency**” is the law enforcement agency that receives the ICAC grant and is designated by *OJJDP* to act as the *Lead Agency* for the corresponding *Task Force*.

“**Member**” is a *Lead* or *Affiliate Agency’s Employee* who is either *Sworn Personnel* or *Authorized Personnel* and who has been designated to work on ICAC-related matters for his/her respective agency and *Task Force*.

“**National Initiative**” is any proposal that relies on the cooperation and resources of a significant number of *Task Forces* and, accordingly, has been approved by *OJJDP*.

“**NCMEC**” is the National Center for Missing and Exploited Children.

“**OJJDP**” is the Office of Juvenile Justice and Delinquency Prevention within the *DOJ*.

“**Supervisor**” is a *Member* who has been designated by his/her respective agency to supervise *Investigations* and other ICAC-related matters.

“**Standards**” are all of the provisions of these, the ICAC Operational and Investigative Standards.

“**Sworn Personnel**” are *Members* with powers of arrest.

“**Task Force**” is the *Lead Agency* and their *Affiliate(s)* (combined) as designated by *OJJDP* for a particular state or region.

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1. Purpose of the ICAC Standards

These *Standards* are established by *OJJDP* to guide the administration and operation of the *ICAC Program* and its *Members* when working on ICAC-related *Investigations* and matters.

Members should make every reasonable effort to comply with these *Standards*. However, since many aspects of *Investigations* are dynamic and because laws vary widely between jurisdictions, it is difficult to anticipate every circumstance that might present itself. Thus, reasonable deviations from these *Standards* may occur depending upon various factors (e.g., emergency situations; timing constraints; accessibility constraints; resource constraints; technology constraints; perceived conflicts between the *Standards* and statutes, decisional law, and court orders; etcetera).

Commanders may supplement, but not contradict, these *Standards* in the written agreements they establish with their *Affiliates* to promote the effective operation of their *Task Forces*. Should questions regarding the interpretation of these *Standards* arise or conflicts occur between these *Standards* and agency policies or law, the *Commander* faced with the issue shall seek the guidance of an *OJJDP* Program Manager. However, nothing in these *Standards* is meant to interfere with a *Commander's* or *Supervisor's* lawful tactical decision-making.

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2. ICAC National Program

2.1 Mission of the ICAC Program

The Internet Crimes Against Children (ICAC) Task Force Program helps state and local law enforcement agencies develop an effective response to technology-facilitated child sexual exploitation and internet crimes against children. This support encompasses forensic and *Investigative* components, training and technical assistance, victim services, prevention and community education.

2.2 ICAC Background

The Internet Crimes Against Children (ICAC) Task Force Program was developed in 1998 in response to the increasing number of children and teenagers using the internet and other technology, the proliferation of child sexual abuse images available electronically, and the heightened online activity by predators seeking unsupervised contact with potential underage victims.

The *ICAC Program* is a national network of 61 coordinated task forces representing more than 4,500 federal, state, and local law enforcement and prosecutorial agencies. These agencies are engaged in both proactive and reactive investigations, forensic examinations, and criminal prosecutions. By helping state and local agencies develop effective, sustainable responses to online child victimization – including responses to child sexual abuse images (*Contraband Images*), the *ICAC Program* has increased law enforcement's capacity to combat technology-facilitated crimes against children at every level.

Because arrests alone cannot resolve the problem of technology-facilitated child sexual exploitation, the *ICAC Program* is also dedicated to training law enforcement personnel, prosecutors and other professionals working in the ICAC field, as well as educating parents, youth, and the community about the potential dangers of online activity including online child victimization.

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3. Oversight of the ICAC Program

3.1 The oversight of the *ICAC Program* and the administration of ICAC grants are the responsibility of *OJJDP*. The oversight of each *Task Force* falls to its *Commander*. The oversight of each agency, both *Lead* and *Affiliate*, falls to its designated *Supervisor*.

3.2 *Commanders* shall ensure there are supervisory systems and protocols in place that provide for observation, documentation, and review of ICAC activity. Said systems shall comply with the principles of quality case management and shall ensure that ICAC activities comply with agency policies and these *Standards*.

3.3 *Commanders* shall ensure that each *Member* in his/her *Lead Agency* and each *Supervisor* of an *Affiliate Agency* receives a copy of the *Standards*.

3.3.1 *Supervisors* shall have the discretion to provide *Members* with only the sections of the *Standards* applicable to their job functions.

3.4 *Commanders* shall submit all proposed *National Initiatives* to *OJJDP* prior to the start of the project.

3.4.1 *OJJDP* may suggest amendments to the original proposal following consultation with the presenting *Commander* and, as appropriate, other federal, state, and local entities.

3.5 *Supervisors* shall inform their *Members* about departmental employee assistance programs and *Task Force* resources available to them.

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4. Selection and Retention of Task Force Members

4.1 When practicable during the selection process of *Members*, *Commanders* and *Supervisors* shall evaluate prospective candidates for work histories that indicate prior *Investigative* experience, courtroom testimony skills, technical knowledge and ability, an ability to prudently handle sensitive information, a genuine interest in the protection of children, and an understanding of the effects that *Members* may experience when exposed to *Contraband Images*.

4.2 *Commanders* and *Supervisors* shall acknowledge the potential effects of *Investigations* of and exposure to *Contraband Images* and recognize that the viewing of *Contraband Images* should be restricted. When practicable, the following techniques may help mitigate some of the potential negative effects of this work may aid with the retention of *Members*:

- **Work flexibility** - *Commanders* and *Supervisors* are encouraged to allow flexibility for *Investigators* and others who are exposed to *Contraband Images* (e.g., frequent breaks, having an open-door policy, etc.).
- **Exposure to *Contraband Images*** - *Commanders* and *Supervisors* are encouraged to implement best practices which minimize the exposure to *Contraband Images* by *Members*.
- **Mental Health Providers (MHP)** - In compliance with their agency guidelines, *Commanders* and *Supervisors* are encouraged to work with MHP to make recommendations for care of *Members* and to provide education and training designed to minimize the impact of exposure to *Contraband Images*.
- **Impact of *Contraband Images*** - *Commanders* and *Supervisors* are encouraged to share or pursue best practices for minimization of the impact of *Contraband Images* and to promote attendance at trainings regarding methods used to minimize said impact.

4.3 *Commanders* and *Supervisors* shall recognize that ICAC *Investigations* typically focus on child sex offenders who have committed serious state or federal crimes and due to this life-changing event, the impact on these offenders can result in a violent response to authorities.¹

¹ FBI's Investigation Behavioral Analysis Unit's *Operational Safety Considerations While Investigating Child Sex Offenders, A Handbook for Law Enforcement*, Volume 1, March 2012.

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5. Training

Ensuring that personnel are well-trained in conducting effective *Investigations* in a manner consistent with applicable laws is integral to the *ICAC Program*.

5.1 All national training curricula supported by *ICAC Program* resources shall be conducted consistent with the *Standards* and shall be approved by *OJJDP*.

5.2 Commanders shall ensure that nominees to attend any *ICAC Program*-sponsored national in-person training event are current *Members*.

5.3 Individual *Task Forces* may develop and deliver *Task Force* specific training. This training shall comply with the *Standards* and shall be approved by the *Commander*. All costs to develop and deliver the training shall be the responsibility of the *Task Force* or *Affiliate* providing the training.

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LAW ENFORCEMENT SENSITIVE

6. Case Management

6.1 *Commanders and Supervisors* are responsible for determining *Investigative* priorities and selecting cases for *Investigation* in their respective agencies. Those determinations shall include an assessment of victim risk, jurisdiction, known offender behavioral characteristics, and the likelihood of securing the information necessary to pursue each *Investigation*.

6.2 Conventional boundaries often are meaningless in today's digital world where the usual constraints of time, place, and distance lose their relevance. These factors increase the possibility of *Lead* and/or *Affiliate Agencies* targeting other law enforcement personnel, *Investigating* the same target, or inadvertently disrupting an ongoing *Investigation*. To foster effective case coordination, collaboration, and communication, each *Member* shall make every effort to *Deconflict* all active *Investigations*.

6.3 *Lead* and *Affiliate Agencies* shall be subject to their respective agency's incident reporting procedures and case supervision systems. At a minimum, a unique identifier shall be assigned to each case.

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7. Task Force Reporting Requirements to OJJDP

7.1 The reports described below do not replace the semi-annual progress report required by the Office of Justice Programs' Financial Guide.

7.2 *Commanders* shall compile and submit a Task Force Monthly Performance Measures Report to the *OJJDP*-designated location before the end of the following calendar month.

7.2.1 *Affiliates* shall report their activity to their respective *Commander* by the 10th of each month using the ICAC Monthly Performance Measures Report.

7.3 *Commanders* shall compile and submit an annual report which details each of their *Affiliates*. This annual report shall be submitted within 30 days of the end of the calendar year. The report shall be submitted in a method determined by *OJJDP* and shall include the following information:

7.3.1 The name of each *Affiliate Agency*.

7.3.2 The staffing level of each *Affiliate Agency* including the number of *Investigators*, prosecutors, education specialists, and forensic specialists dedicated to *Investigating* and prosecuting *Crime*.

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LAW ENFORCEMENT SENSITIVE

8. Investigations

8.1 *Investigations* shall be conducted in a manner consistent with applicable laws and the ICAC *Standards*.

8.2 Only *Sworn Personnel* shall conduct *Investigations*.

8.2.1 *Authorized Personnel* acting under the direction and supervision of *Sworn Personnel* may participate in *Investigations*.

8.2.2 *Members* shall not approve, condone, encourage, or promote cyber-vigilantism by private citizens. As such, *Members* shall not use unauthorized private citizens to proactively seek out *Investigative* targets.

8.2.3 The above section (8.2.2) shall not preclude the use of information related to a *Crime* provided by victims or public citizens who discover evidence (e.g., CyberTip reports, mandated reports from professionals, computer repair shop complaints, parental complaints, et cetera). Nor does it preclude the use of authorized over-hears or other similar *Investigative* methods designed to further an *Investigation*.

8.3 *Investigations* shall be documented. Any departures from this provision due to unusual or exigent circumstances shall be documented in the relevant case file and reviewed by the *Supervisor*.

8.3.1 The access, retention, storage, security, and disposal of *Investigative* or case information shall be consistent with the subject agency's policies and federal and state law regarding same.

8.4 *Members* shall not electronically upload, transmit, or forward any *Contraband Images*.

8.4.1 **Exception to Section 8.4.** Section 8.4 shall not prohibit the transfer of evidence between *Investigators* as provided for by sections 8.9 and 8.10 of these *Standards* nor does it prohibit the submission of *Contraband Images* to CVIP as provided for by section 10.1 of these *Standards*.

8.5 *Members* shall not use any visual depiction of any type (including a manipulated or electronically generated visual depiction) of any person, purported person, or body part of a person or purported person, with the sole exception that a *Member* may use a visual depiction as a representation of an *Investigative Persona*/person/purported person when the following **four** requirements are met:

- (1) The visual depiction is of an actual person;
- (2) That person is an *Employee*;

ICAC Task Force Program Operational and Investigative Standards

FOR ICAC PURPOSES ONLY

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LAW ENFORCEMENT SENSITIVE

(3) The *Employee* has given his or her written consent for the visual depiction to be used; and

(4) The *Employee* was at least 18 years old at the time when the *Employee* gave consent for such use. The visual depiction may be of the *Employee* that was produced when the *Employee* was under the age of 18. The visual depiction may also be modified to suit *Investigative* needs (*i.e.*, it may be an altered or age-regressed visual depiction of the *Employee*).

8.5.1 **Exception to Section 8.5.** Section 8.5 does not prohibit a federal or federally-approved *Member* (*e.g.*, an FBI/HSI agent, or an FBI/HSI Task Force Officer) from using a visual depiction that does not meet the four requirements of Section 8.5, so long as the visual depiction is one that has been authorized for use by the FBI or HSI in accordance with that respective federal agency's guidelines and the visual depiction is being used pursuant to those guidelines.

8.6 Absent prosecutorial input to the contrary, during online dialogue, *Investigators* shall allow the *Investigative* target to set the tone, pace, and subject matter of the online conversation.

8.6.1 Section (8.6) shall not be construed to prohibit *Investigators* from performing any of the following activities when initiating or conducting an *Investigation*: (a) posting information including visual depictions (image or video/printed or digital) to establish an online presence, (b) placing or posting advertisements, or (c) sending messages.

8.6.2 *Members* shall familiarize themselves with relevant state and federal law, including but not limited to those regarding the defense of entrapment, and shall confer with prosecutors, as needed.

8.6.3 Prior to conducting any large-scale (multi-target) operations, *Members* shall notify the *Commander* and shall consult relevant prosecutors about the operation.

8.7 The examination of digital storage devices shall be performed consistent with the subject agency's protocol.

8.8 *Contraband Images* shall be maintained pursuant to the subject agency's policy.

8.8.1 Absent a court order specifically ordering otherwise, evidence containing *Contraband Images* shall not be released to any defendant or representative thereof.

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8.9 Absent exigent circumstances, all *Members'* case referrals between *Task Forces* shall include:

- Notification to and acceptance by the *Commander(s)* of both *Task Forces* that are involved in the referral;
- A secure (i.e., digitally-protected) copy of the case file;
- An official *Investigative* report or affidavit containing case details; and,
- Documentation, preferably the original, of all legal process conducted and all compliance with same, especially those documents related to the issue of jurisdiction and identification of suspect(s).

8.10 Law enforcement transfers of evidence containing *Contraband Images* shall be done in a secure manner.

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9. Work Environment and Equipment

- 9.1 *Investigations* shall be conducted in an approved work environment, using approved *Equipment*, as designated by a *Commander* or *Supervisor*.
- 9.2 *Commanders* and *Supervisors* are encouraged to provide a work environment that provides for discreet and sensitive *Investigations* while simultaneously minimizing chances of inadvertent or unnecessary exposure to *Contraband Images*.
- 9.3 ICAC *Equipment* shall be reserved for the exclusive use of its *Members*, and shall be used in accordance with these *Standards* and with their respective agency's policies.
- 9.4 When practicable, *Equipment* which may be used in undercover aspects of an *Investigation* shall be purchased covertly.
- 9.5 No personally-owned equipment, accounts or networks shall be used in *Investigations*.
- 9.6 Software shall be properly acquired and licensed.

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10. Victim Identification

10.1 Identifying child victims of *Crime* is a critical element of the *ICAC Program*. *DOJ* and *OJJDP* require the *Lead* and *Affiliate Agencies* to submit *Contraband Images* to CVIP as a means to improve child victim identification. Absent exigent circumstances, *Contraband Images* shall be sent to CVIP pursuant to NCMEC's standards regarding same. In addition, *Lead* and *Affiliate Agencies* are encouraged to collaborate with NCMEC in their effort to identify children depicted in *Contraband Images*.

10.2 Absent exigent circumstances, victim-identifying information shall be protected from public disclosure pursuant to the protections set forth in federal and state law.

10.3 *Lead* and *Affiliate Agencies* shall adhere to local, state, and federal laws, as well as their agency's policies regarding mandated reporting, victim notification, and victim assistance.

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LAW ENFORCEMENT SENSITIVE

11. Public Awareness and Community Outreach

11.1 Public awareness activities and community outreach are a critical component of the *ICAC Program*. *Lead* and *Affiliate Agencies* shall foster awareness and shall provide practical relevant guidance to children, parents, educators, and others concerned with child safety.

11.1.1 Social media can be used to promote educational awareness as long as it is consistent with all agency policy and these *Standards*.

11.2 Presentations to school personnel, parents, and community groups are excellent ways to promote awareness. These presentations shall not include any visual depiction of a victim unless the victim has consented to its use and the victim is currently at least 18 years of age. No *Contraband Image* shall be used in these presentations nor shall a presenter discuss confidential *Investigative* tools and techniques.

11.3 No individual affiliated with *ICAC Program* may speak on behalf of the national *ICAC Program* without the express written consent of *OJJDP*. While making public presentations, *Members* may indicate a preference for a product or service, but, when done, shall avoid an implicit endorsement and shall include alternatives in the presentation.

11.4 Materials and presentations shall be consistent with the *ICAC Program's* mission and background, as enumerated in Section 2 of these *Standards*.

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LAW ENFORCEMENT SENSITIVE**

12. Media Relations and Media Releases

12.1 Media releases relating to prosecutions, *Crime* alerts, or other matters concerning ICAC operations shall not include information regarding confidential *Investigative* techniques, and shall be coordinated, when applicable, with the law enforcement agencies involved with the subject *Investigations*, in a manner consistent with sound information management and sound media relations practices.

12.2 *Commanders* and *Supervisors* may speak to members of the media about their own agency's ICAC-related activities per the terms of their agency's policy on such media relations. No individual affiliated with *ICAC Program* may speak on behalf of the national *ICAC Program* without the express written consent of *OJJDP*.

12.3 *Commanders* shall inform their *OJJDP* Program Manager if approached by national media outlets about the national *ICAC Program* (as opposed to media seeking information from a particular *Task Force* about its local activities) so that a coordinated national response can be prepared by *OJJDP*.

12.4 Information provided by *Task Forces* to the media shall be consistent with *ICAC Program*'s mission and background, as described in Section 2 of these *Standards*.

End of ICAC Standards



STATE OF MINNESOTA

JOINT POWERS AGREEMENT MINNESOTA INTERNET CRIMES AGAINST CHILDREN TASK FORCE

This Joint Powers Agreement ("Agreement") is between the State of Minnesota, acting through its Commissioner of Public Safety on behalf of the Bureau of Criminal Apprehension ("BCA"), and the "City of Blaine on behalf of its Police Department at 10801 Town Square Drive NE Blaine, MN 55449" ("Governmental Unit").

Recitals

Under Minnesota Statutes, § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. The parties wish to work together to investigate and prosecute crimes committed against children and the criminal exploitation of children that is committed and/or facilitated by or through the use of computers, and to disrupt and dismantle organizations engaging in these activities. The Governmental Unit wants to participate in the Minnesota Internet Crimes Against Children (ICAC) Task Force and be provided reimbursement of the following: equipment, training, and expenses (including travel and overtime) as are incurred by law enforcement as a result of ongoing investigations.

Agreement

1. Term of Agreement

- 1.1 **Effective Date.** This Agreement is effective on the date BCA obtains all required signatures pursuant to Minnesota Statutes, § 16C.05, subdivision 2.
- 1.2 **Expiration Date.** This Agreement expires five years from the date it is effective unless terminated earlier pursuant to clause 12.

2. Purpose

The Governmental Unit and BCA enter into this Agreement to implement a three-pronged approach of prevention, education and enforcement to combat internet crimes against children. This Agreement provides the mechanism to reimburse the Governmental Unit for equipment, training and expenses (including travel and overtime), which are incurred by law enforcement as a result of these investigations.

3. Standards

The Governmental Unit will adhere to the ICAC Program standards identified below.

- 3.1 Investigate activities related to internet crimes and the exploitation of children through the use of computers.
- 3.2 Investigate organizations to disrupt and dismantle crimes committed against children.
- 3.3 Investigators will follow appropriate state and/or federal laws in obtaining arrest warrants, search warrants and civil and criminal forfeitures. Investigators will follow proper legal procedures in securing evidence, including electronic devices.
- 3.4 Investigators will understand and use appropriate legal procedures in the use of informants including documentation of identity, monitoring of activities, and use and recordation of payments.
- 3.5 Investigators will use, as appropriate, the most current investigative technologies and techniques.

- 3.6 Investigators must be licensed Minnesota peace officers.
- 3.7 Investigators will comply with the guidelines of the Department of Justice Internet Crimes Against Children Program Operational and Investigative Standards.

4. Responsibilities of the Governmental Unit and the BCA

4.1 The Governmental Unit will:

- 4.1.1 Assign a Governmental Unit point of contact to act as the liaison between it and the BCA ICAC Project Commander to assist in reimbursement deadlines.
- 4.1.2 Submit an ICAC reimbursement request for pre-approval of funds. This request shall include a description of the item requested for reimbursement and an explanation of how it qualifies under the required criteria in Clauses 3.1 and 3.2 and an operational plan.
- 4.1.3 Conduct investigations in accordance with provisions of the ICAC Operational and Investigative Standards, identified in Clause 3.7 above, and conclude the investigations in a timely manner.
- 4.1.4 Allow BCA to inform participating agencies of potential case connections based on data submitted to BCA through the ICAC Program.
- 4.1.5 Not comingle ICAC funds with any other existing federal or state grant funded overtime or additional local Governmental Unit funding.

4.2 The BCA will:

- 4.2.1 Provide a Senior Special Agent who will serve as the Commander of the Task Force.
- 4.2.2 Review and approve or decline reimbursement requests under clause 4.1.2 within seven (7) business days of the reimbursement request.

- 4.3 Nothing in this Agreement shall otherwise limit the jurisdiction, powers, and responsibilities normally possessed by a Governmental Unit acting through its employees.

5. Payment

- 5.1 To receive reimbursement for an expense, Governmental Unit must make a request for reimbursement to the BCA Authorized Representative under the required criteria for operational and investigative standards.
- 5.2 To receive approved reimbursement, Governmental Unit must submit an expense form no later than 15 business days after the end of the month during which the expense is incurred.
- 5.3 The BCA will pay the Governmental Unit within thirty (30) calendar days of the submission of the expense form.
- 5.4 In the event Governmental Unit breaches this Agreement, it will not be eligible to receive reimbursement for any expenses.

6. Authorized Representatives

The BCA's Authorized Representative is the following person or his successor:

Name: Bobbi Jo Pazdernik, Commander of MN ICAC
Address: Department of Public Safety; Bureau of Criminal Apprehension
1430 Maryland Street East
Saint Paul, MN 55106
Telephone: 651.793.7000
E-mail Address: bobbijo.pazdernik@state.mn.us

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

Name: Brian Podany, Police Chief
Address: Blaine Police Department
10801 Town Square Drive NE Blaine, MN 55449
Telephone: 763-785-6146
E-mail Address: crand@Blainemn.gov

If the Governmental Unit's Authorized Representative changes at any time during this Agreement, the Governmental Unit must immediately notify the BCA.

7. Assignment, Amendments, Waiver, and Agreement Complete

- 7.1 Assignment.** The Governmental Unit may neither assign nor transfer any rights or obligations under this Agreement.
- 7.2 Amendments.** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.
- 7.3 Waiver.** If the BCA fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.
- 7.4 Agreement Complete.** This Agreement contains all negotiations and agreements between the BCA and the Governmental Unit. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

8. Liability

The BCA and the Governmental Unit agree each party will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of any others and the results thereof. The BCA's liability shall be governed by provisions of the Minnesota Tort Claims Act, Minnesota Statutes, § 3.736, and other applicable law. The Governmental Unit's liability shall be governed by provisions of the Municipal Tort Claims Act, Minnesota Statutes, §§ 466.01-466.15, and other applicable law.

9. Audits

Under Minnesota Statutes, § 16C.05, subdivision 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA and/or the State Auditor and/or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

10. Government Data Practices

The Governmental Unit and the BCA must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 and other applicable law, as it applies to all data provided by the BCA under this Agreement and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Agreement. The civil remedies of Minnesota Statutes § 13.08 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

If the Governmental Unit receives a request to release the data referred to in this Clause, the Governmental Unit must immediately notify the State. The State will give the Governmental Unit instructions concerning the release of the data to the requesting party before the data is released.

11. Venue

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

12. Expiration and Termination

- 12.1** Either party may terminate this Agreement at any time, with or without cause, upon 30 days written notice to the other party. To the extent funds are available, the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.
- 12.2** In the event that federal funding is no longer available, the BCA will email the Governmental Unit's Authorized Representative and terminate the Agreement. The termination will be effective two (2) business days after email notification to the Governmental Unit; and the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.

13. Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: 8, Liability; 9, Audits; 10, Government Data Practices; and 11, Venue.

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

1. STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes §§ 16A.15 and 16C.05.

Signed: _____

Date: _____

SWIFT PO Number: 3000085301

3. DEPARTMENT OF PUBLIC SAFETY; BUREAU OF CRIMINAL APPREHENSION

By: _____
(with delegated authority)

Title: _____

Date: _____

2. GOVERNMENTAL UNIT

Governmental Unit certifies that the appropriate person(s) has(have) executed this Agreement on behalf of the Governmental Unit and its jurisdictional government entity as required by applicable articles, laws, by-laws, resolutions or ordinances.

By: _____

Title: Mayor, City of Blaine

Date: _____

By: _____

Title: City Manager, City of Blaine

Date: _____

By: _____

Title: Safety Services Director/Police Chief, City of Blaine

Date: _____

4. COMMISSIONER OF ADMINISTRATION

As delegated to the Office of State Procurement

By: _____

Date: _____



City of Blaine Staff Report

File Number: RES 24-101

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.9

Resolution Authorizing Temporary Parking Restrictions and Road Closures for the Johnsville Area Garage Sale Event Security Plan

Executive Summary

The City of Blaine Emergency Management staff worked with the Johnsville Area Garage Sale Event organizers to complete a Security Plan which specifically addresses necessary parking restrictions to assure safe passage for emergency vehicles. The event is scheduled for Saturday, May 11, 2024, and involves a multi-family garage sale event, specifically north of 125 Avenue, West of Highway 65, and East of Jefferson Street. This event has historically drawn hundreds of visitors to the area, creating challenges for safe traffic flow. City Emergency Management staff are requesting Council adopt a resolution that will address the necessary security aspects of the event and authorize Incident Command the ability to make changes as deemed necessary to ensure the event is safe for neighborhood residents and the public.

Background

The Johnsville Area Garage Sale Event is an annual event which draws hundreds of visitors to the northern portion of the City of Blaine. Although the event is scheduled to occur on the Saturday of Mother's Day weekend, visitors have historically started to flow into the area on the Friday of the weekend and into Sunday.

Strategic Plan Relationship

The security plan for the Johnsville Area Garage Sale Event relates to the City of Blaine's Strategic Plan of Collaboration and Engagement.

Board/Commission Review

None

Financial Impact

The City of Blaine Police Department will be providing two officers dedicated to the event to provide police services. This will be covered by on duty officers if staffing minimums allow or as overtime if patrol shifts are at minimum staffing levels.

Public Outreach/Input

The public will be made aware of any parking restrictions and road closures through social media posts and the City's web-site.

Staff Recommendation

Adopt the resolution as proposed.

Attachment List

1. No Parking Map-Johnsville Area Garage Sales



City of Blaine

Signature Copy

Resolution: RES 24-101

Resolution Authorizing Temporary Parking Restrictions and Road Closures for the Johnsville Area Garage Sale Event Security Plan

WHEREAS, the Johnsville Area Garage Sale Event is a large public event that has brought hundreds of people to the City of Blaine each year; and

WHEREAS, the City Emergency Management staff has identified the need to work with event organizers to create a security plan; and

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

WHEREAS, City Code requires a resolution authorizing temporary no parking restrictions; and

WHEREAS, the temporary no parking restrictions will not adversely affect traffic safety; and

WHEREAS, public safety is paramount for all involved, including attendees and residents.

NOW, THEREFORE, BE IT RESOLVED, that the Blaine City Council hereby authorizes Incident Command the ability to implement/conduct the following security and safety elements for the Johnsville Area Garage Sale Event:

1. Temporary parking restrictions are hereby authorized on the following streets:

Access Routes - No Parking on Mailbox Side of Street

- Taylor St Northbound from Polk St to Pierce St
- Polk St Northbound from 126 Ave to Pierce St
- 129 Lane between Jefferson St and Polk St
- 129 Ave between Jefferson St and Tyler St

Local Streets - No Parking on Mailbox Side of Street

- 127 Ave between Taylor St and Lincoln St
- Buchanan St between 126 Ave and 127 Ln
- Pierce St between 128 Ave and 129 Ave
- 129 Ave between Taylor St and Fillmore St
- Fillmore St between Taylor St and Fillmore St

- Pierce St between Taylor St and 132 Ln
- 131 St between Jackson St and Able St
- Able St between 127 Ln and 129 Ave
- Van Buren St between 127 Ln and 129 Ave
- Madison St between 125 Ln and 127 Ave
- 127 Ave between Madison St and Jackson St
- Jackson St between 127 Ave and 126 Ave

2. Temporary road closures are hereby authorized for other streets, including private streets, as deemed necessary by Incident Command throughout the event.

3. Temporary parking restrictions will occur between the hours of 6AM and 9PM, beginning May 11 and ending May 12, 2024.

4. Authorize City Emergency Management staff ability to make changes as deemed necessary based on input and activity observed and learned throughout the event.

PASSED by the City Council of the City of Blaine this 6th day of May 2024.

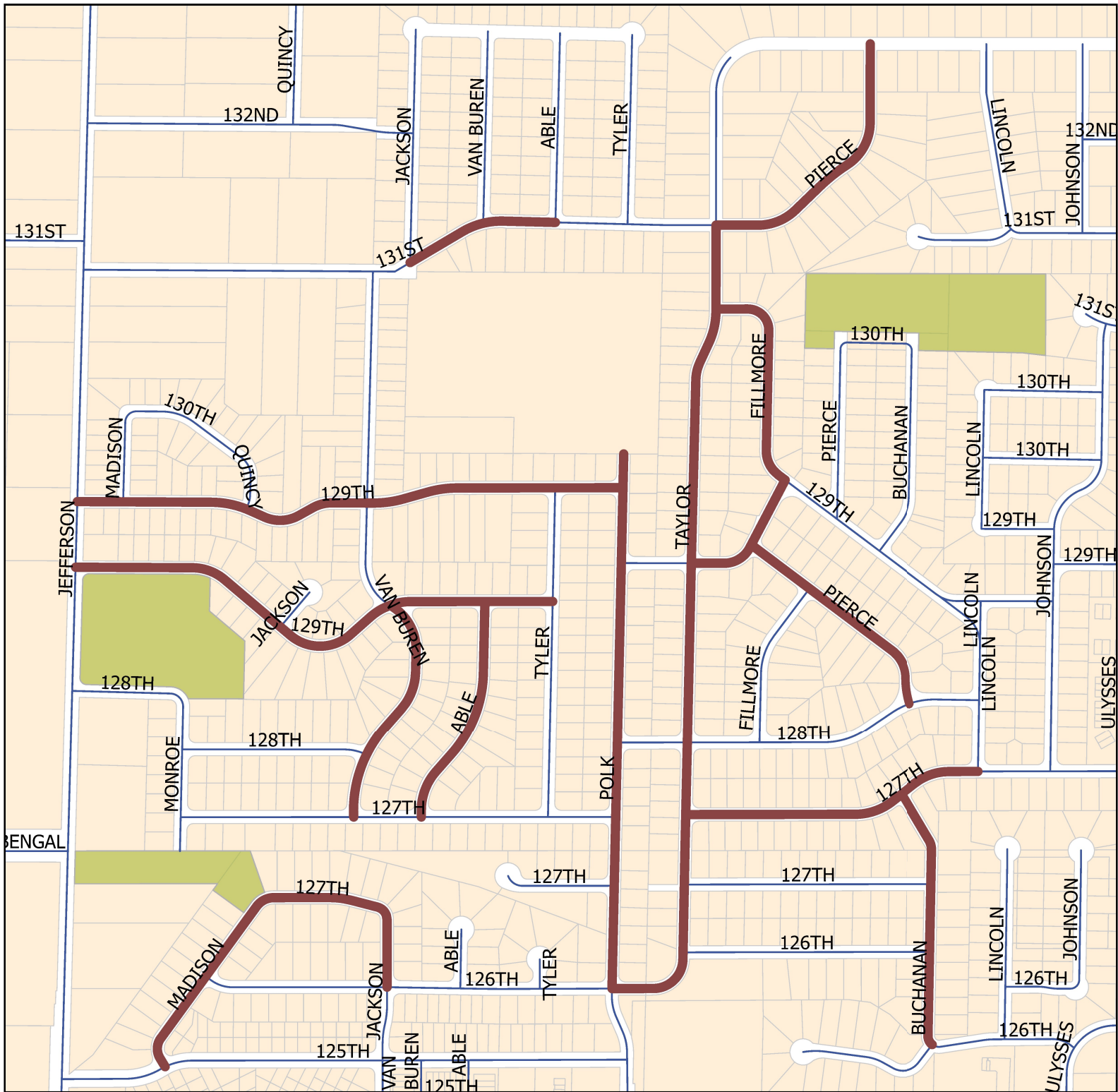


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



No Parking on
 Mailbox Side of
 Street



City of Blaine Staff Report

File Number: 2024-126

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.10

Authorize Replacement of the "Distracted Driving Enforcement" Vehicle

Executive Summary

In 2023, the Police Department submitted a capital expenditure proposal to purchase and equip a vehicle with an elevated platform intended for the enforcement of distracted driving violations. The vehicle was purchased, equipped and put into service in early 2024, and was found to be very effective. On March 26, 2024, the vehicle was struck by a fleeing suspect, damaging the vehicle and rendering it a total loss. Staff is seeking authorization to replace the vehicle using insurance funds with an anticipated cost of under \$57,000 including installation of emergency equipment.

Background

According to the National Highway Traffic Safety Administration, 3,142 people were killed by distracted driving in 2020. The Minnesota Office of Traffic Safety reported that on average, 41 people are killed, and 200 people sustain life-changing injuries per year in Minnesota due to distracted driving. In August 2019, legislation was enacted in MN to curb distracted driving by the creation of what is known as the "hands-free law." In 2021, there were 904 crashes in the City of Blaine that were reported to the state and in 68 of those crashes, officers were able to prove that distracted driving contributed to the cause of the crash.

The Traffic Unit of the Blaine Police Department identified the use of an elevated vehicle that blends in with the motoring public to be an effective tool for conducting proactive distracted driving enforcement. This was confirmed in the opening months of 2024 with very effective enforcement through educating the public as well as citations being issued.

The distracted driving enforcement vehicle sustained significant damage on March 26, 2024, by a fleeing suspect who was wanted in connection with numerous crimes around the Blaine area, rendering the vehicle a total loss. Due to the success of the distracted driving enforcement vehicle, staff is seeking

authorization to utilize insurance funds to purchase a replacement vehicle and transfer all the police-related equipment from the damaged vehicle over to the new vehicle.

Strategic Plan Relationship

Having a distracted driving vehicle in our fleet aligns with Strategic Plan Goal 3, Infrastructure Management, having sustainable capital assets.

Board/Commission Review

None

Financial Impact

Funding for the following will be provided by the City's Self-Insurance Fund:

- Vehicle cost from the dealership: \$51,828.00 (extended warranty of 5 years/100k miles provided as a concession from the dealership in lieu of discounts that are currently unavailable.)
- Installation costs of salvaged police equipment from damaged vehicle: \$5,000.00
- Total estimated cost of the replacement vehicle: \$57,000.00

Public Outreach/Input

None

Staff Recommendation

Authorize the utilization of insurance funds to replace the damaged distracted driving enforcement vehicle.

Attachment List

None



City of Blaine Staff Report

File Number: RES 24-92

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 9.1

Resolution Adopting Assessment for 89th Avenue and Davenport Street Area Street Reconstructions, Improvement Project No. 22-05

Executive Summary

Improvement Project No. 22-05 was ordered by the City Council on March 7, 2022 with Resolution 22-031. A construction contract was awarded to New Look Contracting, Inc. by the City Council on June 6, 2022 with Resolution No. 22-102 and construction was completed in the fall of 2023.

Background

Improvement Project No. 22-05 included the following project areas:

Project Area 1:

- Baltimore Street from 85th Avenue to 89th Avenue
- Davenport Street from 85th Avenue to 89th Avenue
- 89th Avenue from Central Avenue (Trunk Highway 65) to Davenport Street
- 87th Avenue from Central Avenue (Trunk Highway 65) to Hastings Street
- Eldorado Street from 85th Avenue to 87th Avenue
- Goodhue Street from 85th Avenue to 87th Avenue
- Goodhue Street from 87th Avenue to northerly dead end

Project Area 2:

- Jenkins Court from 85th Avenue to the cul-de-sac
- 86th Lane from Hastings Street to cul-de-sac

The total cost of the project is as follows:

Construction Costs: \$5,694,107.55

Engineering Costs:	\$939,862.29
Interest:	\$66,437.25
Administration, Assessing, Other:	\$386,963.20
Total:	\$7,087,370.29

The total project cost indicated in the Feasibility Report was \$7,856,595.00. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$979,352.20. The Public Utility Funds will contribute \$2,111,318.93 for water and sanitary sewer improvements, and Pavement Management Program funds will contribute \$3,996,699.16. The assessment amounts for area one are also reduced based on the final costs being less than the estimated costs as proposed in the feasibility report.

Strategic Plan Relationship

The 89th Avenue and Davenport Street Reconstructions project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

Assessments will be levied over 15 years for Project Area 1 and 5 years for Project Area 2 and will be used to fund repayment of any debt issued for the project. That portion of the debt not funded via special assessments will be funded through an annual debt service tax levy. The amount to be assessed is \$979,352.20.

Public Outreach/Input

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 22-05 Project Location Map
2. 22-05 Proposed Final Assessment Roll



City of Blaine

Signature Copy

Resolution: RES 24-92

Resolution Adopting Assessment for 89th Avenue and Davenport Street Area Street Reconstructions, Improvement Project No. 22-05

WHEREAS, a contract was entered into for reclaiming existing bituminous pavement, milling existing bituminous pavement, installation of concrete curb and gutter, installation of bituminous pavement, replacement of certain water main valves and hydrants, storm sewer installation, traffic control signage, and appurtenant construction in the following described areas:

Project Area 1:

- Baltimore Street from 85th Avenue to 89th Avenue
- Davenport Street from 85th Avenue to 89th Avenue
- 89th Avenue from Central Avenue (Trunk Highway 65) to Davenport Street
- 87th Avenue from Central Avenue (Trunk Highway 65) to Hastings Street
- Eldorado Street from 85th Avenue to 87th Avenue
- Goodhue Street from 85th Avenue to 87th Avenue
- Goodhue Street from 87th Avenue to northerly dead end

Project Area 2:

- Jenkins Court from 85th Avenue to the cul-de-sac
- 86th Lane from Hastings Street to cul-de-sac

AND WHEREAS, the construction cost for such improvement is \$5,694,107.55, and the expenses incurred in the making of said improvements amount to be \$1,393,262.74 making the total cost \$7,087,370.29.

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

1. The proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.
2. The owner of any property so assessed may within thirty (30) days of the adoption of this resolution pay the whole of the assessment with no interest to the City's Special Assessment Clerk or make partial prepayment in the amount of at least ten percent (10%) of the total assessment to the City's Special Assessment Clerk with no interest. Any remaining assessment will be payable according to this resolution.
3. Assessments shall be payable in annual installments extending over a period of fifteen (15) years for Project Area 1, and five (5) years for Project Area 2. The first of the installments to be payable on or

before the first Monday in January, 2025. Installments shall bear interest at the rate of five and five tenths percent (5.5%) per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2024. To each subsequent installment when due shall be added interest for one (1) year on all unpaid installments.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the county Auditor, as herein provided, pay the whole of the assessment against any parcel with interest accrued to the date of payment to the City's Special Assessment Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he may at any time thereafter prior to November 15 pay to the City's Special Assessment Clerk the entire amount of the assessment remaining unpaid with the interest accrued to December 31st of the year in which such payment is made.

5. The owner of any property so assessed may at any time thereafter pay to the City's Special Assessment Clerk the remaining principal after payment of the current installment prior to November 15 of any year with no further interest charged on the remaining principal.

6. The City Manager shall forthwith transmit a certified duplicate copy of this assessment to the County Auditor to be extended on the property tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

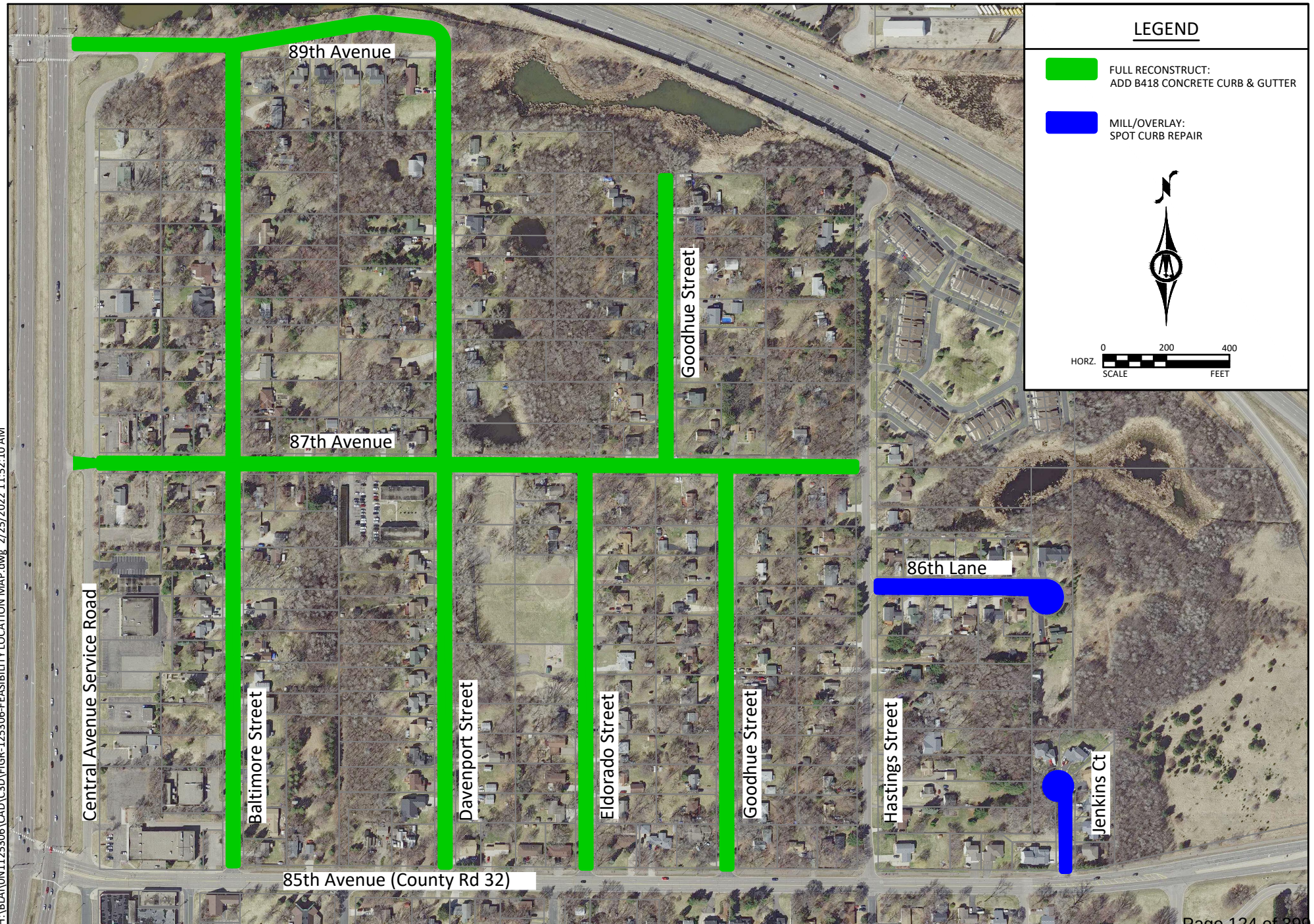


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



H:\BLA\01125306\CAD\C3D\FGR-125306-FEASIBILITY LOCATION MAP.dwg 2/25/2022 11:52:10 AM

PROJECT 22-05
2022 89TH AVENUE AND DAVENPORT AREA STREET RECONSTRUCTION
**BALTIMORE ST, DAVENPORT ST, ELDORADO ST, GOODHUE ST (85TH AVE TO 89TH AVE)
87TH AVENUE (CENTRAL AVE TO HASTINGS ST), 89TH AVE (CENTRAL AVE TO DAVENPORT ST)**
CITY OF BLAINE
EXHIBIT NO. 1A - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$2,940,505	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, INFILTRATION CELLS, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$751,035			
TOTAL COST	\$3,691,540			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,292,039	÷	23438.8 LF	= \$55.12

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$55.12	X	15776.0 LF	=	\$869,574.22	÷	156	=	\$5,574.19

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
323123420051	1429 87TH AVE NE	WEAVER, KAREN E	1	\$5,574.19	\$5,574.19
323123430082	1470 87TH AVE NE	HAYMOND, ELAINE BOYER	1	\$5,574.19	\$5,574.19
323123430084	1490 87TH AVE NE	BOYER, ELEANOR R	1	\$5,574.19	\$5,574.19
323123430021	1500 87TH AVE NE	FROEMMING MELANIE I	1	\$5,574.19	\$5,574.19
323123420017	1515 87TH AVE NE	PREMIER PROPERTIES OF MN LLC	1	\$5,574.19	\$5,574.19
323123430020	1516 87TH AVE NE	PAYMENT ROBERT J & P A	1	\$5,574.19	\$5,574.19
323123420064	1524 89TH AVE NE	PARTINGTON, ERIC S	1	\$5,574.19	\$5,574.19
323123430022	1526 87TH AVE NE	PETERSON, CAROL J	1	\$5,574.19	\$5,574.19
323123420016	1527 87TH AVE NE	DEEGAN DAVID A	1	\$5,574.19	\$5,574.19
323123420065	1540 89TH AVE NE	KAIGHEN, SAMUEL	1	\$5,574.19	\$5,574.19
323123420013	1541 87TH AVE NE	BRATTON LYNDSEY	1	\$5,574.19	\$5,574.19
323123420014	1551 87TH AVE NE	SCHMIDT CURTIS L & S L	1	\$5,574.19	\$5,574.19
323123420066	1556 89TH AVE NE	ELGHARABAWI, SOBHI	1	\$5,574.19	\$5,574.19
323123420015	1561 87TH AVE NE	O'BRIEN DANIEL D & ROSALIE A	1	\$5,574.19	\$5,574.19
323123420067	1572 89TH AVE NE	BEAUCLAIRE MAI VU	1	\$5,574.19	\$5,574.19
323123440014	1603 85TH AVE NE	ANDERSON, ANDREA L	1	\$5,574.19	\$5,574.19
323123440001	1640 87TH AVE NE	BRIDGEFORD FAVORS, RAHJEME	1	\$5,574.19	\$5,574.19
323123410037	1685 87TH AVE NE	FERRIS BRADLEY A & C M	1	\$5,574.19	\$5,574.19
323123410043	1705 87TH AVE NE	BUCHHOLZ, NICHOLAS	1	\$5,574.19	\$5,574.19
323123410010	1721 87TH AVE NE	EMIG ARDA M	1	\$5,574.19	\$5,574.19
323123410008	1737 87TH AVE NE	BRUCE TIMOTHY D & BRENDA L	2	\$5,574.19	\$11,148.38
323123440050	1740 87TH AVE NE	KRUEGER CHRISTIN E & AMY V	1	\$5,574.19	\$5,574.19
323123440035	8500 GOODHUE ST NE UNIT A	WALLIN, LINDA M	1	\$5,574.19	\$5,574.19
323123430014	8501 BALTIMORE ST NE	LAZARZ C D & ANDERSON S A	1	\$5,574.19	\$5,574.19
323123440064	8501 GOODHUE ST NE	2015-1 IH2 BORROWER LP	1	\$5,574.19	\$5,574.19

2022 89TH AVENUE AND DAVENPORT AREA STREET RECONSTRUCTION

**BALTIMORE ST, DAVENPORT ST, ELDORADO ST, GOODHUE ST (85TH AVE TO 89TH AVE)
87TH AVENUE (CENTRAL AVE TO HASTINGS ST), 89TH AVE (CENTRAL AVE TO DAVENPORT ST)**

CITY OF BLAINE

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PROPOSED FINAL ASSESSMENT ROLL**

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$2,940,505	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, INFILTRATION CELLS, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$751,035				
TOTAL COST	\$3,691,540				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$1,292,039	÷	23438.8 LF	=	\$55.12

323123440017	8503 DAVENPORT ST NE	LEEGARD LYNN M & SCHMIDT A D	1	\$5,574.19	\$5,574.19
323123430071	8504 DAVENPORT ST NE	LATTREZ, LAURA ANN	1	\$5,574.19	\$5,574.19
323123440039	8505 ELDORADO ST NE	8505 ELDORADO STREET NE LLC	1	\$5,574.19	\$5,574.19
323123440009	8512 ELDORADO ST NE	HASLING JAMES A & BARB J	1	\$5,574.19	\$5,574.19
323123440065	8513 GOODHUE ST NE	SKILLINGS, CRAIG R	1	\$5,574.19	\$5,574.19
323123430010	8515 BALTIMORE ST NE	TURNQUIST, MELISSA	1	\$5,574.19	\$5,574.19
323123430070	8516 DAVENPORT ST NE	HASSAN, MOHAMUD ABDIRAZAK	1	\$5,574.19	\$5,574.19
323123440033	8516 GOODHUE ST NE	MORALES, GLORIA SILVA	1	\$5,574.19	\$5,574.19
323123440016	8517 DAVENPORT ST NE	LEEGARD LYNN M & SCHMIDT A D	1	\$5,574.19	\$5,574.19
323123430069	8520 DAVENPORT ST NE	YANG, CHIA SHEE	1	\$5,574.19	\$5,574.19
323123440010	8520 ELDORADO ST NE	CHAO XIONG	1	\$5,574.19	\$5,574.19
323123440034	8520 GOODHUE ST NE	JACKSON RONALD P JR & JULIE A	1	\$5,574.19	\$5,574.19
323123440040	8521 ELDORADO ST NE	SHOVELIN DAVID L	1	\$5,574.19	\$5,574.19
323123440066	8521 GOODHUE ST NE	ENGBERG, LINDA	1	\$5,574.19	\$5,574.19
323123440019	8523 DAVENPORT ST NE	MELY CHRISTOPHER G & D	1	\$5,574.19	\$5,574.19
323123440031	8524 GOODHUE ST NE	ANDERSON, JON	1	\$5,574.19	\$5,574.19
323123430068	8526 DAVENPORT ST NE	YANG, SONG VANG	1	\$5,574.19	\$5,574.19
323123440042	8527 ELDORADO ST NE	LINDQUIST G M & MICKLEY S J	1	\$5,574.19	\$5,574.19
323123440068	8527 GOODHUE ST NE	TIMMERS COLLEEN C	1	\$5,574.19	\$5,574.19
323123440018	8529 DAVENPORT ST NE	SCHMIDT ALAN D & LEEGARD L M	1	\$5,574.19	\$5,574.19
323123430067	8530 DAVENPORT ST NE	MULLEN J D & JOHANSON C L	1	\$5,574.19	\$5,574.19
323123440032	8530 GOODHUE ST NE	BADOLA RAJEEV & BHARTI	1	\$5,574.19	\$5,574.19
323123430011	8531 BALTIMORE ST NE	ADAMS, BECKY J	1	\$5,574.19	\$5,574.19
323123440041	8531 ELDORADO ST NE	PATRIKUS, HEIDI	1	\$5,574.19	\$5,574.19
323123440067	8531 GOODHUE ST NE	LAVALLEY, RODNEY J	1	\$5,574.19	\$5,574.19
323123440007	8532 ELDORADO ST NE	ISAKSON DAVID A & TRACY K	1	\$5,574.19	\$5,574.19
323123430013	8535 BALTIMORE ST NE	GLADDEN, BRIAN	1	\$5,574.19	\$5,574.19
323123440069	8537 GOODHUE ST NE	TAILLEFER, WAYNE PATRICK	1	\$5,574.19	\$5,574.19
323123440029	8540 GOODHUE ST NE	WHITE CHARLES D & D R	1	\$5,574.19	\$5,574.19
323123430012	8543 BALTIMORE ST NE	CARA, MARICRIS	1	\$5,574.19	\$5,574.19
323123440008	8544 ELDORADO ST NE	DORMAN CHASIDY	1	\$5,574.19	\$5,574.19
323123440043	8545 ELDORADO ST NE	LEAVITT JERRY & THERESA	1	\$5,574.19	\$5,574.19
323123440070	8547 GOODHUE ST NE	ERICKSON, DEANNA	1	\$5,574.19	\$5,574.19
323123440030	8550 GOODHUE ST NE	SMITH MARION B & L M	1	\$5,574.19	\$5,574.19
323123430016	8551 BALTIMORE ST NE	ZEBRO GREGORY L	1	\$5,574.19	\$5,574.19
323123430038	8554 BALTIMORE ST NE	WASTE KIMBERLY M	1	\$5,574.19	\$5,574.19
323123430015	8555 BALTIMORE ST NE	GUSTAFSON, JAY D	1	\$5,574.19	\$5,574.19

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323123440044	8555 ELDORADO ST NE	JOHNSON ALLEN D & DIANE M	1	\$5,574.19	\$5,574.19
323123440071	8559 GOODHUE ST NE	DU PONT CATHERINE M	1	\$5,574.19	\$5,574.19
323123430077	8596 DAVENPORT ST NE	VU, VICTOR	1	\$5,574.19	\$5,574.19
323123430058	8600 BALTIMORE ST NE	LUND JODY L & MICHELE K	1	\$5,574.19	\$5,574.19
323123430076	8604 DAVENPORT ST NE	VICTORIA, ROSA	1	\$5,574.19	\$5,574.19
323123430017	8605 BALTIMORE ST NE	BARR, SOREN A	1	\$5,574.19	\$5,574.19
323123430075	8612 DAVENPORT ST NE	SOBANIA TAMMY D	1	\$5,574.19	\$5,574.19
323123430080	8616 BALTIMORE ST NE	TESSEMA, LULAYEHU T	1	\$5,574.19	\$5,574.19
323123430056	8617 BALTIMORE ST NE	BACKHAUS JULIANNE M	1	\$5,574.19	\$5,574.19
323123430078	8620 BALTIMORE ST NE	BRELIE, ANGEL	1	\$5,574.19	\$5,574.19
323123430074	8620 DAVENPORT ST NE	MARQUIS CHERYL	1	\$5,574.19	\$5,574.19
323123430055	8621 BALTIMORE ST NE	NAGY MICHAEL R & BARBARA K	1	\$5,574.19	\$5,574.19
323123440046	8625 ELDORADO ST NE	ELING, JOHN	1	\$5,574.19	\$5,574.19
323123430061	8626 BALTIMORE ST NE	ALI OMAR H	1	\$5,574.19	\$5,574.19
323123430073	8628 DAVENPORT ST NE	VALEK, ANTHONY	1	\$5,574.19	\$5,574.19
323123440028	8630 GOODHUE ST NE	REINDAL, SAMUEL W	1	\$5,574.19	\$5,574.19
323123430019	8631 BALTIMORE ST NE	MERRITT, MATTHEW B	1	\$5,574.19	\$5,574.19
323123430029	8632 BALTIMORE ST NE	KLEMZ MYRON E	1	\$5,574.19	\$5,574.19
323123440045	8635 ELDORADO ST NE	DOLGE, JILL	1	\$5,574.19	\$5,574.19
323123440072	8635 GOODHUE ST NE	GRAHAM, MYRTLE J	1	\$5,574.19	\$5,574.19
323123430072	8636 DAVENPORT ST NE	KNIGHT, JEANNE	1	\$5,574.19	\$5,574.19
323123440027	8636 GOODHUE ST NE	HILL, KRISTEN	1	\$5,574.19	\$5,574.19
323123440026	8640 GOODHUE ST NE	KIJ JAN P	1	\$5,574.19	\$5,574.19
323123430027	8642 BALTIMORE ST NE	IVERSON, PATRICK	1	\$5,574.19	\$5,574.19
323123430023	8645 BALTIMORE ST NE	OKAFOR, LINDA J	1	\$5,574.19	\$5,574.19
323123440048	8645 ELDORADO ST NE	JOHNSON, DAVID GENE	1	\$5,574.19	\$5,574.19
323123440073	8649 GOODHUE ST NE	WOITALLA SARAH H	1	\$5,574.19	\$5,574.19
323123440047	8659 ELDORADO ST NE	KNIEFFEL, SUSAN B	1	\$5,574.19	\$5,574.19
323123440074	8659 GOODHUE ST NE	BERTHON, DARLENE R	1	\$5,574.19	\$5,574.19
323123440004	8660 ELDORADO ST NE	WALLACE, DANIEL B	1	\$5,574.19	\$5,574.19
323123440025	8676 GOODHUE ST NE	GREENWOOD, MICHAEL LEROY	1	\$5,574.19	\$5,574.19
323123440049	8679 ELDORADO ST NE	MCDEARMON JUDITH K	1	\$5,574.19	\$5,574.19
323123440075	8679 GOODHUE ST NE	SODERMAN, TROY G	1	\$5,574.19	\$5,574.19
323123440002	8680 ELDORADO ST NE	DAVIDSON, SCOTT	1	\$5,574.19	\$5,574.19
323123440024	8684 GOODHUE ST NE	PERRY, JOSEPH	1	\$5,574.19	\$5,574.19
323123420052	8700 BALTIMORE ST NE	MIMBACH, DAVID	1	\$5,574.19	\$5,574.19
323123420018	8701 BALTIMORE ST NE	MANTHEI MARIE L	1	\$5,574.19	\$5,574.19

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87TH AVENUE (CENTRAL AVE TO HASTINGS ST), 89TH AVE (CENTRAL AVE TO DAVENPORT ST)**
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323123410038	8706 GOODHUE ST NE	SERNA PEDRO & BLANCA	1	\$5,574.19	\$5,574.19
323123410034	8716 GOODHUE ST NE	ROUSU, ELVIE E	1	\$5,574.19	\$5,574.19
323123420019	8717 BALTIMORE ST NE	SWANSON, DALE	1	\$5,574.19	\$5,574.19
323123420012	8720 DAVENPORT ST NE	OSBERG JEFFREY M & GINA M	1	\$5,574.19	\$5,574.19
323123410042	8721 GOODHUE ST NE	ROUSU, SCOTT D	1	\$5,574.19	\$5,574.19
323123410035	8725 DAVENPORT ST NE	FERRIS BRADLEY A & CHRISTANNE	1	\$5,574.19	\$5,574.19
323123420020	8727 BALTIMORE ST NE	JOHNSON, CHARLES A	1	\$5,574.19	\$5,574.19
323123420049	8730 BALTIMORE ST NE	ERICKSON, BARBARA	1	\$5,574.19	\$5,574.19
323123420011	8730 DAVENPORT ST NE	PETERSEN MICHAEL LEE	1	\$5,574.19	\$5,574.19
323123410031	8730 GOODHUE ST NE	DINSMORE SUSAN J	1	\$5,574.19	\$5,574.19
323123410013	8731 GOODHUE ST NE	BOLIN, REBECCA DANIELLE	1	\$5,574.19	\$5,574.19
323123410041	8735 DAVENPORT ST NE	LEONHARDT ROGER L & KOLETTE	1	\$5,574.19	\$5,574.19
323123410011	8737 GOODHUE ST NE	CHANG, TRIA	1	\$5,574.19	\$5,574.19
323123410048	8738 GOODHUE ST NE	BLAKEY ISAAC	1	\$5,574.19	\$5,574.19
323123420047	8740 BALTIMORE ST NE	BERGSTEDT, LOREN	1	\$5,574.19	\$5,574.19
323123420010	8740 DAVENPORT ST NE	NYLAND MITCHELL L & CATHY A	1	\$5,574.19	\$5,574.19
323123410049	8742 GOODHUE ST NE	BANCROFT M J & LANGSTON K J	1	\$5,574.19	\$5,574.19
323123410012	8743 GOODHUE ST NE	SCHMIDT, ROBERT J	1	\$5,574.19	\$5,574.19
323123410047	8745 DAVENPORT ST NE	GOITOM, SENAYET A	1	\$5,574.19	\$5,574.19
323123420021	8749 BALTIMORE ST NE	BURG, JEFFREY D	1	\$5,574.19	\$5,574.19
323123420045	8750 BALTIMORE ST NE	BURCHETT RONALD T & MARY	1	\$5,574.19	\$5,574.19
323123420022	8751 BALTIMORE ST NE	OLSEN, JOANN L	1	\$5,574.19	\$5,574.19
323123410050	8754 GOODHUE ST NE	GONZALES FLORENTINO J & JANE N	1	\$5,574.19	\$5,574.19
323123420059	8755 BALTIMORE ST NE	MARTIN-LINDBECK, JAKE J	1	\$5,574.19	\$5,574.19
323123410046	8755 DAVENPORT ST NE	FIELDS, KATJA AB	1	\$5,574.19	\$5,574.19
323123410014	8755 GOODHUE ST NE	BLANESS WILLIAM C & J S	1	\$5,574.19	\$5,574.19
323123420009	8760 DAVENPORT ST NE	BELLAMY, DENNIS A	1	\$5,574.19	\$5,574.19
323123420043	8770 BALTIMORE ST NE	2015-3 IH2 BORROWER LP	1	\$5,574.19	\$5,574.19
323123420061	8770 DAVENPORT ST NE	HAMMER, LAURIE L	1	\$5,574.19	\$5,574.19
323123410053	8783 DAVENPORT ST NE	DAVID B J & SKJERVOLD K O	1	\$5,574.19	\$5,574.19
323123420040	8790 BALTIMORE ST NE	VONASEK, SHAWN M	1	\$5,574.19	\$5,574.19
323123420038	8800 BALTIMORE ST NE	BLANCHARD, VICKY S	1	\$5,574.19	\$5,574.19
323123410027	8801 DAVENPORT ST NE	BORENE JOHN A & REBECCA A	1	\$5,574.19	\$5,574.19
323123410026	8808 GOODHUE ST NE	BUTLER RICHARD A & SHARON A	1	\$5,574.19	\$5,574.19
323123410028	8809 DAVENPORT ST NE	HOVRE-JOHNSON, FAY	1	\$5,574.19	\$5,574.19
323123410016	8809 GOODHUE ST NE	COLBERT TRUSTEE, CYNTHIA R	1	\$5,574.19	\$5,574.19
323123420006	8810 DAVENPORT ST NE	PIERSON, REBECCA A	1	\$5,574.19	\$5,574.19

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**BALTIMORE ST, DAVENPORT ST, ELDORADO ST, GOODHUE ST (85TH AVE TO 89TH AVE)
87TH AVENUE (CENTRAL AVE TO HASTINGS ST), 89TH AVE (CENTRAL AVE TO DAVENPORT ST)**
CITY OF BLAINE
EXHIBIT NO. 1A - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$2,940,505	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, INFILTRATION CELLS, DRIVEWAY REPLACEMENT, SIDEWALK, AND LANDSCAPING/IRRIGATION COSTS)		
ADMINISTRATIVE COSTS	\$751,035			
TOTAL COST	\$3,691,540			
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$1,292,039	÷	23438.8 LF	= \$55.12

323123410015	8811 GOODHUE ST NE	GAUTSCHI THOMAS R	1	\$5,574.19	\$5,574.19
323123410017	8813 GOODHUE ST NE	JOHNS ALAN	1	\$5,574.19	\$5,574.19
323123420025	8817 BALTIMORE ST NE	STORTZ KIRBY & CLAIRE L	1	\$5,574.19	\$5,574.19
323123410025	8817 DAVENPORT ST NE	SCHMIDT ROGER & HESS WENDY	1	\$5,574.19	\$5,574.19
323123410023	8818 GOODHUE ST NE	SOMMERS, DANIEL J	1	\$5,574.19	\$5,574.19
323123420035	8824 BALTIMORE ST NE	AWOUDI, LEA	1	\$5,574.19	\$5,574.19
323123420027	8825 BALTIMORE ST NE	SABBY RONALD E	1	\$5,574.19	\$5,574.19
323123410024	8825 DAVENPORT ST NE	KREITZ III, CHARLES W	1	\$5,574.19	\$5,574.19
323123420005	8830 DAVENPORT ST NE	GREGERSON ROBIN R	2	\$5,574.19	\$11,148.38
323123410022	8833 DAVENPORT ST NE	LAMERE TIMOTHY N & CATHERINE E	1	\$5,574.19	\$5,574.19
323123420026	8835 BALTIMORE ST NE	MORAN MICHAEL D & LORI ANN	1	\$5,574.19	\$5,574.19
323123420034	8838 BALTIMORE ST NE	WEESE STEPHEN J & WESSE L J	1	\$5,574.19	\$5,574.19
323123420032	8840 BALTIMORE ST NE	RANDALL KEVIN L	1	\$5,574.19	\$5,574.19
323123420062	8845 BALTIMORE ST NE	FISCHER, MATTHEW	1	\$5,574.19	\$5,574.19
323123420055	8850 DAVENPORT ST NE	LOR TOU L & TONG L	1	\$5,574.19	\$5,574.19
323123420063	8857 BALTIMORE ST NE	DOYLE, SAMANTHA K	1	\$5,574.19	\$5,574.19
323123410036	UNASSIGNED	FERRIS BRADLEY A & C M	1	\$5,574.19	\$5,574.19
323123420060	UNASSIGNED	JENISTER LEAH	1	\$5,574.19	\$5,574.19
TOTALS			156		\$869,573.64

PROJECT 22-05
2022 89TH AVENUE AND DAVENPORT AREA STREET RECONSTRUCTION
BALTIMORE ST, DAVENPORT ST, ELDORADO ST, GOODHUE ST (85TH AVE TO 89TH AVE)
87TH AVENUE (CENTRAL AVE TO HASTINGS ST), 89TH AVE (CENTRAL AVE TO DAVENPORT ST)
CITY OF BLAINE
EXHIBIT NO. 1B - HIGH-DENSITY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS*	\$2,978,367	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, INFILTRATION CELLS, DRIVEWAY REPLACEMENT, AND LANDSCAPING/IRRIGATION COSTS)				
ADMINISTRATIVE COSTS	\$760,525					HIGH-DENSITY RESIDENTIAL
TOTAL COST	\$3,738,892					ASSESSMENT RATE PER
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	HIGH-DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$3,738,892 ÷		23438.8 LF	= \$159.52	X 50%	= \$79.76

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123430001	8650 DAVENPORT ST NE	M & M PROPERTIES	383.4**	\$79.76	\$30,579.98
323123420053	1481 87TH AVE NE	ANOKA COUNTY COMMUNITY ACTION	100.0	\$79.76	\$7,976.00
TOTALS			483.4		\$38,555.98

**Denotes 150' corner lot credit given

PROJECT 22-05
2022 89TH AVENUE AND DAVENPORT AREA STREET RECONSTRUCTION
**BALTIMORE ST, DAVENPORT ST, ELDORADO ST, GOODHUE ST (85TH AVE TO 89TH AVE)
87TH AVENUE (CENTRAL AVE TO HASTINGS ST), 89TH AVE (CENTRAL AVE TO DAVENPORT ST)**
CITY OF BLAINE
EXHIBIT NO. 1C - COMMERCIAL/INDUSTRIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$2,978,367	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN, SANITARY SEWER, TRUNK STORM SEWER, INFILTRATION CELLS, DRIVEWAY REPLACEMENT, AND LANDSCAPING/IRRIGATION COSTS)			
ADMINISTRATIVE COSTS	\$760,525				
TOTAL COST	\$3,738,892				
			TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	HIGH-DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE
ASSESSABLE COST	\$3,738,892 ÷		23438.8 LF	= \$159.52	X 50%
					= \$79.76

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
323123430081	1441 85TH AVE NE	KUELBS INVESTMENTS LP	53.0	\$79.76	\$4,227.28
323123430052	8520 BALTIMORE ST NE	QWEST CORPORATION	147.0	\$79.76	\$11,724.72
323123430041	8538 BALTIMORE ST NE	QWEST CORPORATION	100.0	\$79.76	\$7,976.00
323123430040	8550 BALTIMORE ST NE	QWEST CORPORATION	100.0	\$79.76	\$7,976.00
323123430085	8685 CENTRAL AVE NE	FRESH PICKED PIZZA LLC	200.0	\$79.76	\$15,952.00
323123420050	8701 CENTRAL AVE NE	MILINARCIK PROPERTIES LLC	118.4	\$79.76	\$9,443.58
TOTALS			718.4		\$57,299.58

PROJECT 22-05
2022 89TH AVENUE AND DAVENPORT AREA STREET RECONSTRUCTION
JENKINS COURT NE AND 86TH LANE NE
CITY OF BLAINE
EXHIBIT NO. 2 - SINGLE FAMILY RESIDENTIAL
PROPOSED FINAL ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

ASSESSMENT RATE PER RESIDENTIAL LOT FOR MILL/OVERLAY = \$663.00

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT	PROPOSED ASSESSMENT
333123330034	8516 JENKINS CT NE	NGUYEN MICHAEL Q	1	\$663.00	\$663.00
333123330040	8517 JENKINS CT NE	LY VINH & HA	1	\$663.00	\$663.00
333123330039	8535 JENKINS CT NE	LIMANEN MICHAEL D & KATHLEEN G	1	\$663.00	\$663.00
333123330038	8553 JENKINS CT NE	RANKINS, MELANIE JOY	1	\$663.00	\$663.00
333123330037	8571 JENKINS CT NE	NAVARRO, JOSE JESUS ZUNIGA	1	\$663.00	\$663.00
333123330036	8589 JENKINS CT NE	WORKNEH SEYOUM & MULUGETA Z	1	\$663.00	\$663.00
333123330035	8590 JENKINS CT NE	BELLAMY, DENNIS	1	\$663.00	\$663.00
333123330026	1800 86TH LN NE	BEDECHA, YOHANNES	1	\$663.00	\$663.00
333123330013	1801 86TH LN NE	TUCKER, TOMMY LEE	1	\$663.00	\$663.00
333123330025	1812 86TH LN NE	IACONO, KENNETH P	1	\$663.00	\$663.00
333123330014	1813 86TH LN NE	LOR, JULIE	1	\$663.00	\$663.00
333123330024	1824 86TH LN NE	CHRISTENSEN, SHARON	1	\$663.00	\$663.00
333123330015	1825 86TH LN NE	AHMED, ARAFA A	1	\$663.00	\$663.00
333123330023	1836 86TH LN NE	THAO, YEE R	1	\$663.00	\$663.00
333123330016	1837 86TH LN NE	KNOWLAN BRUCE W & MARY A	1	\$663.00	\$663.00
333123330030	1848 86TH LN NE	WELCOME, GREGORY L	1	\$663.00	\$663.00
333123330017	1849 86TH LN NE	CONROY, MARY E	1	\$663.00	\$663.00
333123330021	1860 86TH LN NE	COLLINS STEVEN DENNIS	1	\$663.00	\$663.00
333123330018	1861 86TH LN NE	SWENEY, JANE	1	\$663.00	\$663.00
333123330020	1872 86TH LN NE	MAKINEN NICHOLAS	1	\$663.00	\$663.00
333123330019	1873 86TH LN NE	BONNET PATRICK J & ROSEMARY K	1	\$663.00	\$663.00
TOTALS			21		\$13,923.00



City of Blaine

Staff Report

File Number: ORD 24-2550

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

First Reading

Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

Executive Summary

The applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 40 single-family lots.

Background

Planning Commission (Public Hearing)	04/09/24
City Council (1st Reading)	05/06/24
City Council (2nd Reading)	05/20/24
Action Deadline (60 Days)	05/11/24
Action Deadline (City Extended - 60 Days)	07/10/24

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

Zoning

The subject site is zoned Farm Residential (FR) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 3.25 units per acre.

Surrounding Zoning and Uses

The subject site is surrounded by DF zoned property to the north with single family homes present and Sunrise Elementary school to the east. Lexington Avenue is located on the west and 125th Avenue is on the south.

Existing Conditions

The two existing parcels have two single family homes that will be removed as a part of the development.

History

There are no previous approvals on this property.

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.

The Development Flex (DF) District is intended 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. The Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- (a) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- (b) By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- (c) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- (d) By allowing for any type of ownership, private, condominium, or rental;
- (e) By allowing flexibility in setback and height restrictions;
- (f) By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- (g) By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- (h) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- (i) By contributing to the tax base of the community without making undue demands on the community services; and
- (j) By providing the means for greater creativity and flexibility in environmental design than is provided

under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The developer proposes that the proposed development meets the following criteria for the Development Flex Zoning District:

- a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
 - o The DF zoning will provide opportunities for a cohesive development that blends with the neighboring single family homes, providing a mix of architecture and price to provide opportunities for a broad demographic group.
- b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
 - o The proposal provides connectivity to adjacent development and trails through an extensive sidewalk system and an approximately 9 acre wetland area provides an open undeveloped area.
- c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
 - o Crispin Cove development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single family homes with a density of 3.25 units per acre.
- d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
 - o This proposal is not detrimental to the environment. The site plan embraces the existing wetlands and was designed specifically around the wetlands and proposes no wetland impacts.
- e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
 - o The proposal will hook up to existing services and create connections that maximize serviceability and access to the site.
- f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas;
 - o This site and the connections create a unified neighborhood and will have no impact on future uses in the surrounding areas.
- g. That the proposal be consistent with all other applicable City and State regulations.
 - o Crispin Cove is consistent with city and state regulations.

Evaluation of Request

Plat

The preliminary plat creates 40 single family lots and two outlots for ponding and wetlands. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 55 feet wide.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,728 s.f to 11,549 s.f.
- Outlot A (ponding and wetland): 10.34 acres
- Outlot B: .12 acres (5,197 s.f.)

Architecture

The proposed single family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed. No materials requirements are proposed.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet for house and 7.5 feet for garage.
- Corner side yard setback - 20 feet.
- Rear yard setback - 25 feet, 50 feet (rear yard of Lexington Avenue and 125th Avenue lots)

Landscaping

The standard landscaping requirements are proposed, which are three trees on corner lots and two trees on all other lots. The landscape plan also includes extensive plantings and a 6-foot vinyl fence adjacent to Lexington Avenue and 125th Avenue.

Tree Preservation

Approximately 7.38 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 59 trees would be required for tree replacement purposes. The developer has proposed a total of 119 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 40 new lots being constructed at the rate of \$4,894 per unit (2024 rate), for a total park dedication fee of \$195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (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 (SAC). These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,451 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of \$70,784.50.

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.

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 these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

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

All local roads shall be constructed to 29-feet back-to-back of width and will be extended from the existing stub ends of Erskin Street NE and Fraizer Street NE at the north property line. This development

will be required to complete the street connections and remove the existing temporary turn-arounds.

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.

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

Easements/Right-of-way/Permits

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

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

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

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

Attachment List:

Zoning and Location Map

Existing Conditions

Preliminary Plat

Landscape Plan

Grading Plan

Utility Plan

Tree Preservation Plan

House Plans

Narrative

Public Comments

Unapproved Planning Commission Minutes 4/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were comments from residents related to tree removal, fence location along Lexington Avenue, speeding, an eagle's nest, and the access on the south to 125th Avenue. Engineering staff and the applicant's engineer walked the site

on April 12. It was verified that while the eagles might be roosting occasionally within the trees, there are no eagle nests within the proposed development area.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the May 20, 2024 Council meeting.

Attachment List

1. Attachments
2. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Ordinance: ORD 24-2550

First Reading

Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

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:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 68 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208.708 feet, as measured to right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder
(Abstract Property)

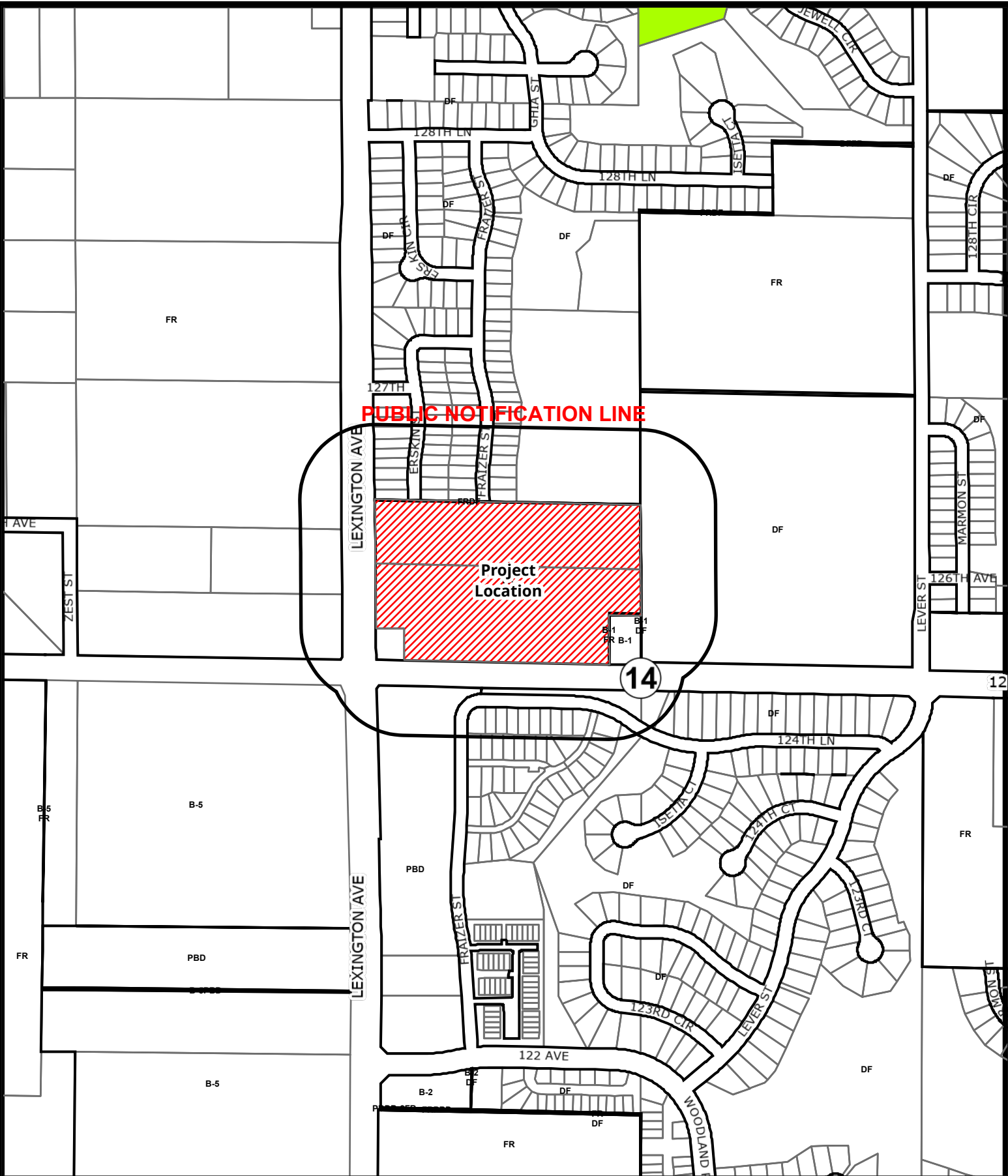
Section 2. The above described property is hereby rezoned from:

~~Farm Residential (FR)~~
to
Development Flex (DF)

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 6th day of May, 2024.

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

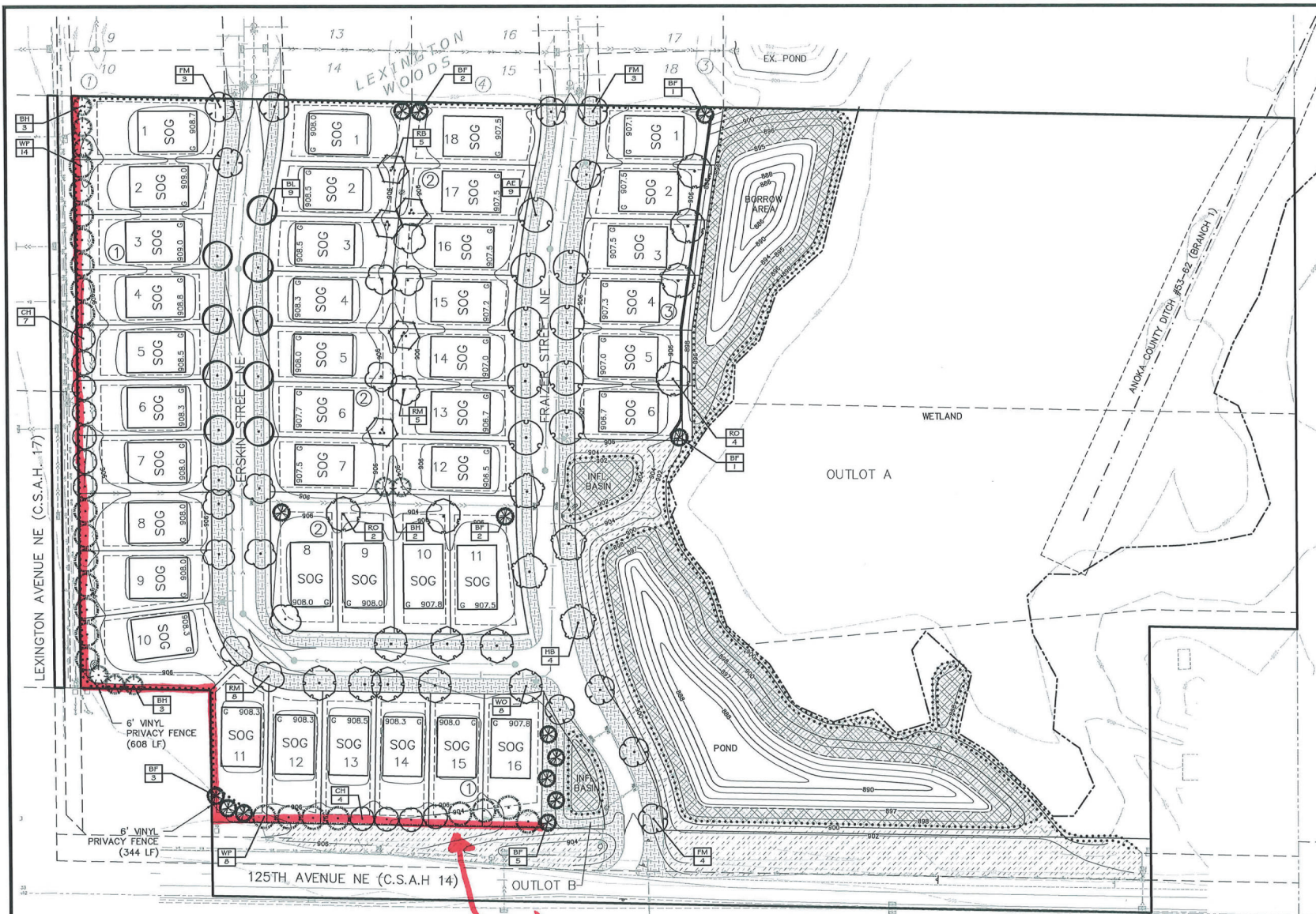


BlaineMN.gov

Case File No. 24-0020 Crispin Cove



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



CITY OF BLAINE LANDSCAPE REQUIREMENTS

- TREES REQUIRED - SINGLE FAMILY**
- 1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 40
 - 2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 40
 - 3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 2
 - 4) BUFFER TREES REQUIRED ALONG LEXINGTON AVE AND 125TH AVE.
- TOTAL TREES REQUIRED = 82 (INCLUDES 60 REPLACEMENT TREES REQUIRED FOR TREE PRESERVATION PLAN)**
- TOTAL TREES PROVIDED = 118**

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. UNLESS OTHERWISE NOTED, ONE-CALL AT 851-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE. IN ACCORDANCE WITH LOCAL REGULATIONS UNLESS OTHERWISE NOTED, COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR REMOVE AND SALVAGE.
7. UTILITY COORDINATION. REFER TO CIVIL PLANS FOR SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL COVER THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. M-107 STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

1 OVERALL LANDSCAPE PLAN

6' Vinyl Fence

CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3900 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.490.7900
FAX 763.490.7989
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutger, RLA
Signature: [Signature]
Date: 3/1/24 License #: 56365

Drawn: RJR
Designed: RJR
Date: 3/1/24

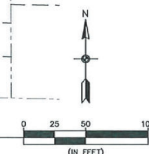
Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

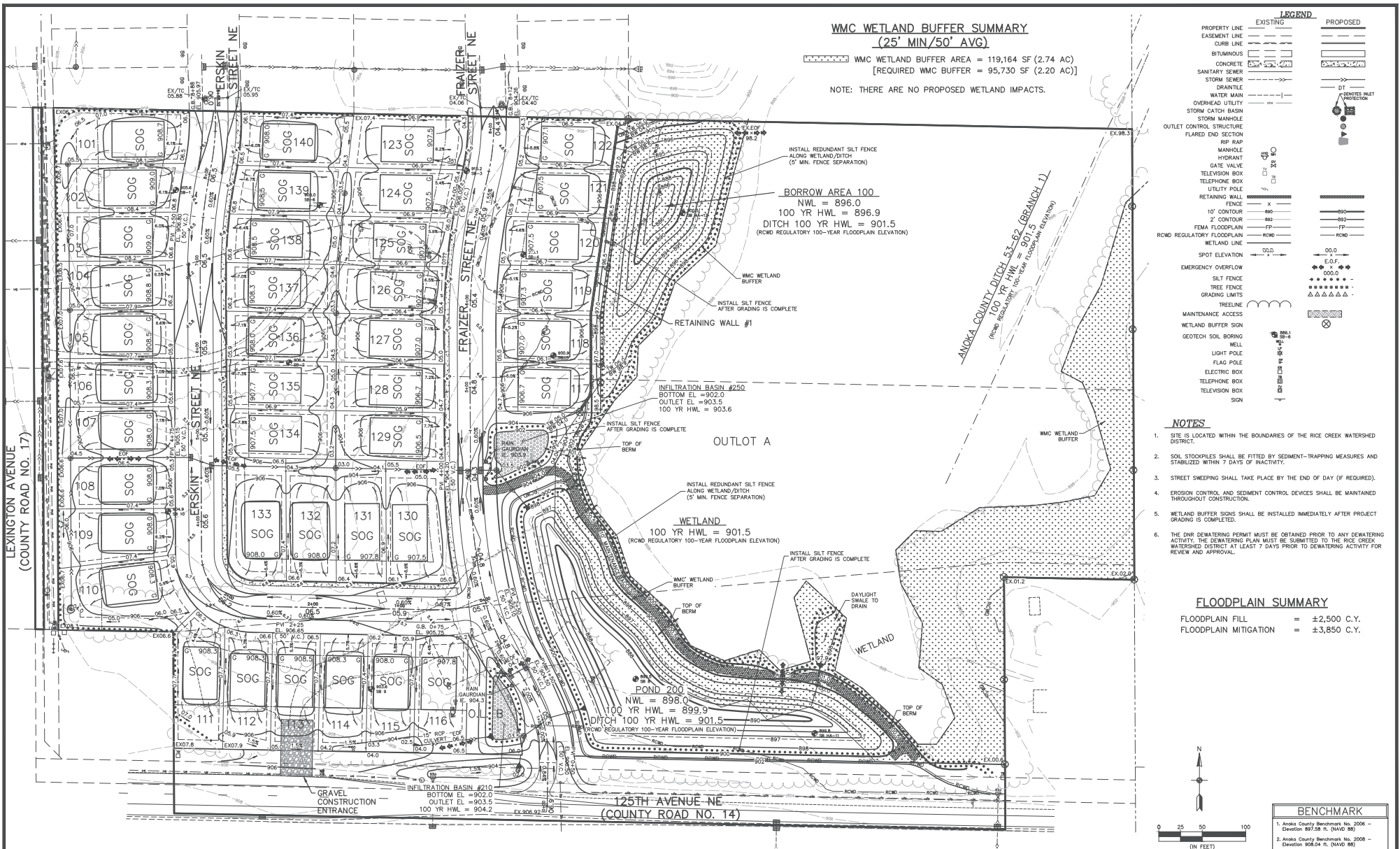
CRISPIN COVE
Blaine, Minnesota

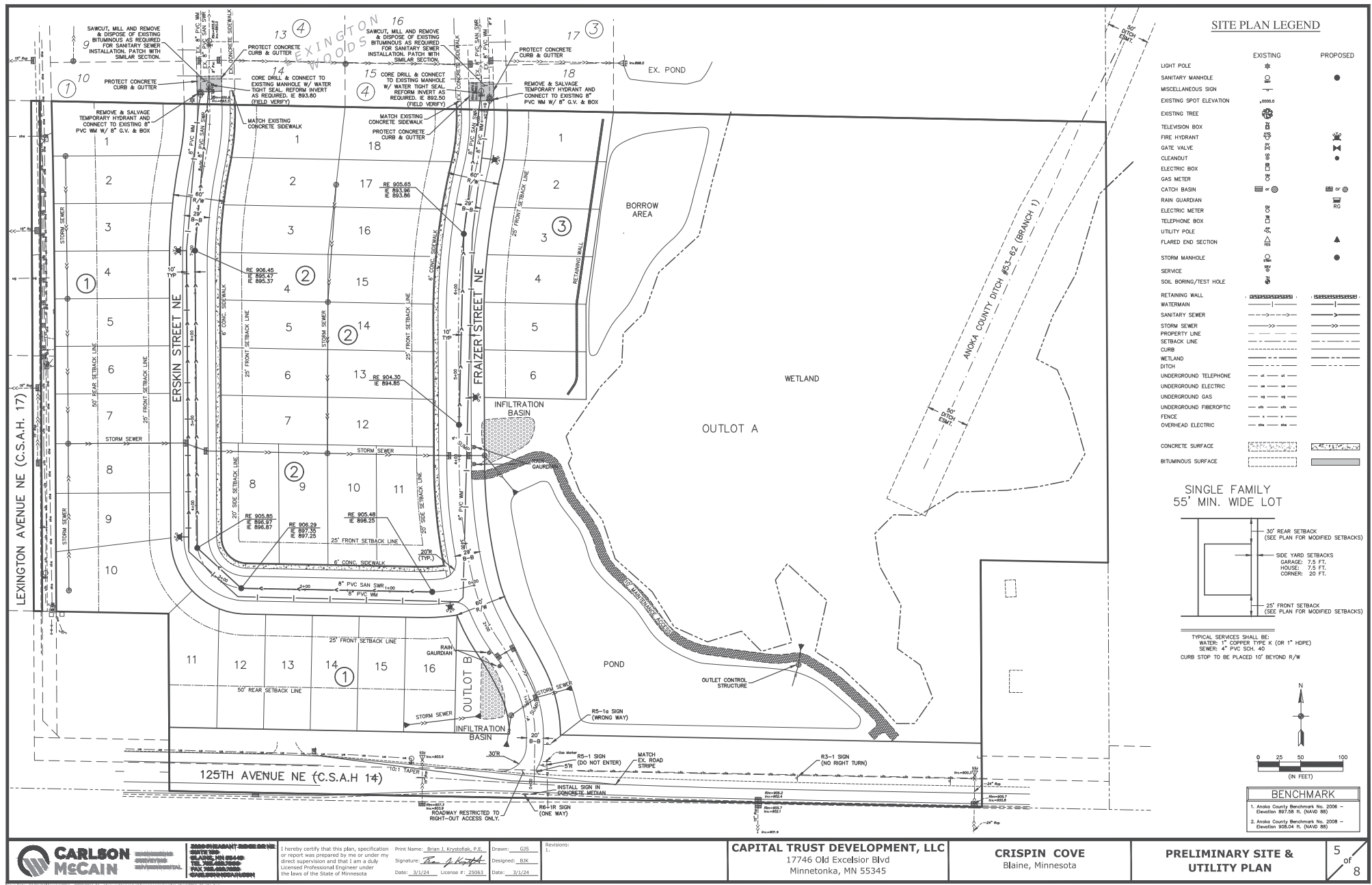
**PRELIMINARY
LANDSCAPE PLAN**

L1
of 2



#9861_01

















Crispin Cove

Crispin Cove will consist of 40 single family homes designed and built by Pulte Homes. With significant experience and commitment to the community of Blaine Pulte Homes will provide a variety of housing opportunities for a broad demographic group for the local market.

Single Family Homes

The single-family homes will consist primarily of two-story homes ranging in size from approximately 1,500 square feet to 2,100 square feet. The architecture will provide a diversity of design options that blend cohesively with the existing environment. Home prices will start in the \$400,000's.

Architectural Design

Pulte Homes assists each customer in selecting and designing a home that fits their particular needs. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood to ensure diversity in aesthetic and liveability.

Connections and Amenities

Through the incorporation of sidewalks and green space connections to the existing wetlands the land plan and site development provide walkability and community gather through the relationship with the adjacent neighborhoods. Ease of bike and trail use and ability to connect to many locations provides a desirable neighborhood feel within the City of Blaine.

Compatibility

As a single family development Crispin Cove will be an extension of existing adjacent single family homes and development. This project is compatible with the City of Blaine Land Use Plan and Comprehensive plan and currently has access to City infrastructure without any undue burden to services or utilities. Through thoughtful land planning every effort has been made to preserve and protect the existing environment and adjacent wetlands. There will be no wetland impacts proposed to complete this project.

Crispin Cove is a small project that will provide unique homebuying opportunities that are needed throughout the broader market. With the experience and commitment of this team we look forward to bringing this project to Blaine.

From: [Mitchell Macbeth](#)
To: [Patricia Robinson](#)
Subject: Crispin Cove Proposal
Date: Monday, April 1, 2024 8:41:32 AM

Good morning! My name is Mitchell Macbeth. I currently live on 12654 Erskin St NE. We have seen that the Crispin Cove proposal is being presented. I have a few quick questions.

1. Is it safe to assume that the privately owned land that is next to my property has been acquired?
2. How soon would this project potentially begin?
3. There is a row of trees next to my property that separates my property and the privately owned land I was referencing in #1. Will they remain? That was part of the appeal of us purchasing our home.
4. Will the proposed vinyl fence go up to Lexington Woods' privacy fence that is already along the length of Lexington?

Thank you so much for your time and I hope you have a great week!

From: [Nick Karnuth](#)
To: [Planning](#)
Subject: Written Comments for Case PC24-0020
Date: Wednesday, April 3, 2024 10:20:06 AM

Hello,

I'm concerned with the proposed development leveling out the dense forest in the proposed development area. There is hawks, birds, squirrels, and occasionally deer that call this forest home. This proposal, if approved, would be devastating to the surrounding wildlife. I hope the committee will take this into consideration.

Sincerely,
Nicholas Karnuth



City of Blaine

Planning Commission

April 9, 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Homan.

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

4. Public Hearing

4.5. 2024-771 Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255
125th Avenue NE

The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots 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 24-0020 was opened at 8:26PM.

Cathy Wetmore, 4318 124th Lane NE, asked if there was a way to complete this project without disturbing the trees along 125th Avenue. She explained she did not want the eagles nesting in the trees to be disturbed.

Mitchell MacBeth, 12654 Erskin Street NE, stated he emailed several questions to city staff. He reported he was new to the neighborhood. He indicated Lexington Avenue was a very busy road and noted his home backs up to this roadway. He discussed how adding additional units would further compound the traffic concerns along Lexington Avenue. He supported Ms. Witmore's request and asked that the trees along 125th Avenue be saved. He questioned if the vinyl fence would connect to the Lexington Woods vinyl fence. He asked how the emergency vehicle roundabout that cuts into his property would be addressed with the addition of Erskin.

Dan Wetmore, 4318 124th Lane NE, stated he was concerned with the fact Fraizer Street would be coming onto 125th. He questioned if the neighbors would have to bring this concern to Anoka County.

The public hearing was closed at 8:31 PM.

Aaron Briske, engineer on the project, introduced himself to the commission. He explained the fence would be located just outside of the county right of way and would go up to the existing fence.

Planner Kaye indicated the intent would be to connect the fences.

Chair Goracke requested the applicant speak to the issue of the trees.

Mr. Briske stated his intent would be to save as many trees as possible, but with the setbacks, he would not have much of a buffer. He indicated the east side of the property would have a buffer between the wetland and the school.

Commissioner Olson asked if all of the trees along 125th would be lost.

Mr. Briske commented within the limits of the grading plan, there were portions of the trees that would be saved.

Planner Kaye reported with the proposed grading plan, the trees along 125th and Lexington Avenue would be lost. She explained 119 trees would be replanted. She indicated on the east side of the property, trees would be preserved adjacent to the wetland.

Commissioner Halpern questioned if the vinyl fence would have the same look as the existing fence.

Planner Kaye reported the intent would be to have the new fence the same material and color.

Commissioner Olson requested further information regarding the access points.

Project Engineer Barnes reported because this project was adjacent to a county road, the access points were determined by the county. She stated originally the county wanted to deny access to 125th completely but would allow a right out only.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 24-0020A:

- 1. The Development Flex (DF) zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. Development Flex is consistent with the land use designation Low Density Residential (LDR).**
- 3. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020B a preliminary to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove with the following conditions:

Case 24-0020B:

- 1. Park dedication is required for the 40 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer is 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 \$7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of \$70,784.50.**
- 3. Plans and specifications must be approved by the City prior to the start of construction.**
- 4. An Anoka County right-of-way permit is required prior to the start of any site work.**
- 5. A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
- 6. All development signage by separate review.**
- 7. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.**
- 8. The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall**

- landscape plan that includes 119 trees being planted.
9. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.
 10. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
 11. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
 12. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
 13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
 14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
 15. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
 16. The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.
 17. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
 18. All streets will follow the Anoka County street name grid system.
 19. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.
 20. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.
 21. Hydrant locations must be reviewed and approved by the Fire Department.
 22. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
 24. 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.

25. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.
26. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
27. The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020C a conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0020C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

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

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and 7.5 feet for garage
3. Corner side yard setback - 20 feet
4. Rear yard setbacks:
 - a. 25 feet
 - b. 50 feet (Lexington Avenue and 125th Avenue lots)

5. **Maximum building height - 2 1/2 stories or 35 feet.**
6. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and is located within the rear yard.**
7. **The minimum finished floor area above grade for all homes shall be 1,500 square feet.**
8. **All homes shall have a minimum depth and width of 24 feet.**
9. **All homes to incorporate multiple gables or varied roof lines and articulation of the front façade.**
10. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
11. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
12. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.**
13. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-82

Agenda Date	Status
May 6, 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 Construct a 1,440 Square Foot Detached Accessory Building in a Farm Residential (FR) Zoning District at 10900 National Street NE. Jacob Andersen (Case File No. 24-0016/ACK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to construct a 1,440 square-foot detached accessory building for personal storage.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit)	05/06/24
Action Deadline	05/12/24

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

Zoning

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

Surrounding Zoning and Uses

The property is surrounded by FR zoned properties to the north, west, and east. A vacant lot zoned Development Flex (DF) and guided Planned Industrial/Planned Commercial (PI/PC) is located to the south across 109th Avenue.

Existing Conditions

The parcel contains a single-family home with an attached 644 square-foot garage.

History

The home was built in 1987. No previous approvals apply to the property.

Evaluation of Request

Site Plan

The applicant is proposing a 36-foot by 40-foot (1,440 square feet) detached accessory building in the rear yard. Total accessory structure building space is limited to 1,200 square feet or 3,000 square feet with a conditional use permit. The existing attached garage is 644 square feet, bringing the total garage and accessory building space to 2,084 square feet with the CUP request.

The proposed structure will be located in the rear yard and meet a 100-foot setback from the north and south property lines and be located more than 150 feet from the east and west property lines. This exceeds the required accessory structure setbacks for the FR district.

The applicant is proposing to use the building for personal storage, including a camper, boat, and vehicles.

The applicant constructed a 180-foot gravel driveway off of National Street in August 2023 to provide access to the proposed accessory structure. The applicant will be required to pave the first 35 feet of the driveway with asphalt as required in section 29.015(v) of the zoning code.

Architecture

Accessory buildings are required to be compatible with the principal building. The proposed structure matches the principal dwelling architecturally, and the applicant has stated their intent to paint the dwelling to match the color of the proposed accessory structure.

Tree Preservation

The applicant stated no significant trees were removed when clearing the area for the proposed structure.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed accessory structure will not require utility services. The existing building will continue to utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA floodplain on the existing site. A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the property. No new access points will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The proposed accessory building will not create an additional burden on existing public facilities 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. (Ord. No. 20-2447, 7-20-2020)
 - The proposed accessory building will be located approximately 310 feet from the nearest neighboring dwelling to the east, and will be consistent with other properties in the area that have received similar approvals for larger detached accessory structures.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The accessory structure will be constructed to match the existing dwelling, 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 FR 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 designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map
Site Plan

Pictures
Narrative
Public Comments
Unapproved Planning Commission Minutes 4/9/24

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 PC Minutes 040924



City of Blaine

Signature Copy

Resolution: RES 24-82

Resolution Granting a Conditional Use Permit to Construct a 1,440 Square Foot Detached Accessory Building in a Farm Residential (FR) Zoning District at 10900 National Street NE. Jacob Andersen (Case File No. 24-0016/ACK)

WHEREAS, an application has been filed by Jacob Andersen as Conditional Use Permit Case File No. 24-0016; and

WHEREAS, said case involves the property described as follows:

Lot 4 Block 1 JOY ACRES

WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 6, 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 27.04, 29.014(k) and 29.015(v) of the Zoning Ordinance to construct a 1,440 square foot detached accessory building in a Farm Residential (FR) zoning district with the following conditions:

1. The proposed accessory structure to match the existing dwelling in terms of architectural style and exterior color.
2. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.
3. The detached accessory structure (total accessory building space) is limited to 2,084 square feet.
4. The driveway shall be paved with asphalt for the first 35 feet off of National Street. This work shall be completed at the time of the Certificate of Occupancy (C/O) walk through.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

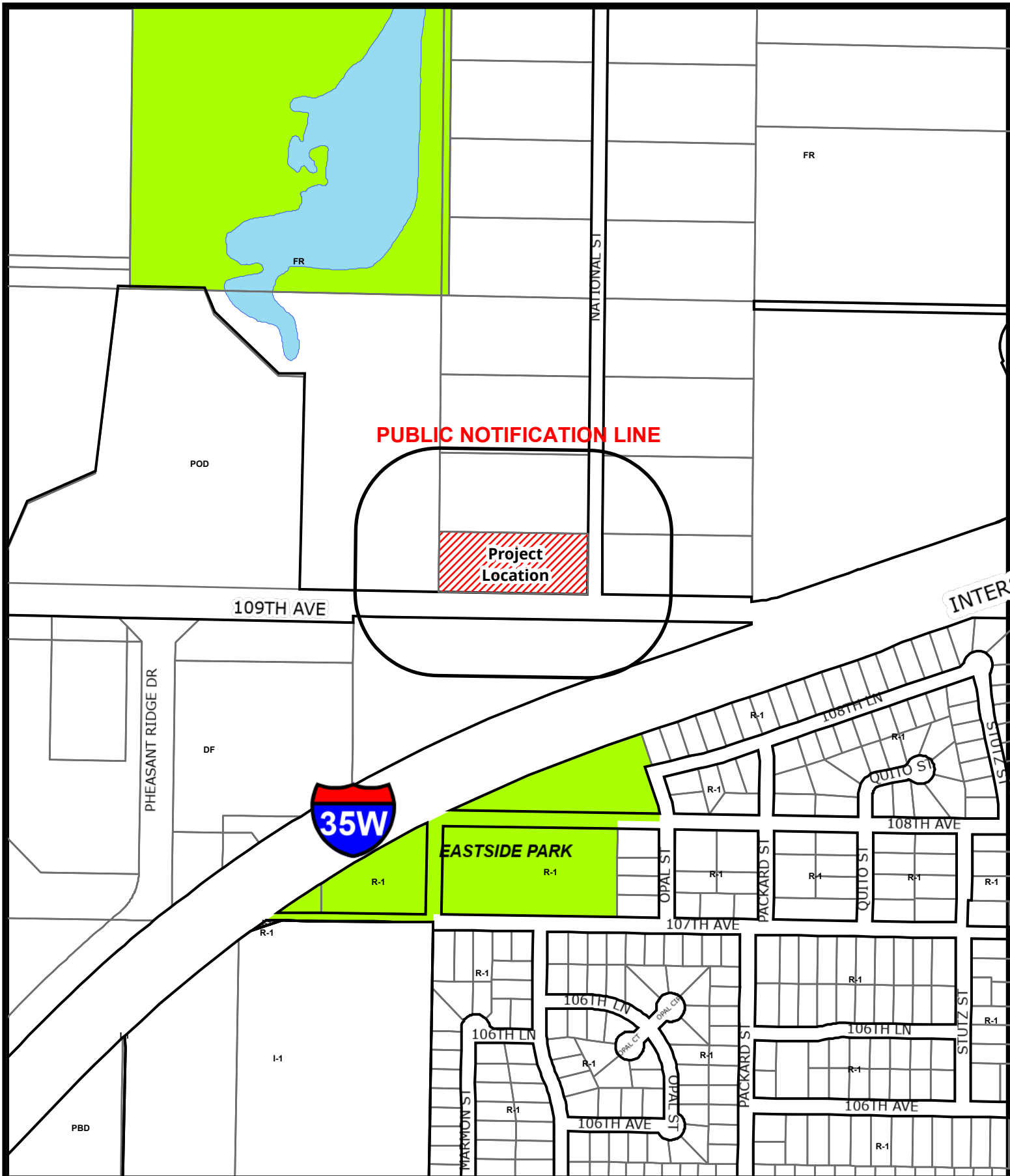
Signed by

Tim Sanders, Mayor



Signed by

Cathy Sorensen, CMC, City Clerk

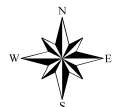


Case File No. 24-0016
Jacob Andersen



BlaineMN.gov

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



10900 National Street NE



Parcel Information:

13-31-23-43-0004
10900 NATIONAL ST NE
BLAINE
MN 55449

Approx. Acres: 3.66

Plat: JOY ACRES

Commissioner: JEFF REINERT

Owner Information:

ANDERSEN, KIMBERLY A
10900 NATIONAL ST NE
BLAINE
MN
55449



Anoka County GIS

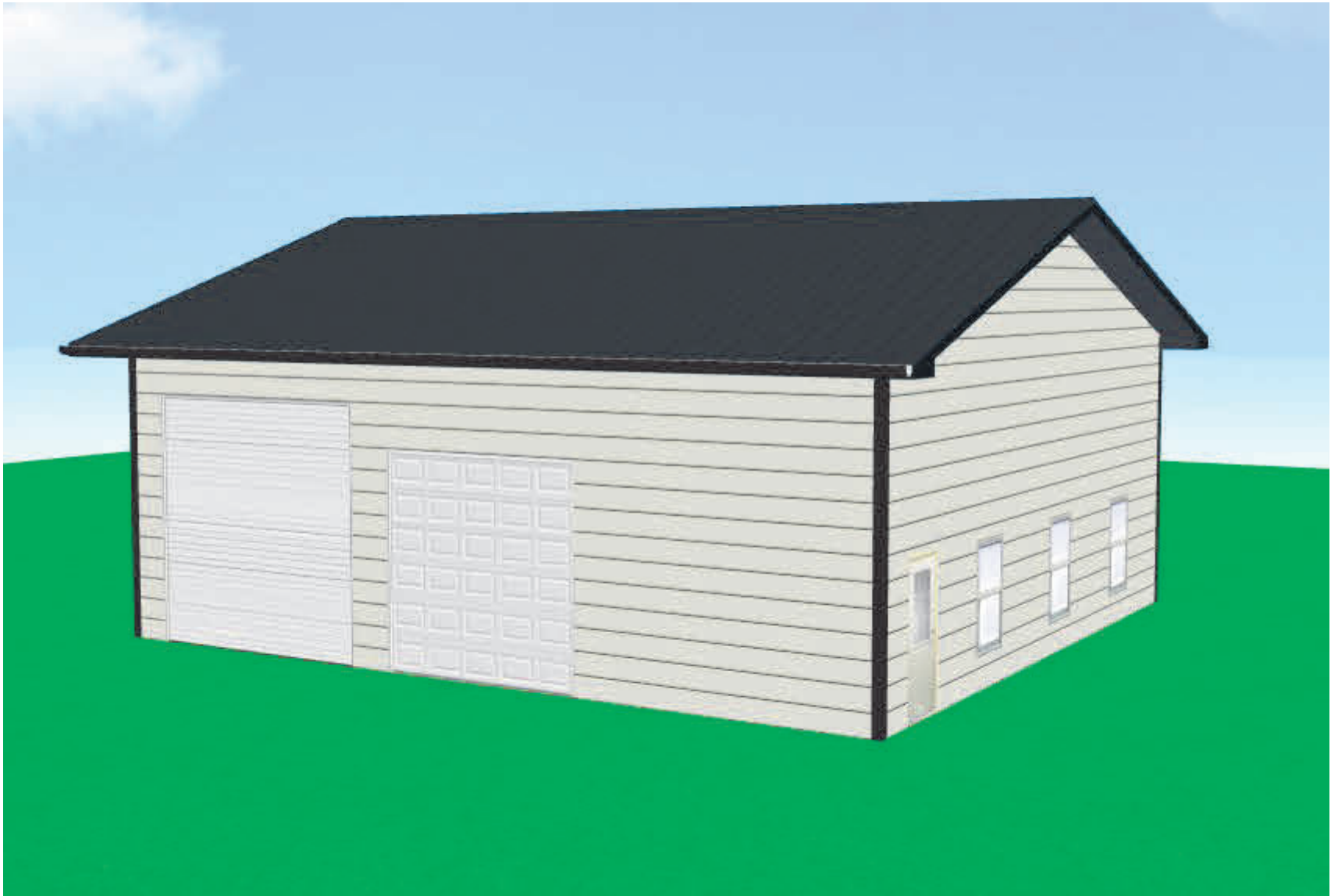
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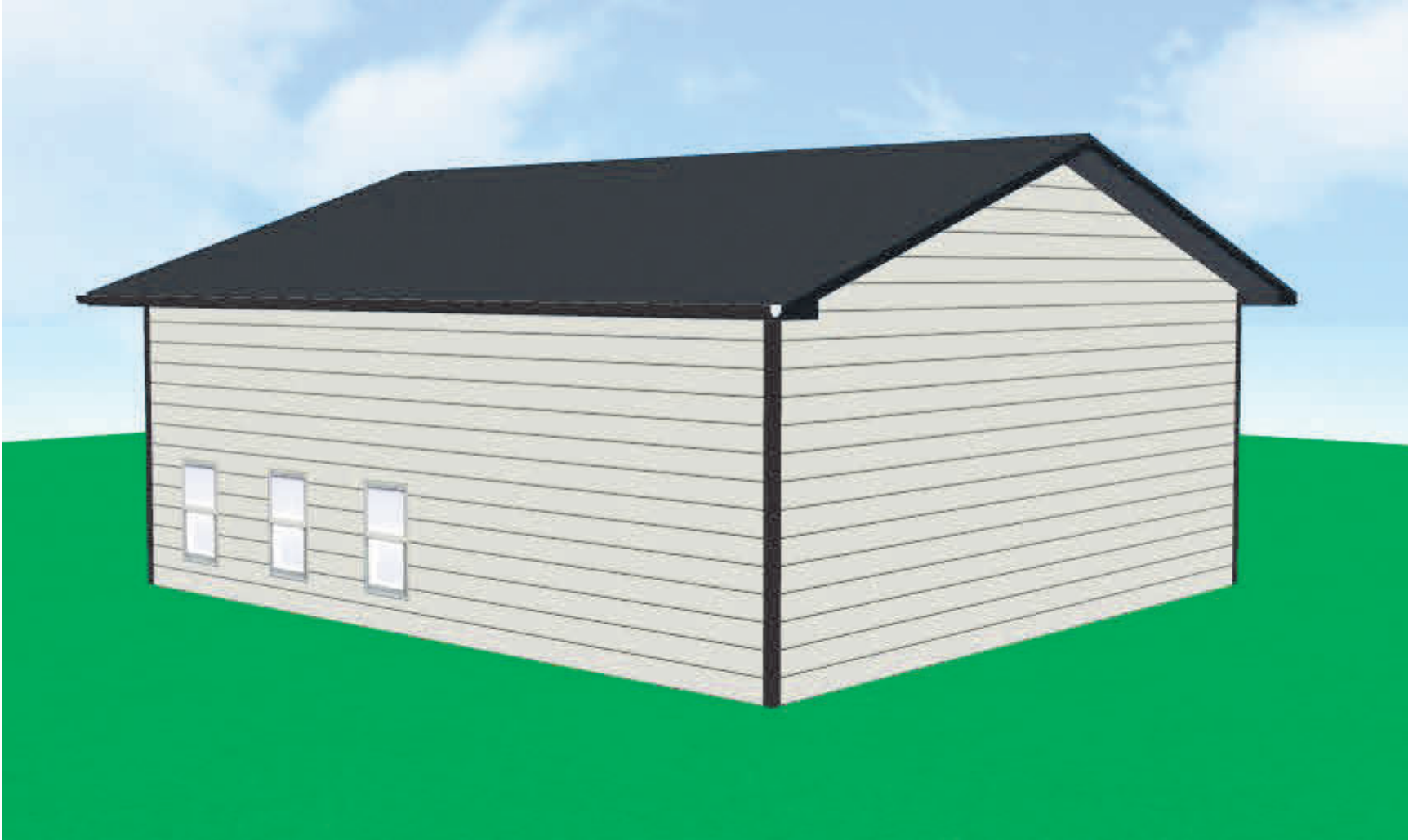
Date: 2/14/2024

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.









10900 National Street NE Accessory Building Project

We, Jacob and Kimberly Andersen, are requesting a conditional use permit to allow up to 3,000 sq feet of accessory building on our property, 10900 National Street NE. Currently, we have a 644 sq ft attached garage where we park one of our two vehicles and all of our various bicycles, lawn mower, and a small workspace. The current garage needs to be deeper to accommodate our second vehicle. As our family has grown, we want to add larger items, such as a boat and camper, to take on vacations. We need more space to park them out of the weather in our current driveway. Constructing a new 36 ft x 40 ft accessory building would allow us to park our items on our property and within a safe space out of the harsh winters of Minnesota. Within this space, I would have a work area for my projects as they come up. I would enjoy working on my vehicles and lawn mower in a space that is more conducive to working on these items instead of our garage, where there is no room to work. This building would allow our family to grow and have the space to protect our property and allow room for our family to utilize in many different ways as our family grows and gets older. Having a indoor large space to allow the girls to play, ride their bikes, and practice sports during the long winter with shorter days will be a great benefit for our family. As well this would allow space for our kids to gather with their friends in a space conducive to being active.

The building would be located in our backyard, away from National Street. We selected this location on the property so that the building would not remove any already open space for our children to play. The building would also be set back away from both streets and not be very visible from either National Street or 109th Avenue. The accessory building will not be seen from either street. We selected the location on the property due to the ease of access and the privacy provided by the trees. The location has already had a few trees and scrub brush removed so we can park a trailer and provide more open space for our girls to run around. Our house is currently painted red with white trim, however, the proposed building design would be white with black trim and a black roof. The plan is that when we paint the siding on the proposed building, we will change the paint scheme of the house at the same time to match the building.

The grading around the building would be done so that any rainwater would be funneled around the building and would still have proper drainage and flow in the same direction so as not to hinder any other property. There is plenty of dirt around the property to correct the grading. We are prepared to bring in more if necessary to ensure that the rainwater runoff will not affect any other building or property. We understand that any work that we do on the property is required to limit the impact to our neighbors as well.

So I appreciate your consideration for the Conditional Use Permit for our property and would be willing to answer any question or requests for additional information.

.

From: [daly](#)
To: [Planning](#)
Subject: Case: PC24-0016
Date: Tuesday, April 9, 2024 10:28:13 AM

I have the house next door to Jacob Anderson and I just wanted to let your know that building is fine with me. After all this is why we all live out here and I have wanted to do the same for quite some time.

Patrick Daly
10950 National St NE



City of Blaine

Planning Commission

April 9, 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Homan.

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

4. Public Hearing

- 4.1. 2024-773** Case File No. 24-0016 // Jacob Andersen // 10900 National Street NE
The applicant is requesting a conditional use permit to construct a 1,440 square foot detached accessory building in a Farm Residential (FR) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0016 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0016 based on the following conditions:

Case 24-0016:

- 1. The proposed accessory structure to match the existing dwelling in terms of architectural style and exterior color.**
- 2. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.**
- 3. The detached accessory structure (total accessory building space) is limited to 2,084 square feet.**
- 4. The driveway shall be paved with asphalt for the first 35 feet off of National Street. This work shall be completed at the time of the Certificate of Occupancy (C/O) walk through.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.



City of Blaine

Staff Report

File Number: RES 24-83

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting a Variance to the Front, Side, and Rear Yard Setbacks for Decks for All Units Within Clover Leaf Farms 5th Addition at 288-591 97th Lane NE, 292-570 96th Lane NE, and 405-595 Clover Leaf Parkway NE. Parkway 1 Townhome Association (Case File No. 24-0017/EES)

Executive Summary

The applicant is requesting a variance to allow for deck expansions on legal nonconforming townhomes. The proposed deck expansions would be up to 10 feet by 20 feet.

Background

Planning Commission (Public Hearing)	04/09/24
City Council (Variance)	05/06/24
Action Deadline	05/11/24

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Zoning

Clover Leaf Farms 5th Addition is zoned High Density Multifamily Residential (R-3C) which allows for townhomes, quad homes, and apartments.

Surrounding Zoning and Uses

The subdivision is adjacent to similar R-3C subdivisions to the north and south, on both sides of Clover Leaf Parkway. The homes in the subdivision furthest from Clover Leaf Parkway are adjacent to single family homes zoned Single Family (R-1) or Development Flex (DF).

Comprehensive Land Use

The subdivision is guided Medium Density Residential (MDR).

History

Clover Leaf Farms 5th Addition was platted in 1982 and the property was zoned R-3 at the time. In 1984, a new zoning code was adopted, establishing the R-3 A, B, and C districts, which allow for varying levels of density. The homes in the subdivision were constructed between 1982 and 1986. The R-3 district did not have setbacks for quad homes, other than a requirement that structures be at least 25 feet from each other. The properties were rezoned to R-3C in 1986. The R-3C district established setbacks for townhomes and quads, which the homes already completed or under construction did not meet. Since the homes were in conformance with the code at the time of construction, they are considered legal nonconforming and may remain in their current condition, but cannot be expanded. This is also true of many other townhome and quad developments in the Clover Leaf Parkway area.

Evaluation of Request

Code Requirement

The applicant is requesting a variance from the front, side, and rear yard setbacks for decks. Decks are permitted to encroach into the building setback up to 25% of the setback. The required building setbacks and deck setbacks and the requested deck setbacks are listed below:

	Buidling Setback	Deck Setback	Requested Deck Setback
Front	55 feet	41.25 feet	12 feet
Side	30 feet	22.5 feet	15 feet
Rear	30 feet	22.5 feet	15 feet

The requested deck setbacks were based on the construction of 10 foot by 20 foot decks on all properties. The original decks are 8 feet by 10 feet. No decks are located in front yards adjacent to Clover Leaf Parkway, which is a thruway road. Of the 160 units located in the plat, 10 are adjacent to single-family detached homes. The narrowest existing building setback on those 10 lots is 50 feet. The remaining lots are either adjacent to other homes within the subject plat or are adjacent to similarly nonconforming townhome developments.

Grading/Storm Drainage

The expansion of any deck should be reviewed during the building permit process to ensure that the existing grading is not altered with any significance. The existing storm drainage pattern of the area will be required to be maintained.

Wetlands/Watershed

Some properties located within the Cloverleaf Farm 5th Addition may have additional floodplain concerns to be addressed prior to expanding the existing decks. A map and list are included for reference. Sixteen parcels have been identified by the Coon Creek Watershed District as having potential floodplain near the existing deck footings. Expanding the deck footings into the floodplain could cause the properties to be required to carry additional FEMA flood insurance. These 16 parcels should be reviewed by the Engineering Department to compare proposed footing locations to the Coon Creek Watershed District's flood elevations prior to expansion of the decks to ensure compliance with FEMA flood insurance requirements. Depending on findings, it may be in the homeowner's best interest to not expand the deck to avoid FEMA flood insurance requirements and to protect potential flooding of the property.

Access/Street Design

The alteration to the required setbacks of the properties and potential expansion of a deck will not result in any additional access to any property. Additional street design is not required.

Easements/Right-of-way/Permits

The alteration to the required setbacks of the properties and potential expansion of a deck will not require any additional easements or right-of-way changes. If a deck is rebuilt or expanded, a building permit will be required to be obtained.

Variances (Section 27.06)

(a) Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the land owner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued. The applicant has provided responses to the variance criteria which are attached.

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the ordinance, and

- The proposed variance is in harmony with the purposes of the zoning code to ensure compatible land and structures.

(b) When the variances are consistent with the comprehensive plan.

- The proposed variance is consistent with the comprehensive plan and the proposed deck setbacks are consistent with similar setbacks on other MDR guided townhome developments with Development Flex zoning.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

(a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

- The construction of decks up to 12 feet by 20 feet is a reasonable use of the subject properties.

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

- The nonconforming nature of the decks is due to the rezoning that occurred following construction of the subject units from a district with no setbacks for buildings or decks to one with setback requirements that were not met by the existing homes.

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

- The narrower setbacks will primarily impact homes within the subject subdivision and homes in neighboring subdivisions that are similarly nonconforming, since the 10 homes adjacent to single family homes have at least 50-foot setbacks from the property lines shared with single-

family homes. This ensures that the variance would not alter the essential character of the locality.

(d) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- The requested variance is not for economic considerations.

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

- The requested variance is the minimum necessary to facilitate the proposed maximum deck size of 12 feet by 20 feet, which is a reasonable deck size on a quad home.

Attachment List:

Zoning and Location Map

Applicant Narrative

Variance Criteria

Board Authorization for Application

Public Comments

Unapproved Planning Commission Minutes 4/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the variance. Five written comments were submitted in favor of the variance. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Resolution: RES 24-83

Resolution Granting a Variance to the Front, Side, and Rear Yard Setbacks for Decks for All Units Within Clover Leaf Farms 5th Addition at 288-591 97th Lane NE, 292-570 96th Lane NE, and 405-595 Clover Leaf Parkway NE. Parkway 1 Townhome Association (Case File No. 24-0017/EES)

WHEREAS, an application has been filed by Parkway 1 Townhome Association as Case File No. 24-0017 for a variance to the front, side, and rear yard setbacks for decks for all units within Clover Leaf Farms 5th Addition; and

WHEREAS, said case involves the land described as follows:

Clover Leaf Farm 5th Addition

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 9, 2024 and the Planning Commission recommends approval; and

WHEREAS, the Blaine City Council has reviewed said case on May 6, 2024.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby approved per Sections 27.06 and 29.106 of the Zoning Ordinance to allow a front yard setback of 12 feet, side yard setback of 15 feet, and a rear yard setback of 15 feet for decks for all units within Clover Leaf Farms 5th Addition, with the following findings:

1. The nonconforming nature of the existing townhomes limits the ability to have reasonably sized decks and constitutes a practical difficulty.
2. The nonconforming property lines are generally within the subdivision or are adjacent to similarly nonconforming townhome and quad developments. Properties that are adjacent to single family neighborhoods have at least 50 foot building setbacks, which ensures that the proposed deck expansions would still be in harmony with the intent of the zoning ordinance and not alter the essential character of the locality.
3. The variance is not for economic reasons.
4. The requested variance is the minimum necessary to facilitate the proposed maximum deck size of 12 feet by 20 feet, which is a reasonable deck size on a quad home.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

Signed by _____



Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



Case File No. 24-0017
Clover Leaf Farms 5th Addition



This application for a variance is being applied for on behalf of the Parkway 1 Townhome Association. The Association encompasses the townhomes from 288 – 591 on 97th Lane Ne, 292 – 570 on 96th Lane NE, and 405 – 595 on Cloverleaf Parkway NE. The townhomes were built in the early 1980s. The association and the City of Blaine have allowed for the expansion of decks from the original 8' x 10' size to one of 5 association approved plans with the largest being 12' x 20' in size.

It was recently brought to our attention by the City Planning Department that the decks on many of the units do not meet City setback requirements for this zoning district. It turns out that many of the buildings do not meet those setback requirements either. We were informed that any decks which are 8' x 10' will not be allowed to expand, but if a deck has been expanded then it can be rebuilt to match the expanded dimensions.

Due to the age and condition of the current decks we plan on having 10 to 15 decks rebuilt each year. Since 8' x 10' does not allow for much usable deck space, some homeowners then ask about expanding the size of their deck. We don't believe it is fair to those homeowners to now tell them that they are not allowed to have a larger deck while many of their neighbors are enjoying expanded decks.

With this application for a variance, we simply ask that expansion of decks be allowed to meet the following setbacks.

Front yard 12'
Side yard 15'
Rear yard 15'

Those measurements reflect the buildings which are closest to the property lines. While not all decks would need a variance to be expanded most would. We are requesting this variance for the expansion of decks only and want to assure everyone involved that we do not want this for the construction of additions to the structures such as 3 or 4 season porches.

Applicant Variance Criteria

1. Use in a reasonable manner.

This proposed setback variance would allow homeowners to enlarge their existing 8' x 10' decks which is inline with decks that have been allowed to be enlarged in the past.

2. Circumstances unique to the property not created by the landowner.

It has only recently come to our attention that many of the decks and the buildings do not meet the City of Blaine setback requirements for this zoning district. Due to the way the quad home buildings are situated on the lots, half of the decks in our association face the street which is the front yard setback and in most cases the buildings and the decks do not meet the setback standards.

3. Will not alter the essential character of the locality.

The expansion of the decks throughout the association blends beautifully with the surrounding areas and does not degrade the overall look of the community. In fact, the expanded decks enhance the character of the units as well as improve the overall value of the properties. The expansion of the decks has been allowed in this association as well as within two other quad home associations along Cloverleaf Parkway.

4. Economic Considerations.

This is not a request based on economic consideration, rather it is a request based on fairness as well as enhancing the aesthetics and values of the homes in the association.

5. Minimum Variance.

We are seeking a minimum variance request of the required setbacks to allow for the expansion of decks only. We do not want the expansion of the buildings, such as 3 or 4 season porches. The largest deck size allowed by the association has historically been 12' x 20' with most homeowners requesting a 10' x 16' expansion. We respectfully request a variance for the front yard setback to be 12', the side yard setback to be 15', and the rear yard setback to be 15'.

The *Parkway / Townhouse Association* Board of Directors has unanimously voted and approves this application asking for a variance to the zoning district setbacks to allow for the expansion of the deck if a homeowner so chooses. Elected Directors to the Board include:

Tom Schmolke, President
288 97th Lane NE
Blaine, MN 55434

Gary Montague, Vice President
561 96th Lane NE
Blaine, MN 55434

Natalie Hideg, Treasurer
494 97th Lane NE
Blaine, MN 55434

Derek Walton, Secretary
510 97th Lane NE
Blaine, MN 55434

Steve Zechmeister, Director At Large
457 96th Lane NE
Blaine, MN 55434

Jean Jorgenson, Director At Large
482 96th Lane NE
Blaine, MN 55434

Laurie Scott, Director At Large
369 97th Lane NE
Blaine, MN 55434

This application was submitted originally on March 6, 2024, on behalf of the Association by, Natalie Hideg, Treasurer. Phone number: 630-439-5109.

Natalie Hideg 3/12/2024

From: [Derek Walton](#)
To: [Planning](#)
Subject: Notice of Public Hearing Before the Blaine Planning Commission for The residents of Parkway 1 Townhome Association
Date: Wednesday, April 3, 2024 10:32:29 PM

Hello, my Name is Derek Walton and I am a resident at 510 97th lane NE in Blaine, at the Parkway 1 Townhome association. I am writing in to express my dissatisfaction of the zoning set back rules recently that effect our community. This is the language tha was used to describe the set back " The Planning Department has determined that we, the Homeowners in Parkway 1, are no longer able to enlarge our decks due to the zoning setback requirements for this zoning district."

I do not think it is fair all of a sudden for this to happen taking away some of the possibilities for current and future owners of homes in the community to not have a larger deck. Especially when up until 2024 all of our enlargement permits and applications were successful.

I am unable to make it to the hearing on 4/9/2024 but I would really appreciate it if this new set back rules are not to impact my and other future owners deck options. I would like for the application for exception to be approved.
Thank you,

Derek Walton
CHS Inc. Enterprise Data Analyst
763-458-6491

From: [Joni Bria](#)
To: [Planning](#)
Subject: Case: PC24-0017, Parkway I Townhouse variance application
Date: Sunday, April 7, 2024 6:31:43 PM

Case: PC24-0017

I am a resident of Parkway I Townhouse complex (Clover Leaf Farm 5th Addition) and am writing regarding the variance request for deck enlargements on our properties. As a homeowner, I'm requesting that you vote to allow the variance. When I purchased my Townhouse 4 years ago, one of the things I considered when putting in an offer was the ability to enlarge the deck in the future. Many of the neighbors have been able to expand their decks and those of us with smaller decks are now being told an expansion would not be allowed.

As stated in the submitted application, we don't believe it is fair to homeowners with smaller decks to now be told they are not allowed to have a larger deck while many of the neighbors are enjoying expanded decks.

If approved, this would allow for more space for deck furniture, and would improve the resale value of our townhomes.

As a townhouse owner in Parkway I, I'm asking that you approve the variance application.

Thank you for your time.

Joni B
465 96th Lane NE
Blaine, MN 55434

From: [aimee thunborg](#)
To: [Planning](#)
Subject: Duck enlargements for homeowners in parkway 1
Date: Sunday, April 7, 2024 6:57:02 AM

I am writing to express my concern of the planning committee to not allow deck enlargements in my community. This should be the home owners choice and financial responsibility. There are currently many enlarged decks that raise the value and eye appeal for selling your home. Our enlarged decks also give our home owners a more functional outdoor space as we do not have patios or large enough yards to entertain guests. Thank you for your time and consideration to what this does to our home values and outdoor space usage.

Aimee thunborg
535 97th ln

Get [Outlook for iOS](#)

From: [Bonita](#)
To: [Planning](#)
Subject: Case: PC24-0017
Date: Monday, April 8, 2024 2:33:38 PM

Please consider approving the variance request submitted by the Parkway 1 Townhome Association with regard to zoning setback requirements for enlarging our decks.

As a resident who has an enlarged deck and appreciated the opportunity to do so, we would like our other neighborhood residents to have the same opportunities.

Thank you for your consideration of this variance request.

Grayle and Bonita Dishon
Parkway 1 Townhome Residents

Bonnie ... Sent from my iPhone

From: [Luke Zabler](#)
To: [Planning](#)
Subject: Case: PC24-0017
Date: Monday, April 8, 2024 8:39:32 AM

This email is regarding the variance proposal for Parkway 1 Townhome Association on the Clover Leaf Farm 5th.

Please support and approve variance.

Thank you!

Luke Zabler
389 96th Ln NE, Blaine, MN 55434



City of Blaine

Planning Commission

April 9, 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Homan.

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

4. Public Hearing

4.2. 2024-774 Case File No. 24-0017 // Clover Leaf Farms 5th Addition (Parkway I Townhome Association) // 288-591 97th Lane NE, 292-570 96th Lane NE and 405-595 Clover Leaf Parkway NE

The applicant is requesting a variance to the front, side, and rear yard setbacks for decks for all units within Clover Leaf Farms 5th Addition.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0017 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:10PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0017 based on the following conditions:

Case 24-0017:

- 1. The nonconforming nature of the existing townhomes limits the ability to have reasonably sized decks and constitutes a practical difficulty.**
- 2. The nonconforming property lines are generally within the subdivision or are adjacent to similarly nonconforming townhome and quad developments. Properties that are adjacent to single family neighborhoods have at least 50 foot building setbacks, which ensures that the proposed deck expansions would still be in harmony with the intent of the zoning ordinance and not alter the essential character of the locality.**
- 3. The variance is not for economic reasons.**
- 4. The requested variance is the minimum necessary to facilitate the proposed maximum deck size of 10 feet by 20 feet, which is a reasonable deck size on a quad home.**

Motion seconded by Commissioner Halpern. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.



City of Blaine

Staff Report

File Number: RES 24-85

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

Resolution Granting a Conditional Use Permit to Allow a 14,524 Square Foot Outside Storage Area in the Light Industrial (I-1A) Zoning District at 8888 Xylite Street NE. Stinson Electric (Legacy 88 LLC). (Case File No. 24-0021/EES)

Executive Summary

The applicant is requesting a conditional use permit to allow for limited outside storage related to a commercial electrical contractor business. The storage is fully screened and behind the proposed building.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit)	05/06/24
Action Deadline	05/11/24

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Zoning

The subject property is zoned Light Industrial (I-1A) and is guided Light Industrial (LI)

Surrounding Zoning and Uses

The property to the north and east (across Xylite Street) are zoned R-1 and R-1AA, both single family districts. The property to the east is the airport and the property to the south is I-1 (occupied by a multi-tenant industrial building, including auto repair).

Existing Conditions

The property is currently undeveloped.

History

The applicant applied for a rezoning in 2023 from I-1 to I-1A to allow limited outside storage as a conditional use. The requested rezoning was approved on October 16, 2023. The applicant is now applying for the necessary conditional use permit to allow for limited outside storage.

Evaluation of Request

Site Plan

The applicant is proposing a 29,239 square foot office warehouse building and a 14,524 square foot outdoor storage area. The applicant proposed that the outdoor storage area be enclosed by an 8-foot tall PVC coated chain link fence with slats. Staff recommends that the fence on the north side, which will be visible from the adjacent residential properties, be an 8-foot-high maintenance free solid fence, such as vinyl or composite.

The outside storage area is proposed to be used for the applicant's commercial lighting contractor business. Storage is proposed to include 2-3 cargo containers, vehicles, and light construction equipment that can be pulled on a trailer by a pickup truck, and trailers. The I-1A district establishes specific standards for limited outside storage and contractor yards in the district. Those are:

1. Outside storage is limited to 50% of the square footage of the building.
2. Outdoor storage shall be fully screened from the right of way.
3. Screen shall be achieved through masonry walls, fencing, berming, landscaping, additional setbacks, etc.,.
4. Height is limited to 12 feet.
5. Outside storage of semi-trucks, semi-trailers, or heavy construction equipment is not permitted.
6. Outside storage areas shall be hard surfaced and surrounded by curb or fencing, as determined by the zoning administrator.
7. Additional screening may be required to effectively screen outside storage from the view of adjacent properties.
8. Storage shall be located in the rear or side yards.

The applicant's proposal meets those requirements with the recommended conditions.

Lighting will be reviewed as part of the building permit process and must meet code requirements for a maximum footcandle level of 0.4 at residential property lines and 1.0 at the road right of way.

Architecture

The building is proposed to be constructed of precast concrete in two colors with textured accents. The entry to the building, on the northeast corner, is proposed to have large glass windows, a metal canopy and a cornice. The I-1A district specifies materials that may be used in the district and the proposed precast concrete and glass meet that requirement.

Landscaping

The applicant provided a landscape plan that meets the requirements of the city code for industrial properties. The following quantities are required:

- Overstory Trees: 16

- Conifer Trees: 12
- Ornamental Trees: 12
- Shrubs: 82

The applicant is receiving credit for the preservation of 5 existing overstory trees (poplar and birch) on the southwest of the site.

Tree Preservation

The applicant is proposing the removal of six trees near the southern property line, including two ash trees, which do not require replacement. Replacement of four trees is required, which is being met by the landscaping provided.

Grading/Storm Drainage

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

Utilities

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

Wetlands/Watershed/FEMA

The construction documents 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.

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two access drives with connection to Xylite Street NE.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (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 outside storage will not create a burden on public facilities 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. (Ord. No. 20-2447, 7-20-2020)
 - The outside storage, with the condition that the fence on the northern side be a maintenance free solid fence, will be compatible with adjoining properties and the intent of the I-1A zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The location and screening of the outside storage will not have an appearance that has 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 use is consistent with the purposes of the zoning district, which is intended to allow for limited outside storage.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Light Industrial designation in the comprehensive plan
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Applicant Narrative

Existing Conditions

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Neighborhood Meeting Summary

Unapproved Planning Commission Minutes 4/9/24

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.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on April 2, 2024. No members of the public attended.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Resolution: RES 24-85

Resolution Granting a Conditional Use Permit to Allow a 14,524 Square Foot Outside Storage Area in the Light Industrial (I-1A) Zoning District at 8888 Xylite Street NE. Stinson Electric (Legacy 88 LLC). (Case File No. 24-0021/EES)

WHEREAS, an application has been filed by RJ Ryan Construction Company as Conditional Use Permit Case File No. 24-0021 for Stinson Electric; and

WHEREAS, said case involves the property described as follows:

UNPLATTED CITY OF BLAINE N 4 ACRES OF E1/2 OF NE1/4 OF SE1/4 SEC 33-31-23 IN ANOKA COUNTY, MN.

WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 6, 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 27.04, 31.14 (k), and 33.08 (f) of the Zoning Ordinance to allow a 14,524 square foot outside storage area and an 8-foot tall special purpose fence in the Light Industrial (I-1A) zoning district with the following conditions:

1. The building, outside storage, and landscaping shall be consistent with the attached site plan.
2. The outside storage area is limited to 14,524 square feet or half of the square footage of the building, whichever is less.
3. The outside storage area shall be enclosed by an 8-foot opaque fence. The northern side of the fence shall be a maintenance-free solid fence, such as vinyl or composite. The remaining sides may be a maintenance free solid fence or PVC coated chain link with slats in a color matching the maintenance free solid fence.
4. Storage is limited to 12 feet in height.
5. Storage is limited to vehicles under 10,000 GVW, trailers that can be towed by a pick-up truck, equipment that can be towed by a pick-up truck (such as mini excavators, scissor lifts, and skid steers), and cargo containers. One vehicle over 10,000 GVW is permitted for each dock door present on the building.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

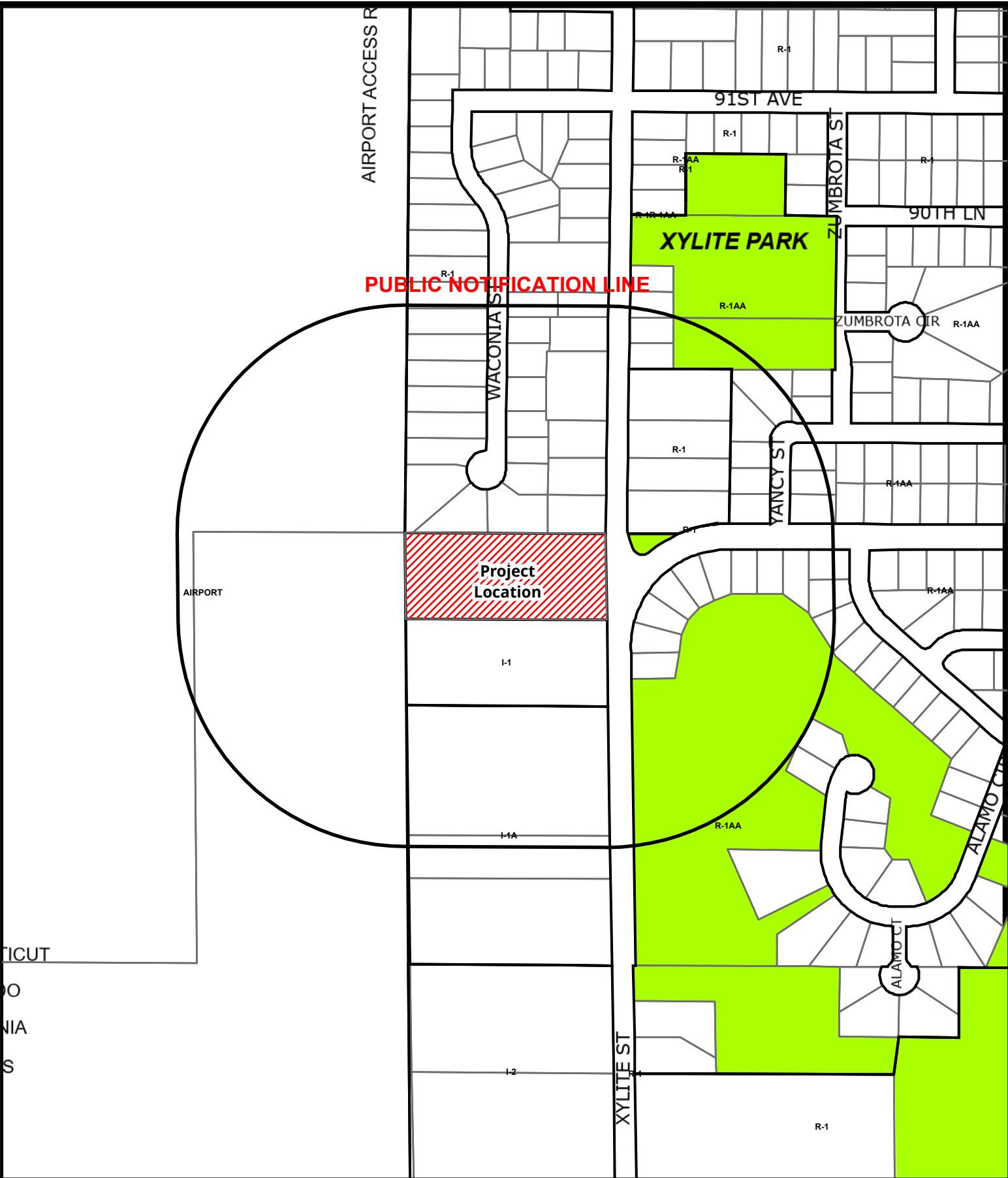


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0021 88 Legacy Xylite Building

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



Stinson Electric Inc. / Legacy 88 LLC
8888 Xylite St NE
33-31-23-41-0006
Outdoor Storage CUP Narrative

We are interested in CUP to allow outdoor storage for the property that we have purchased at 8888 Xylite St NE. The city council granted re-zoning to I1a in October of 2023. We will be building a 29,239 square foot building in the next few months.

This CUP request is for 14,600 square feet of outdoor storage with permanent screening and landscaping. This area is less than 50% of the building footprint.

Our outdoor yard is used primarily to store our three delivery vehicles, two towable boom lifts, 2-3, 20-foot Conex boxes between projects and various trailers to deliver a trencher, scissor lifts, two small skid steers and two mini excavators. Our current property has a 10,000 square foot lot that is concealed from our neighbor's view by an 8-foot screened fence. One of our main incentives for relocating is to increase our yard space.

The parcels to the north are residential and are partially screened from the property by trees and undergrowth. Additional landscaping will be added once the new building is finished to fill in and complete this landscape screening.

The parcel to the south of our lot houses multiple car, truck and bus repair and restoration businesses that generate noise, fumes and utilize a significant amount of the property for unscreened outdoor storage of vehicles in various states of repair. Our building and screened / landscaped storage would provide a buffer between the residences and the existing businesses.

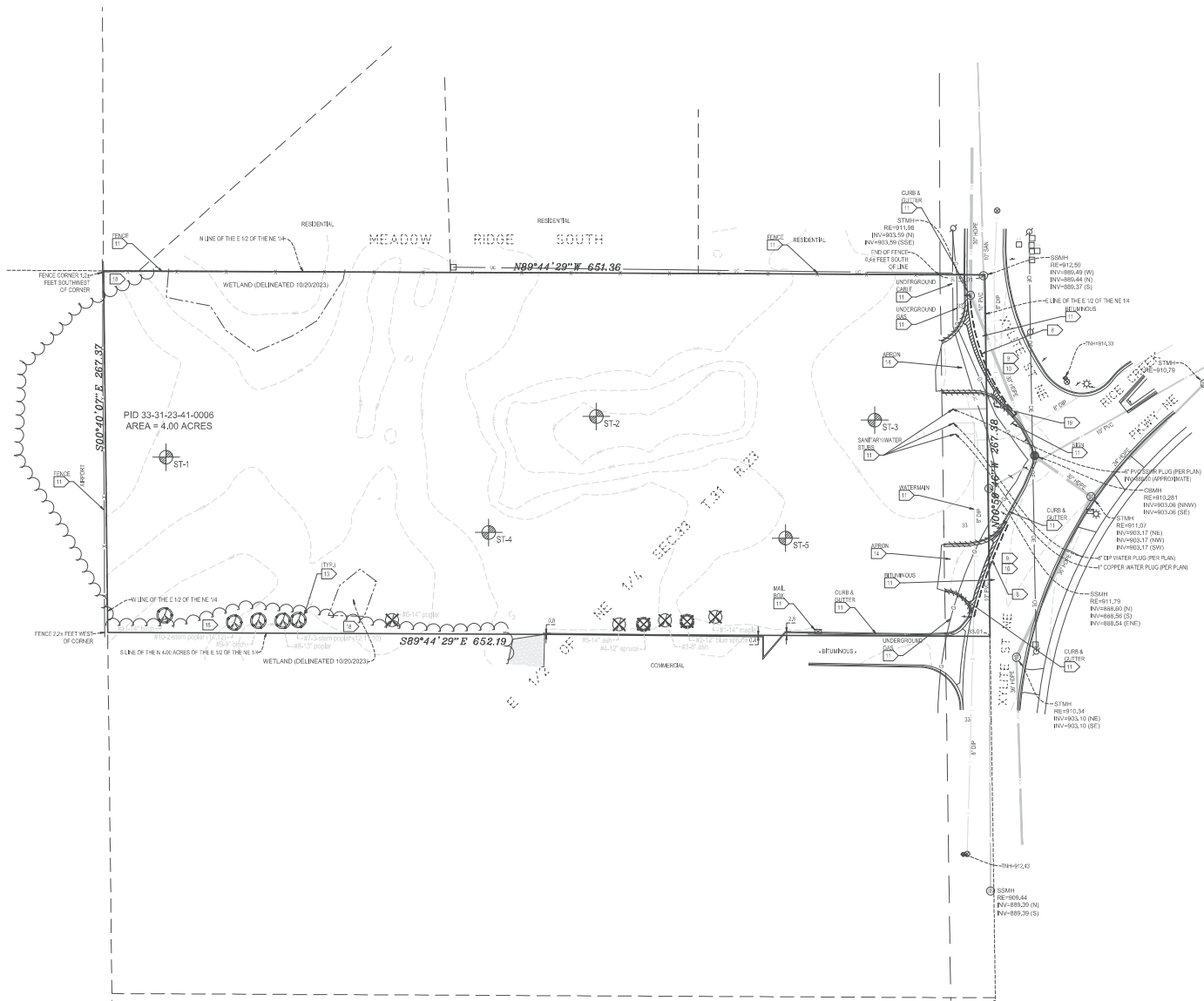
As an electrical contractor, we are a fairly low impact neighbor. Our hours of operation for yard operations and deliveries are 6 am -4 pm Monday through Friday. The office staff work between 6 am and 5 pm M-F. Seventy-five percent of our employees report to remote jobsites each day and drive their company vehicles home each night. All of our trucks are gas powered and we receive only about ten tractor trailer deliveries per week.

We employ about fifty people including engineers, project managers, administrators, logistics team and electricians. We seldom have customers or vendors visit our facility. Our company operates from a business-to-business model, and we do not sell any material or equipment wholesale or retail at the warehouse. Our warehouse is used to store conduit, wire, lighting fixtures and electrical panels we have purchased for specific jobs and held until the projects are ready for the materials.

We have provided the electrical design and construction of numerous industrial, commercial, warehouse and medical facilities in the city of Blaine. We provide ongoing electrical services to these businesses.

We are committed to creating a project that will be a significant aesthetic improvement to our new neighborhood. We appreciate your help in securing this CUP.

Thank you,



EXISTING CONDITIONS

1. Background information shown is from survey by Landform, MN, on July 6th, 2023, expressly for the project: City of Blaine, MN record drawings, utility service providers, and related documents from a delineation report prepared by Upland Environmental Services dated 11/10/2023. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.

2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Brown Kleber, Minneapolis, MN, on November 7th, 2023.

GENERAL NOTES

3. For construction staking and surveying services contact Landform at 612.252.8070.

DEMOLITION AND CLEARING NOTES

4. Obtain permits for demolition, clearing, and disposal prior to beginning.

5. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.

6. See Sheets C3.1-C3.3 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.

7. Reamed.

8. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.

9. Permanent removal: Remove concrete walls and siding to the second standing joint beyond construction limits.

10. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.

11. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.

12. Protect all existing utilities, trees, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition as existing.

13. Reamed.

14. Protect trees indicated with tree protection fencing per Detail C7.10.

15. Remove existing site features including, but not limited to, underground utilities, parking, curbs, corners, riprap foundations, and landscaping within the construction limits unless noted otherwise.

16. Coordinate removal, relocation, termination, and re-use of existing private utility services and accommodations with the utility companies. Review electric, gas, water, sewer, telephone, and other services to be removed or relocated by construction in accordance with utility company requirements.

17. Existing piping and conduits may be abandoned in place if they are in conflict with proposed building or in conflict with proposed utility or structure. Terminate existing conduits at the building site in accordance with prevailing standards.

18. Protect wooded areas outside of the grading limits from construction activity at all times during construction. Contractor shall protect the integrity of the site including but not limited to the roots, logs, stumps, and branches. Refer to Sheet C3.1-C3.3 for proposed grading limits.

19. Remove and salvage existing street signs. Refer to Sheet C3.1 for proposed location.

LEGEND

Tree Protection

Tree Removal

Concrete Removal

Self-Boring

Curb Removal

Pavement Sawcut

DEVELOPER

RJ RYAN CONSTRUCTION INC.
110 MENDOTA HEIGHTS RD
MENDOTA HEIGHTS, MN 55120
TEL: 651-481-0200

MUNICIPALITY



BLAINE

PROJECT

XYLITE BUILDING
BLAINE, MN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	BY
10/20/2023	ISSUE 001: PRELIMINARY	CMC
10/20/2023	ISSUE 002: PRELIMINARY	CMC
10/20/2023	ISSUE 003: PRELIMINARY	CMC
10/20/2023	ISSUE 004: PRELIMINARY	CMC
10/20/2023	ISSUE 005: PRELIMINARY	CMC
10/20/2023	ISSUE 006: PRELIMINARY	CMC
10/20/2023	ISSUE 007: PRELIMINARY	CMC
10/20/2023	ISSUE 008: PRELIMINARY	CMC
10/20/2023	ISSUE 009: PRELIMINARY	CMC
10/20/2023	ISSUE 010: PRELIMINARY	CMC
10/20/2023	ISSUE 011: PRELIMINARY	CMC
10/20/2023	ISSUE 012: PRELIMINARY	CMC
10/20/2023	ISSUE 013: PRELIMINARY	CMC
10/20/2023	ISSUE 014: PRELIMINARY	CMC
10/20/2023	ISSUE 015: PRELIMINARY	CMC
10/20/2023	ISSUE 016: PRELIMINARY	CMC
10/20/2023	ISSUE 017: PRELIMINARY	CMC
10/20/2023	ISSUE 018: PRELIMINARY	CMC
10/20/2023	ISSUE 019: PRELIMINARY	CMC
10/20/2023	ISSUE 020: PRELIMINARY	CMC
10/20/2023	ISSUE 021: PRELIMINARY	CMC
10/20/2023	ISSUE 022: PRELIMINARY	CMC
10/20/2023	ISSUE 023: PRELIMINARY	CMC
10/20/2023	ISSUE 024: PRELIMINARY	CMC
10/20/2023	ISSUE 025: PRELIMINARY	CMC
10/20/2023	ISSUE 026: PRELIMINARY	CMC
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10/20/2023	ISSUE 081: PRELIMINARY	CMC
10/20/2023	ISSUE 082: PRELIMINARY	CMC
10/20/2023	ISSUE 083: PRELIMINARY	CMC
10/20/2023	ISSUE 084: PRELIMINARY	CMC
10/20/2023	ISSUE 085: PRELIMINARY	CMC
10/20/2023	ISSUE 086: PRELIMINARY	CMC
10/20/2023	ISSUE 087: PRELIMINARY	CMC
10/20/2023	ISSUE 088: PRELIMINARY	CMC
10/20/2023	ISSUE 089: PRELIMINARY	CMC
10/20/2023	ISSUE 090: PRELIMINARY	CMC
10/20/2023	ISSUE 091: PRELIMINARY	CMC
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10/20/2023	ISSUE 098: PRELIMINARY	CMC
10/20/2023	ISSUE 099: PRELIMINARY	CMC
10/20/2023	ISSUE 100: PRELIMINARY	CMC

CERTIFICATION

I hereby certify that the drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.



T. O'Leary
License No. 42016 Date 10/20/2023

Signature of the City Engineer or other authorized official of the City of Blaine, Minnesota, is hereby placed on these drawings.

I, the undersigned, being a duly Licensed Professional Engineer and not a member of the State of Minnesota, do hereby certify that the drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PERMIT SET

02/28/2024

LANDFORM

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-8070
Fax: 612-252-8077
Web: landform.net

FILE NAME: C:\101\RLR003

PROJECT NO.: RLJR20003

EXISTING CONDITIONS & DEMOLITION

C1.1

Landform and Site to Finish are registered service marks of Landform Professional Services, LLC.

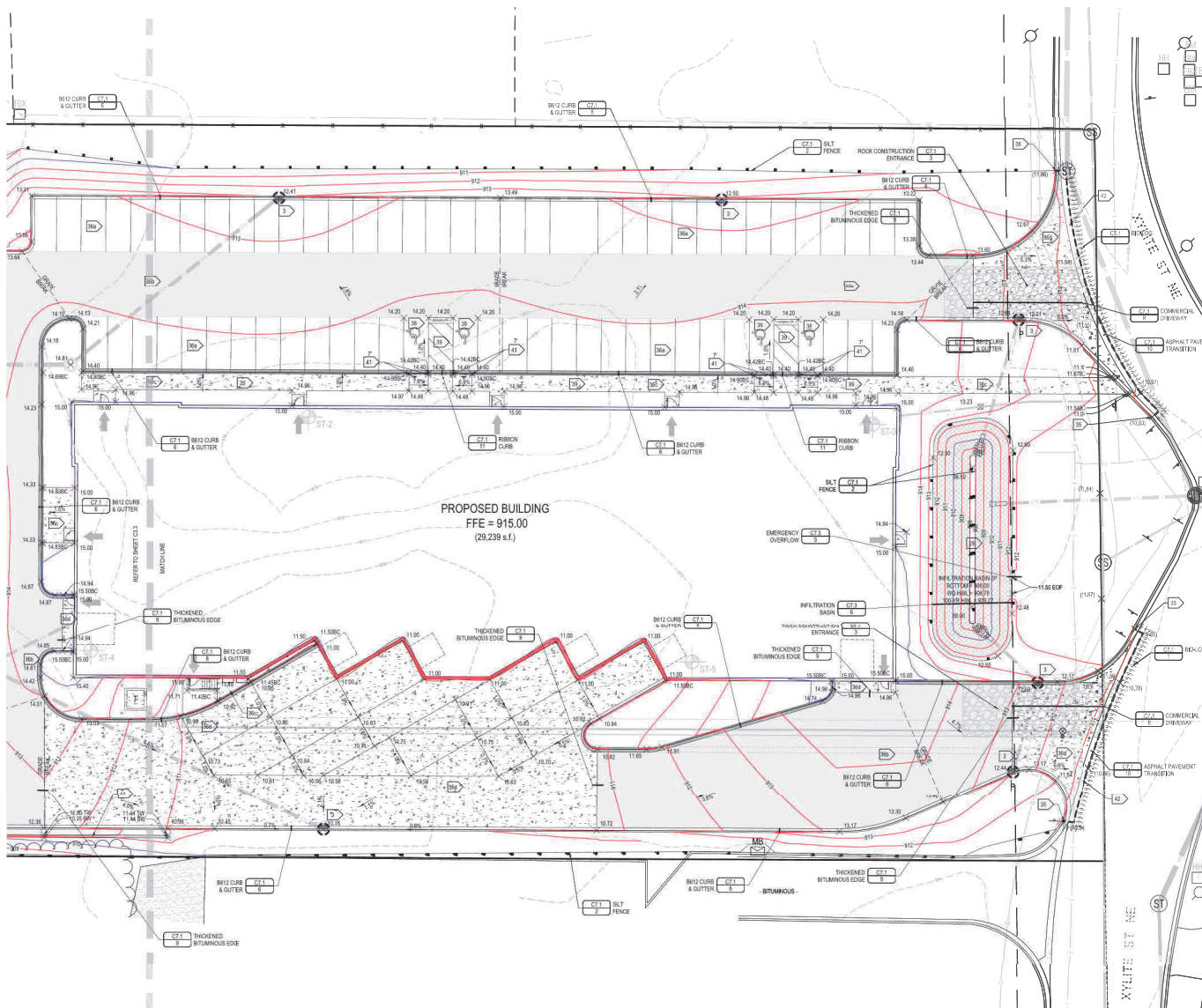
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Know what's Below.
Call before you dig.



NORTH

0 40 80

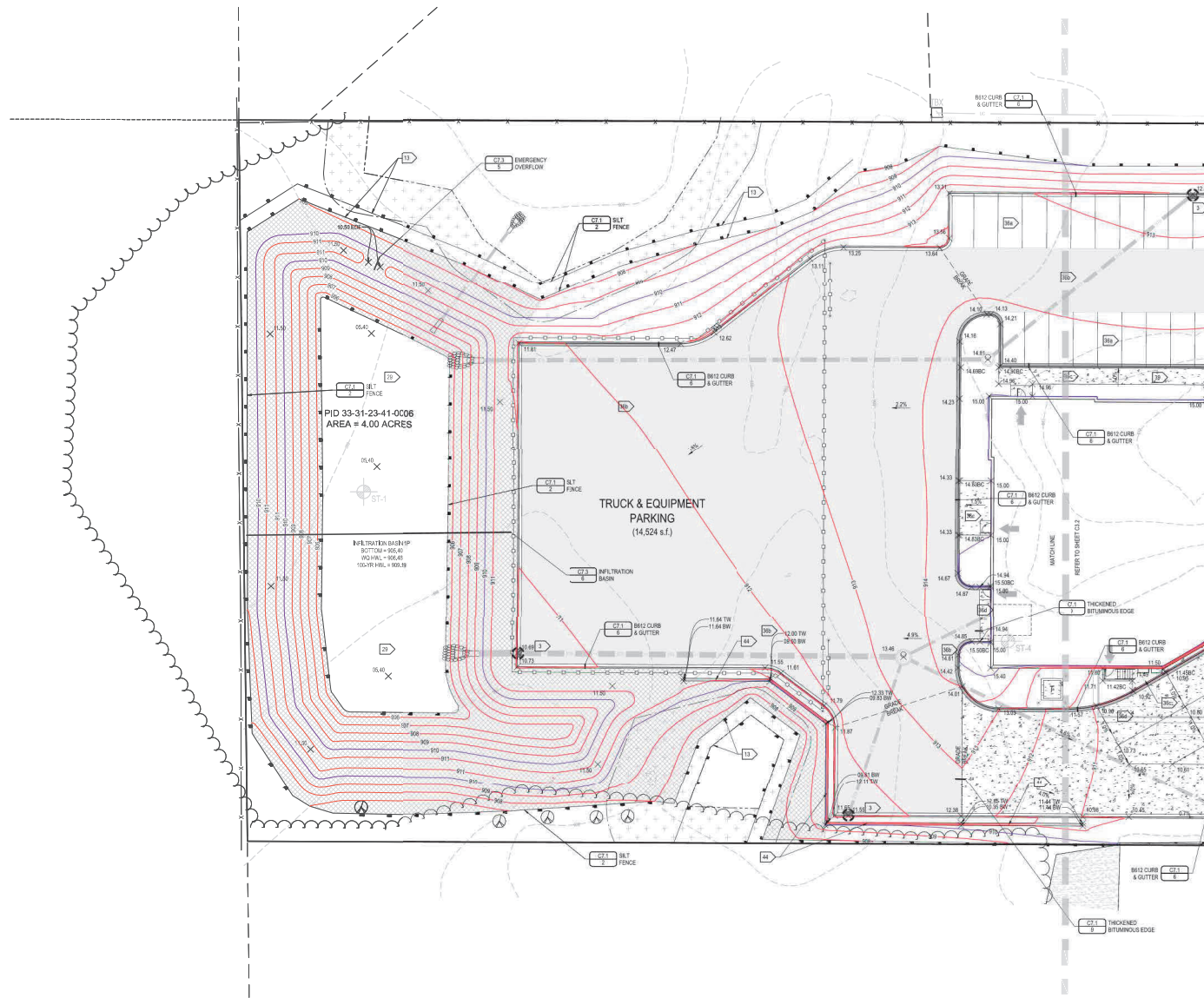


LEGEND		
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Erosion Protection	9 s.f.
	Silt Fence	2,700 L.
	Compact on the Log	200 L.
	Vehicle Tracking Pad	2 s.f.
	Erosion Control Blanket	2,400 sq.
	Tip Out Curb	
	Placement Detail	

- DRY CAST RETAINING WALL NOTES**
1. Dry Cast Concrete Segmental Retaining Walls shall be determined by Owner or Architect. Walls shall have a MINIMUM height of 2.2 feet.
2. Provide structural design of retaining walls, following MNDOT Retaining Wall specifications for minimum design and performance. Provide construction of walls in accordance with approved design.
3. Confirm architectural requirements for wall units with owner.
4. Submit design to City for approval prior to Building Permit review.
5. Provide coordination and assurance that related work completed within the horizontal earth zone, including trenches, underground utilities, guard rails, etc., is in accordance with approved design and does no damage to reinforcing elements of the retaining wall.

- GENERAL NOTES**
- For construction staging and servicing services contact Landform at 612-252-9070.
 - Erosion prevention and sediment control notes.
 - Install perimeter sediment control prior to beginning work and maintain for duration of construction. Remove controls after areas containing runoff are permanently stabilized and dispose of all soil.
 - Install silt fence protection. When R/O or C/S needed, use appropriate, or approved equal. Maintain protection until project is stabilized.
 - Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
 - Management practices shown are the minimum requirements. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
 - Refer to SWPPP Notes on Sheet C3.4 for additional requirements.
 - Reserves.
 - Contractor shall prevent and meet base water from entering the infiltration system and the site is completely stabilized.
 - Stabilization must be initiated immediately to first subgrade when the construction activity in that portion of the site has temporarily or permanently ceased and all soil remains for 14 calendar days.
 - Seed, Soil, Mulch, Erosion Control Blanket, and Fertilizer shall meet the following Specifications, as modified. Seeded areas without erosion control blanket shall be disc mulched.
 - Reserves.
 - Contractor shall prevent and meet base water from entering the infiltration system and the site is completely stabilized.
 - Stabilization must be initiated immediately to first subgrade when the construction activity in that portion of the site has temporarily or permanently ceased and all soil remains for 14 calendar days.
 - Install a double row of silt fence spaced 5' apart around wetlands.
 - Reserves.
- GRADING NOTES**
- Consultability service providers for both facilities of various 72 hours prior to beginning grading.
 - Refer to the Geotechnical Report prepared by Brian Interim, Dated 11/02/21, for additional information on backfill material and groundwater conditions.
 - Remove topsoil from grading areas and stockpile sufficient quantity for reuse.
 - Remove surface and ground water from excavations. Provide stability of stable foundation material if exposed soils are wet and unstable.
 - Rough grade building Pad to 12 inches below Finished Floor Elevation (FFE).
 - Refer to Structural Specifications for earthwork requirements for building pads.
 - An Independent Testing Firm shall verify the removal of organic and crumbly soils, soil correction, and compaction and provide reports to the Owner.
 - Place and compact fill using M Processes matched to soil type and compaction equipment to obtain specified compaction throughout the fill.
 - Compact subsoil in paved areas to 95% of maximum dry density. Standard Proctor (ASTM D1557) except the top 2 feet which shall be compacted to 100%. Compact to 98% density where 18 inch exceeds 15 feet. The fill shall be water 2% of optimum moisture content. In gravelly soils (bottom of the embankment and to be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
 - Coordinate with Architectural for building shop locations. Slopes shown on adjacent walls and pavements should continue over slopes.
 - Reserves.
- INFILTRATION BASIN INFORMATION & TESTING**
- As per completion of infiltration basins. Any equipment used in infiltration areas should be small and tracked. Install protection fencing as shown after basins are constructed.
 - The bottom of surface infiltration basins shall be surfaced to a depth of 12" prior to placement of topsoil or planting media.
 - DESIGN PERMEABILITY RATES: Infiltration Basins 1P and 2P were designed with a permeability of 0.45 inches/hour.
 - TESTING:
 - Infiltration Basins: At the time of basin excavation and prior to placement of any material (plant, char, etc.), permeability testing shall be performed.
 - Contractor to contact Landform at 612-252-9070 or engage a qualified testing firm to measure the permeability of the basin bottom utilizing a Double Ring Infiltration Meter. Modified Philip Cam RFI/ Infiltration or other method approved by the Civil Engineer or Geotechnical Engineer. Test results shall be greater than or equal to the following rates to meeting time rates required for design: Infiltration Basins 1P and 2P need a permeability of 0.45 inches/hour.
 - Contractor to contact the following to schedule testing. Representative staff from each entity may wish to observe the tests. Contact shall be made 72 hours prior to testing.
 - Civil Engineer: Tom Meyer, tmeyer@landform.com, 612-252-9070
 - Geotechnical Engineer: Joe Westlund, jwestlund@brianinterim.com, 952-495-2238
 - RATE OF TESTING: Contractor shall coordinate with the testing firm to provide permeability tests at the following rates:

Infiltration Basin I.D.	Basin Area (s.f.)	No. of Tests Required
1P	4,818	3
2P	122	1
 - Test results shall be provided to the Civil Engineer and Geotechnical Engineer.
 - Reserves.
- PAVING NOTES**
- Spot Elevations at curbsides indicate flowlines unless noted otherwise. See Sheet C3.4 for rim elevations of catch basins.
 - Grades between proposed spot elevations shall be continuous and nonvariable. Spot Elevations shall govern over contour lines.
 - Meet and Match existing curbs. Transition as needed.
 - Paving Sections (Refer to Geotechnical Report by Brian Interim, Dated 11-07-2021):
 - Blottoms Paving (Light Duty)
 - Blottoms Paving (Heavy Duty)
 - Concrete Paving:
 - Concrete (M40, 4000 PSI, 11% Air, Entrained, Max. 4" Slump (MNDOT 2001))
 - Asphalt Concrete (M40, 4000 PSI, 11% Air, Entrained, Max. 4" Slump (MNDOT 2001))
 - Concrete Subbase (M40, 4000 PSI, 11% Air, Entrained, Max. 4" Slump (MNDOT 2001))
 - Concrete Drives, Aprons, and Exterior Slopes:
 - Concrete (M40, 4000 PSI, 11% Air, Entrained, Max. 4" Slump (MNDOT 2001))
 - Asphalt Concrete (M40, 4000 PSI, 11% Air, Entrained, Max. 4" Slump (MNDOT 2001))
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LEGEND		
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	Silt Fence	9.44
	Silt Fence	2,700 ft.
	Erosion Control Blanket	200 ft.
	Vehicle Tracking Pad	2 ea.
	Erosion Control Blanket	2,400 sq.
	Tip Out Curb	
	Placement Blanket	

DRY CAST RETAINING WALL NOTES

41. Dry Cast Concrete Segmental Retaining Walls shall be determined by Owner or Architect. Walls shall have a MINIMUM height of 2.2 feet.

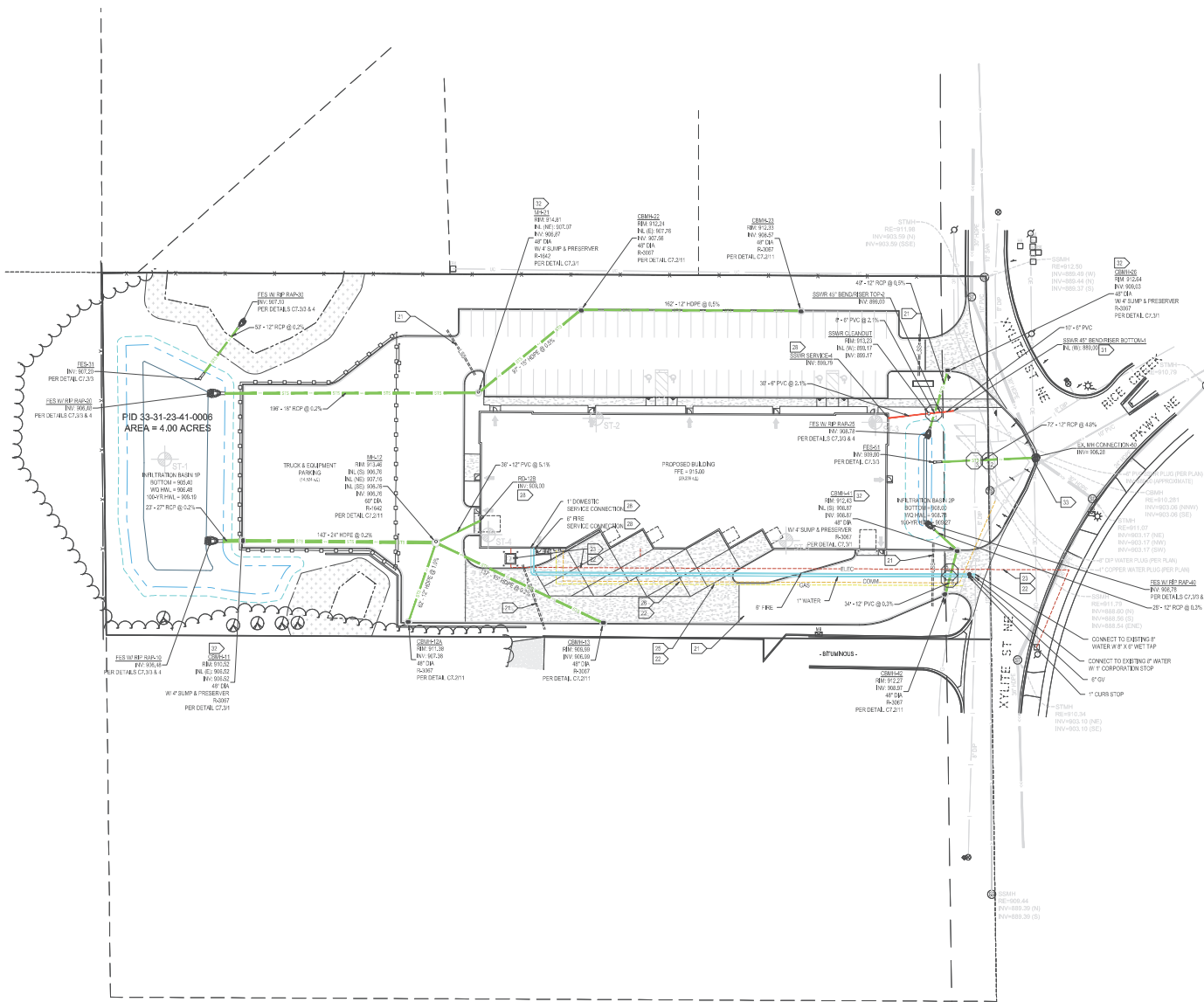
42. Provide structural design of retaining walls, utilizing MNDOT Retaining Wall specifications for minimum design and performance. Provide consideration of walls in accordance with approved design.

43. Confirm architectural requirements for wall units with owner.

44. Submit design to City for approval prior to Submitting Permit review.

45. Provide coordination and assurance that related work constructed within the horizontal earth zone, including basins, underground utilities, gas lines, etc., is in accordance with approved design and does no damage to retaining elements of the retaining wall.

- GENERAL NOTES**
- For construction staging and sequencing services contact Landform at 612-252-9070.
 - Install perimeter sediment control prior to beginning work and maintain for duration of construction. Remove controls after areas containing runoff are permanently stabilized and dispose of all soil.
 - Install silt fences, erosion control blankets, and other erosion control measures as specified. Maintain protection until project is stabilized.
 - Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
 - Management practices shown are the minimum requirements. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
 - Refer to SWPPP Notes on Sheet C3.4 for additional requirements.
 - Reserved.
 - Contractor shall prevent and meet basin water from entering the infiltration system and the site is completely stabilized.
 - Stabilization must be initiated immediately to limit soil erosion when the construction activity in the portion of the site has temporarily or permanently ceased and all no erosion for 14 calendar days.
 - See: Soil, Muck, Erosion Control Blanket, and Further shall meet the following Specifications, as modified. Seeded areas without erosion control blanket shall be disc mulched.
- | ITEM | DESCRIPTION | SPECIFICATION NUMBER |
|------|-------------|----------------------|
| 1.01 | Soil | MNDOT 307.0 |
| 1.02 | Soil | MNDOT 307.0 |
| 1.03 | Soil | MNDOT 307.0 |
| 1.04 | Soil | MNDOT 307.0 |
| 1.05 | Soil | MNDOT 307.0 |
| 1.06 | Soil | MNDOT 307.0 |
| 1.07 | Soil | MNDOT 307.0 |
| 1.08 | Soil | MNDOT 307.0 |
| 1.09 | Soil | MNDOT 307.0 |
| 1.10 | Soil | MNDOT 307.0 |
| 1.11 | Soil | MNDOT 307.0 |
| 1.12 | Soil | MNDOT 307.0 |
| 1.13 | Soil | MNDOT 307.0 |
| 1.14 | Soil | MNDOT 307.0 |
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| 1.28 | Soil | MNDOT 307.0 |
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GENERAL NOTES

- For construction clearing and servicing services contact Landform at 612.252.4070.
- Pipe Materials:**
 - Sanitary Sewer: Cast Iron
 - Storm Sewer: 15" Diameter
 - Water: 12" Diameter
 - Gas: 12" Diameter

UTILITY NOTES

1. Contact utility service providers for identification of services 72 hours prior to beginning.
2. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to verify any new or existing lines are accurately located.
3. Contractor to provide all utility crossings prior to construction of new utilities to verify depths of existing lines. Contact Engineer immediately if any conflicts are discovered.
4. Provide means and measures to protect adjacent property from damage during utility installation.
5. Contractor to field verify location and elevation of all utility points of connection prior to construction of any proposed utilities. Contractor to verify any new or existing lines are accurately located.
6. Install under wire with all non-conductive utilities in accordance with City of Blaine Standards.
7. Connect to City utilities in accordance with City of Blaine Standards.
8. Contact City of Blaine Public Works Department for water tap requests.
9. Maintain 7.5 feet of cover on water.
10. Deflect water to maintain 10-inch minimum outside separation at sewer crossings. Center pipe brights to provide gradient separation between joints.
11. Connect City of Blaine Public Works Department for lighting and pressure test inspections.
12. The water distribution system shall be constructed per Minnesota Rules, Part 4714.
13. Reconnect.
14. Reconnect.
15. All portions of the storm sewer system, located within 10 feet of the building or water service line must be tested in accordance with Minnesota Rules, Part 4714.
16. All joints and connections in the storm sewer system shall be gasketed or water tight. Approved resilient rubber gaskets must be used to make watertight connections to manholes, catch basins, and other structures.
17. Catch basins in curb and gutter are sumped 2 inches below the gutter grade. Refer to Detail D-1 on Sheet C7.2.
18. Reconnect.
19. Irrigation shall be to a 4-inch Schedule 40 PVC buried 12" below grade. Refer to Detail D-1 on Sheet C7.2.
20. Coordinate with Blaine Utilities to provide electric, natural gas, and communications services to building.
21. The primary electric load, transformer, and meter are provided and installed by Contractor. The transformer pad design is provided by the Utility and construction is by the Contractor. Contact Utility for pad detail. The secondary electric and conduit shall be installed by the Electrical Contractor.
22. See site lighting plan for additional information.
23. Centerman Energy will install and maintain service piping from the mainline to the meter and the water, gas service from the mainline to the building by the Mechanical Contractor.
24. Provide one 4-inch PVC conduit with pulling from existing infrastructure service to building.
25. Provide conduits for cable television and other electronic communication.
26. Coordinate with Mechanical, Planning, and Electrical Drawings for locations of service connections and continuation of services within building.
27. Compact cohesive soils in paved areas to 95% of maximum in dry density. Standard Proctor (ASTM D998) except the top 3 feet which shall be compacted to 100% compact to 98% density where depth exceeds 10 feet. The soil shall be within 2% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
28. Adjust structure to final grade when disturbed. Comply with requirements of Utility. Meet requirements for traffic loading in paved areas.
29. Connect to existing sanitary sewer stub with sanitary sewer tee per Detail C7.37. Install structure per Detail C7.28 at top of curb. Contractor shall verify existing level.
30. All utility structures shall be installed with Western Environmental Preservatives. Install with both the energy dissipater and summer devices. Refer to Detail C7.36.
31. Close all existing structure for proposed pipe connection. Contractor shall be water tight.
32. Reconnect.

INFILTRATION BASIN REQUIREMENTS

- Refer to the C7.1-C7.3 sheet codes for requirements.

UTILITY CROSSINGS

- Crossing 1
Storm Sewer Bottom: 668.70
Sanitary Sewer Top: 668.60
Clearance = 1.10'
- Crossing 2
Storm Sewer Bottom: 667.68
Sanitary Sewer Top: 668.07
Clearance = 1.39'
- Crossing 3
Storm Sewer Bottom: 668.13
Sanitary Sewer Top: 668.00
Clearance = 0.13'
- Crossing 4
Storm Sewer Bottom: 668.24
Sanitary Sewer Top: 668.15
Clearance = 0.09'
- Crossing 5
Storm Sewer Bottom: 668.05
Sanitary Sewer Top: 668.21
Clearance = 0.16'

DEVELOPER

RJ RYAN CONSTRUCTION INC.
110 MENDOTA HEIGHTS RD
MENDOTA HEIGHTS, MN 55120
TEL: 612-461-0200

MUNICIPALITY



PROJECT

XYLITE BUILDING

BLAINE, MN

ISSUE / REVISION HISTORY

DATE	DESCRIPTION	BY
12/10/2024	ISSUE FOR PERMIT	TC
12/10/2024	ISSUE FOR PERMIT	TC
12/10/2024	ISSUE FOR PERMIT	TC

CERTIFICATION

I hereby certify that the plans were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Date: 12/10/2024
License No: 42016

THE LANDFORM DESIGN GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER AND DOES NOT discriminate on the basis of race, sex, age, religion, or ethnicity in its employment practices. If you are an individual with a disability and need a reasonable accommodation to use the services of the Landform Group, Inc., please contact us at 612.252.4070.

PERMIT SET

02/26/2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-4070
Fax: 612-252-4077
Web: landform.net

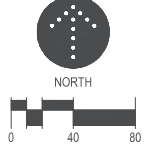
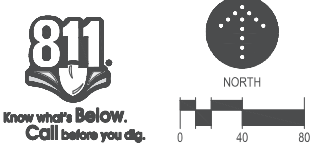
FILE NAME: C41RLR003

PROJECT NO: RJR20003

UTILITIES

C4.1

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LEGEND	
	Soil area Seed mix: Low Diversity Buffer General (BVSF 32-24-24) Seed at rate of 30/Lb. Buckwheat.
	Seed mix: Stormwater South and West (MNDOT 33-20T) Seed at rate of 30/Lb. Buckwheat.
	Seed mix: Dry Climate General (MNDOT 33-22T) Seed at rate of 30/Lb. Buckwheat.
	Seed mix: Green General Buckwheat (MNDOT 29-11) Seed at rate of 30/Lb. Buckwheat.

CITY REQUIREMENTS

* 15% reduction in required quantities is allowed in I-1 Zoning per City Code

ISSUE / REVISION HISTORY

CERTIFICATION

Signature shown is a digital reproduction of original. Not signed copy of this plan on file at
 Southern University at Shreveport, L.S.U. office, and is not to be used as evidence.

IF THE SIGNATURE, SEAL, OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENTED.

RENEWALITY AND IS NO LONGER A VALID DOCUMENT, PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PERMIT SET

02/26/2024

02/26/2024

● ● ●

LANDFORM

LANDFORM

From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
 St. Paul, MN 55102 Fax: 612-252-9077

Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

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FILE NAME: L201RJRL03.DWG

PROJECT NO. RJR23003

LANDSCAPE PLAN

Table 1

121

L2.1

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MEMO TO: Elizabeth Showalter

RE: 8888 Xylite Street NE Conditional Use Permit Neighborhood Meeting

Date: April 3, 2024

From: Paul Archambault

On Tuesday, April 2nd at 7pm a Neighborhood Meeting was held for neighbors within 700 feet of 8888 Xylite Street NE to discuss the proposed Conditional Use Permit.

- No neighbors or city council members attended the meeting.

With no attendance or communication from neighbors or city council members, we left the meeting space at 7:30pm.

The notice letter mailed to neighbors provided contact information for any questions. None have been received.



City of Blaine

Planning Commission

April 9, 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Homan.

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

4. Public Hearing

- 4.4.** 2024-776 Case File No. 24-0021 // 88 Legacy Xylite Building (RJ Ryan) // 8888 Xylite Street NE
The applicant is requesting a conditional use permit to allow a 14,524 square foot outside storage area in the Light Industrial (I-1A) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0021 was opened at 8:20PM. As no one wished to appear, the public hearing was closed at 8:21PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0021 based on the following conditions:

Case 24-0021:

- 1. The building, outside storage, and landscaping shall be consistent with the attached site plan.**
- 2. The outside storage area is limited to 14,524 square feet or half of the square footage of the building, whichever is less.**
- 3. The outside storage area shall be enclosed by an 8-foot opaque fence. The northern side of the fence shall be a maintenance-free solid fence, such as vinyl or composite. The remaining sides may be a maintenance free solid fence or PVC coated chain link with slats in a color matching the maintenance free solid fence.**
- 4. Storage is limited to 12 feet in height.**
- 5. Storage is limited to vehicles under 10,000 GVW, trailers that can be towed by a pick-up truck, equipment that can be towed by a pick-up truck (such mini excavators, scissor lifts, and skid steers), and cargo containers. One vehicle over 10,000 GVW is permitted for each dock door present on the building.**

Motion seconded by Commissioner Swanson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-84

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.5

Resolution Granting a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for a 48-unit apartment. The site is currently four existing parcels and contains a single-family house. If approved, the applicant will need to apply for a preliminary plat or a final plat for the previously approved preliminary plat. The portion of the property that is proposed for the apartments is 3.9 acres.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit)	05/06/24
Action Deadline (60 Days)	05/07/24
Action Deadline (City Extended - 60 Days)	07/06/24

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

Zoning

The subject site is zoned Development Flex (DF).

Land Use Designations

The subject property is made up of four parcels with the land use designation of High Density Residential (HDR), Low to Medium Density Residential (L-MDR), and right-of-way. The land use designations of each portion of the property can be seen in the attached land use map.

The portion of the property proposed for development is guided HDR with an allowed density of 12-25

units per acre. All land guided HDR is proposed for development and no construction is proposed on any of the other portions of the property. The portion guided HDR and to be retained by the developer, is 3.9 acres, resulting in a density of 12 units per acre, meeting the density allotment for the HDR land use. A large portion of the proposed site is not proposed for development due to poor soils and low topography. This area is proposed to remain as privately owned open space and ponding for the project. This area cannot be developed into residential units while meeting the maximum density of 25 units per acre.

Surrounding Zoning and Uses

- Northwest: Alexandra House (Residential Flex/Low to Medium Density Residential)
- West: University Avenue Elementary (R-1 Single Family Residential/Low Density Residential)
- South: Royal Oaks Apartments (R3-C High Density Residential/High Density Residential)
- South of 99th Avenue: Single family homes (R-1 Single Family Residential/Low Density Residential) and quad homes (R-3C High Density Residential/Medium Density Residential)
- North of 101st Avenue: Pleasure Creek neighborhood townhomes and twin homes (Development Flex/Low to Medium Density Residential)

Density ranges are as follows:

- LDR: 2.5-6 units/acre
- L-MDR: 2.5-12 units/acre
- MDR: 6-12 units/acre
- M-HDR: 6-25 units/acre
- HDR:12-25 units/acre

History

Most of the property was zoned R-1 until 1993 when a portion was rezoned to Medium Density Multi-Family (R-3B) to conform to the 2010 Comprehensive Plan. The portion with the existing home was left as R-1 to prevent the structure from becoming non-conforming. At the time, non-conforming laws were much more restrictive and prevented a home from being rebuilt in the event of a fire, natural disaster, etc.

Portions of the site where the development will occur were re-guided in 2018 as part of the 2040 Comprehensive Plan update. Previously, it was guided as MDR in the 2030 Comprehensive Plan and was changed to HDR in the 2040 Comprehensive Plan to meet Metropolitan Council requirements (oversees comprehensive plans), where cities need to guide a certain amount of undeveloped land for high density residential to accomplish affordable housing allocation goals. The logic is that high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, though it is not required when those sites develop.

In December 2022, the site was rezoned to DF, approved for a CUP for a 111-unit apartment, and received preliminary plat approval creating one lot, two outlots, and right-of-way dedication. In September 2023, the CUP and preliminary plat for the 111-unit apartment was extended through September 4, 2024. To date, the developer has not moved forward with any permits. A new developer

has made an application for the site and is requesting a CUP for a 48-unit apartment. If the new proposal is not approved, the 111-unit approvals are still valid until September 4, 2024.

At the March 18, 2024 workshop, the applicant sought feedback for parkland dedication in lieu of fees. There is an area of land that could be dedicated for open space or possibly a city pond. A formal request would be made as part of the preliminary plat application.

The applicant held a neighborhood meeting on March 25, 2024. About 20 people attended the meeting, including two council members. According to information provided by the developer, questions related to traffic, schools, and neighborhood and environmental impacts were asked. A majority of the residents present were opposed to an apartment project. There were questions around the public hearing process and why another application was being considered. The developer explained the property is zoned DF and is governed by a CUP, therefore this project needs a new CUP approval.

Existing Conditions

The property has an existing single-family home that is proposed to be removed with development. Outlot E, as shown on the plans, is currently used as a regional stormwater pond serving Pleasure Creek.

Evaluation of Request

TTT Development LLC (Sand Companies) has applied for a conditional use permit to allow a 48-unit apartment building. The units will include a range from one bedroom up to four bedrooms. The building will include a community room, on-site management, playground for kids and outdoor space. Sand Property Management LLC will provide professional on-site management and compliance services to review screening criteria for each applicant.

Architecture

The proposed apartment building consists of three stories of apartments over one story of parking. The parking level is partially below grade.

The proposed building is comprised of architectural CMU, modular brick, LP or wood siding, metal soffits/facia. The design meets the requirements for the use of at least three premium materials comprising at least 50% of each wall area, and a four-sided design typically applied to developments in the DF district. The building is 3 stories over parking that is partially underground.

The unit mix is as follows:

- 12 - one bedrooms
- 17 - two bedrooms
- 15 - three bedrooms
- 4 - four bedrooms

Setbacks

The DF zone does not have minimum setbacks, the setbacks are determined by the CUP. The previously approved setbacks for the original CUP included a front setback of 50 feet for the building and 30 feet for parking, a rear setback of 20 feet for building and 30 feet for parking, and a side setback of 15 feet

for building and 15 feet for parking with a driveway setback of 10 feet.

The following setbacks are being met:

- Front (101st Avenue and 99th Avenue): 50 foot building/50 foot parking
- Rear (west): 25 foot building/50 foot parking
- Side (north): 25 foot building - no parking is proposed on this side of the building
- Side (south): 25 foot building/15 foot parking
- Driveway: 30 feet

For reference, these setbacks meet or exceed the PBD setback requirements which have been used for other multi-family developments utilizing development flex.

Parking

The parking ordinance requires one space per studio apartment, one and one half spaces per one-bedroom apartment, and two spaces per unit for all other units. Half of the required parking stalls must be underground. Based on the proposed unit count, 90 total parking stalls are required. Forty surface stalls are provided with 50 underground stalls. As proposed, this requirement is met.

Landscaping

The following tree quantities are required:

- Overstory: 11
- Conifers: 11
- Shrubs: 76
- Ornamental: 11

The proposed landscape plan meets this requirement.

Tree Preservation

A tree removal plan has not been submitted at this time and is required with the platting process. The preliminary landscape plan indicated 81 trees are being preserved. The tree preservation ordinance requires replacement of 8 trees per disturbed acre, preserved trees and landscape trees can be included in replacement requirements. The exact amount of replacement trees will be determined with the platting process.

Grading/Storm Drainage

The developer will 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 provide additional information on adjacent property.

Utilities

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

If hydrants are required, locations must be reviewed and approved by the Fire Marshal.

Wetlands/Watershed/FEMA

The developer will need to submit the project to Coon Creek Watershed District (CCWD). Review, approval and permits are required prior to city plan approval and start of site work. This is provided with the preliminary plat application. The application for the previous apartment project on this site was submitted to the CCWD and received approval for their storm sewer management and wetland review. This approval included the confirmation that the site contained no wetlands, therefore no wetland impacts or mitigation requirements. This approval also noted that the site did not contain any threatened and endangered species and therefore did not need to provide any mitigation measures.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 99th Avenue NE.

Easements/Right-of-way/Permits

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

Conditional Use Permit Analysis

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. The standards are reviewed for a 48-unit apartment.

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 land is guided in the 2040 Comprehensive Plan for high density residential. The proposed apartment use will not put an excessive burden on parks, schools, streets, or utilities. The site is served by existing parks including Cloverleaf Park and Swan Park.

Fire Capacity

The building will be fully sprinkled and meet all applicable state fire codes. The SBM Fire Department has adequate equipment to service a building of this size.

Water Capacity

An existing City of Blaine 8-inch water main runs along the south side of 99th Avenue NE; the proposed development will be able to tap this main line to serve the proposed development with both the

domestic water service and fire service requirements. The city's water system can accommodate the additional water demands.

Sewer Capacity

An existing City of Blaine 10-inch sanitary sewer main runs along 99th Avenue NE; the proposed development will be able to connect to this main line to serve the proposed development and meet the necessary sanitary sewer service requirements. The city's sewer system can accommodate the additional sewer demands.

Stormwater Drainage

A full storm drainage design will be required prior to construction of the project. The previous project had a stormwater design completed and was able to meet all storm drain requirements regarding water quality and quantity. Because the proposed project is smaller and has less impact, it is anticipated that this proposed site will also meet all required standards for development. If the project moves forward, the Coon Creek Watershed District will review all stormwater plans to ensure compliance with all applicable rules and regulations.

School Capacity

According to the chief operations officer of Anoka-Hennepin school district:

"The Anoka-Hennepin School District had a demographic report done in the Fall of 2023. That report shows a slight decline in enrollment for University Avenue Elementary School in the next five years. In addition, we tend to see very small enrollments coming out of condominiums, townhomes, and apartments in our district and across the Twin Cities metro area. Therefore, given the project you described, I do not anticipate that it would place an enrollment strain on University Avenue in the next five years. In addition, given the lack of developable land in University's attendance boundaries, we do not anticipate significant growth or decline in this attendance area during the next decade. We anticipate a very steady enrollment during that time frame."

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 proposed project is located directly adjacent to an existing apartment building to the south and therefore is compatible with this use.

Alexandra House is located northwest of the subject project. City staff and the developer met with Alexandra House. In general, representatives of Alexandra House have stated that the proposed project adequately addresses the concerns they had over the previously approved project. In addition, the project provides affordable housing units which is viewed by Alexandra House as a positive change.

University Elementary School is located directly to the west. School administration staff are aware of the project and have not expressed any specific concerns regarding operations or enrollment challenges due to the project.

There are existing townhomes located across 101st Avenue from the project. The closest residential unit will be approximately 250' away from the apartment building. The 101st Avenue right-of-way is 100' wide. Typical residential streets have a 60' wide right-of-way. Additionally, there is a vegetative buffer on the east side of 101st Avenue which will provide visual screening for residents.

The southwest corner of the site will remain undeveloped and will provide a sufficient visual buffer for residential properties south of 99th Avenue.

3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.

The building is 3-stories above parking and is approximately 52' at the center of the roofline. The proposed use is well-designed utilizing architectural CMU, modular brick, LP or wood siding, metal soffits/facia, with a four-sided design. The pitched roofs give more of a residential feel. The building will not include balconies, which was a concern brought up with the previous project.

There are existing townhomes located across 101st Avenue from the project. The closest residential unit will be approximately 250' away from the apartment building. The 101st Avenue right-of-way is 100' wide. Typical residential streets have a 60' wide right-of-way. Additionally, there is a vegetative buffer on the east side of 101st Avenue which will provide visual screening for residents.

The southwest corner of the site will remain undeveloped and will provide a sufficient visual buffer for residential properties south of 99th Avenue.

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.

The 2040 Comprehensive Plan guides the land use for the property as High Density Residential. As such, the proposed project reasonably relates 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 property was rezoned in 2022 to DF. The purpose of the DF district is to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than possible under strict application of other sections of this ordinance.

The DF zoning district requires a CUP for all uses. Based on the analysis of the criteria to grant a CUP, and that the project provides choice in housing types in the community, staff believes the proposed use is consistent with the purpose and intent of the DF zoning district.

6. The use shall not be in conflict with the comprehensive plan of the City.

The proposed project has a proposed density of 12 units per acre, which is consistent with the High-Density Residential land use which allows for 12-25 units per acre.

7. The use will not cause traffic hazards or congestion.

In 2023, the City of Blaine completed a traffic study for the general area (see attached study). The study

was conducted to understand existing roadway network conditions/concerns in the surrounding neighborhood by including analysis of vehicular and pedestrian traffic in the neighborhood south of 101st Avenue NE and east of University Avenue NE. The study also analyzed the potential traffic impacts of a 111-unit apartment building. Two neighborhood open houses occurred to gather feedback.

The analysis indicated that (existing and proposed with development) vehicular operations are within an acceptable level of service and daily thresholds. Additionally, pedestrian traffic operates within a generally acceptable range, however there are no pedestrian facilities within the existing neighborhood.

The study showed that the proposed development of an apartment complex (111 units) did not negatively change the level of service at any of the intersections due to the increased volume of traffic. Based on the results of the study, the City is considering potential opportunities for improvements to the area that would improve the pedestrian experience, reduce vehicle speeds, and/or improve safety.

With the scheduled roadway improvements to the neighborhood area (occurring regardless of development), there are several improvements listed in the study that could be implemented, such as introducing sidewalks/crosswalks on 99th Avenue, and improvements to 97th Avenue that would reduce/eliminate cut-thru traffic that is being experienced by the residents.

The study further states that the intersections of 99th/101st Avenue and Cloverleaf Parkway/99th Avenue, though they do not require any mitigation improvements based on existing and proposed development conditions, could have improvements done to increase safety within this corridor. The study reviewed three intersection control types, all-way stop, traffic signal, and roundabout. These intersection improvements would need to be analyzed further based on the direction of the City Council. These intersection safety improvements are not listed as mitigation needed for the proposed development as the additional traffic generated from the proposed development does not require them, but instead would be considered based on existing corridor conditions.

8. The use shall have adequate utilities, access roads, drainage and necessary facilities.

See Findings #1 and 7.

Additional Comments/Concerns Raised at Council Workshop and Neighborhood Meeting

Timeline

The applicant submitted a complete application on March 8, 2024. Per State Statute 15.99 a conditional use permit application must be approved or denied within 60 days of a complete application. Failure to act within that timeline is an approval. As such, the regular review process started on March 8, 2024. The applicant held a neighborhood meeting for March 25, 2024, the public hearing/planning commission meeting is scheduled for April 9, 2024, and City Council consideration is scheduled for May 6, 2024.

Land Use Designation

Portions of the site where the development will occur were re-guided in 2018 as part of the 2040 Comprehensive Plan update. Previously, it was guided as medium density residential in the 2030 Comprehensive Plan and was changed to high density residential in the 2040 Comprehensive Plan to meet Metropolitan Council requirements (oversees comprehensive plans), where cities need to guide a

certain amount of undeveloped land for high density residential to accomplish affordable housing allocation goals. The logic is that high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant land for high density, it creates an opportunity for affordable housing to be built, though it's not required when those sites develop.

Environmental - Wetland

A wetland delineation was performed for the property in 2022. The determination concluded that wetlands do not exist on-site. Given that the wetland delineation reports are considered accurate for 5-years, a wetland replacement plan will not be required.

Environmental - Endangered Species

Per the Coon Creek Watershed District approved permit for the previous project, the site does not include any endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. There is no apparent reason that this status would change. Therefore, the property will not be required to contact the MDNR natural heritage or endangered species program. There was a comment raised that there was a red-headed woodpecker spotted on this site. As of the date of this report, the red-headed woodpecker is not on the U.S. Fish and Wildlife Service threatened or endangered species list.

Environmental Assessment Worksheet (EAW) Requirements

Minnesota Rules 4410.4300 governs when an environmental assessment worksheet is required to be completed. Proposed development for this subject site does not exceed the thresholds listed in subsection 19 - for residential development. An EAW is required when there are 250 unattached units, or 375 attached units proposed. The current proposal is for 48 attached units. A formal request by the City Council or petition from the residents for an EAW had not been received at the time of writing this report.

Population Density and Number of Residents Living in the Building

The proposed project meets the High-Density Residential density requirements of 12-25 units/acre. City approvals do not consider the number of potential residents living in the building directly. Based on other similar sized buildings the applicant manages that has 75% of the units as two bedroom or larger, the applicant anticipates about 125-130 residents for the proposed building. HUD occupancy guidance provide that 2 people per bedroom is reasonable, so the applicant's occupancy guidelines provide that no more than 2 people per bedroom (i.e. 1 bedroom = no more than 2 occupants, 2 bedroom = no more than 4 occupants, etc.). They do provide some flexibility for infants under the age of 1, which allows time after birth, for the resident to move to an appropriately sized unit.

Affordable Housing Component

The developer is not seeking any funding from the City of Blaine. The affordability component is not a factor in the conditional use permit analysis.

Location of High-Density Residential Sites in the City

The City Council reviewed various sites guided for High Density Residential land use at workshops in 2022 and 2023 to determine whether changes could occur to reduce density. At the time of said discussions, the subject property was either going through an approval process or had approvals for an apartment project. As such, it wasn't appropriate to consider land use changes for the site. If, in the future, there are no active or pending approvals being considered for the property, it could be

appropriate for the City Council to discuss the land use designation of the property. However, if the land use designation were reduced to a different category (i.e. medium density residential), the density projection on this site would need to be made up elsewhere in the city to meet Metropolitan Council requirements.

Attachment List:

Zoning and Location Map

Land Use Designation

Site Plans

Narrative

Public Comments

Traffic Study

Neighborhood Meeting Summary

Unapproved Planning Commission Minutes 4/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. Seven people spoke at the public hearing. Draft minutes of the meeting are included that describe the comments made 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 and the neighborhood south of 99th Avenue outside the 350' boundary.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on March 25, 2024. A summary of the meeting is attached. Comments included concerns around traffic, noise, environmental impacts, school impacts and questions on the process.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. 99th and 101st Final Traffic Study
3. Neighborhood Meeting Summary
4. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Resolution: RES 24-84

Resolution Granting a Conditional Use Permit for the Construction of a 48-Unit Apartment in a Development Flex (DF) Zoning District at 111 99th Avenue NE. 99th Apartments (TTT Development, LLC) (Case File No. 24-0018/SAS)

WHEREAS, an application has been filed by Mark J. Goers and Debra J. Goers as Conditional Use Permit Case File No. 24-0018 for 99th Apartments (TTT Development, LLC); and

WHEREAS, said case involves the property described as follows:
THE N1/2 OF E1/2 OF LOT 30 GREEN ACRES, TOG/W E 30 FT OF W1/2 OF SD LOT 30, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 6, 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 27.04 and 29.110 of the Zoning Ordinance to allow the construction of a 48-unit apartment building in the Development Flex (DF) zoning district with the following conditions:

1. The elevations and site plan shall be consistent with the attached plans.
2. The following setbacks shall be met:
 - Front (101st Avenue and 99th Avenue): 50-foot building/50 foot parking
 - Rear (west): 25 foot building/50 foot parking
 - Side (north): 25 foot building - no parking is proposed on this side of the building
 - Side (south): 25 foot building/15 foot parking
 - Driveway: 30 feet
3. The following tree quantities are required:
 - Overstory: 11
 - Conifers: 11
 - Shrubs: 76
 - Ornamental: 11
4. A final plat shall be approved prior to issuance of a building permit.
5. All disturbed areas, except for those within stormwater basins or associated buffers, shall be sodded.

6. For purposes of Blaine City Ordinance 27.04(f)(1) the CUP shall be considered granted as of the date the deed transferring fee title is filed; however, in the event fee title is not transferred within one year of the adoption of the resolution approving the CUP shall be null and void.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

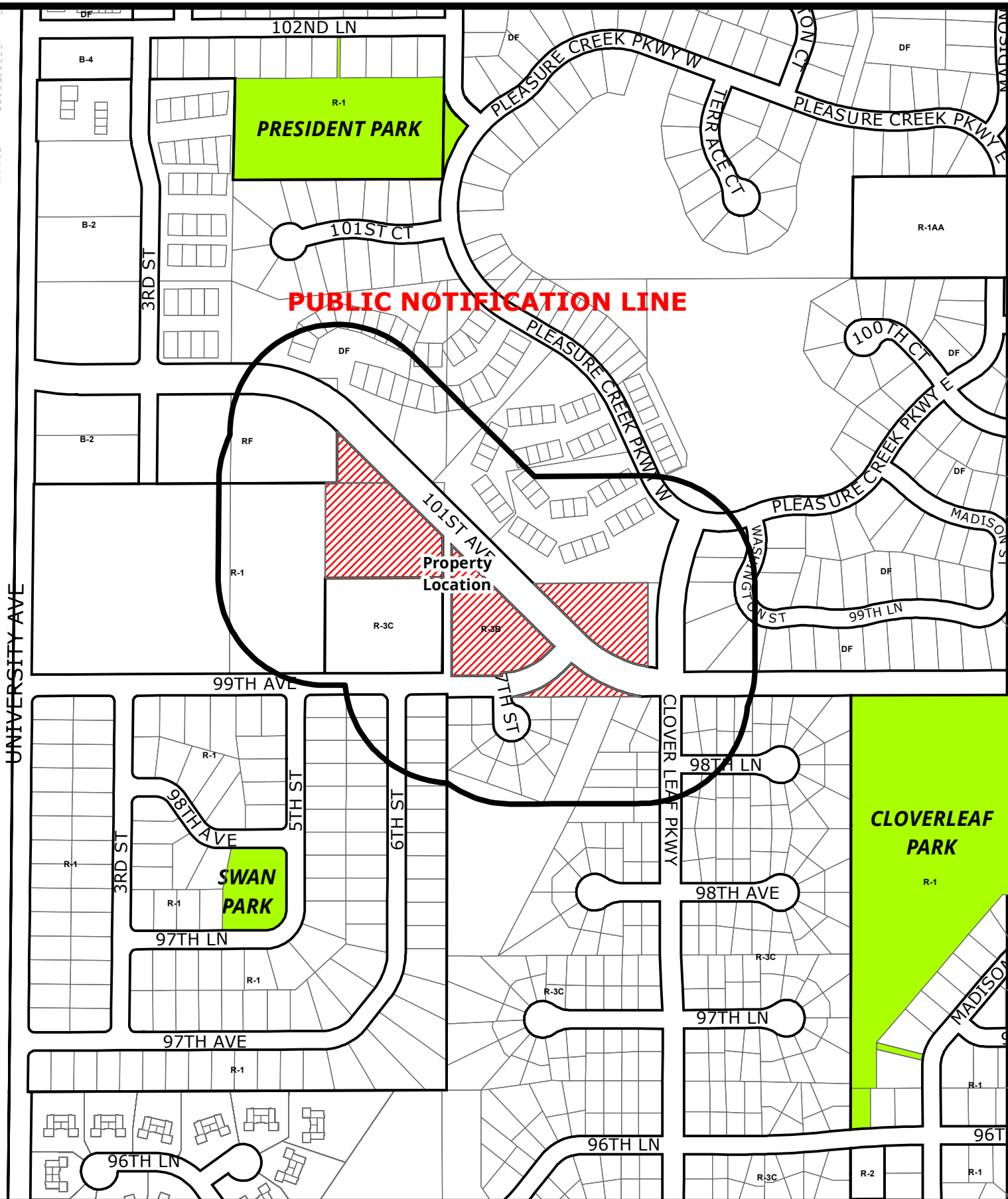


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

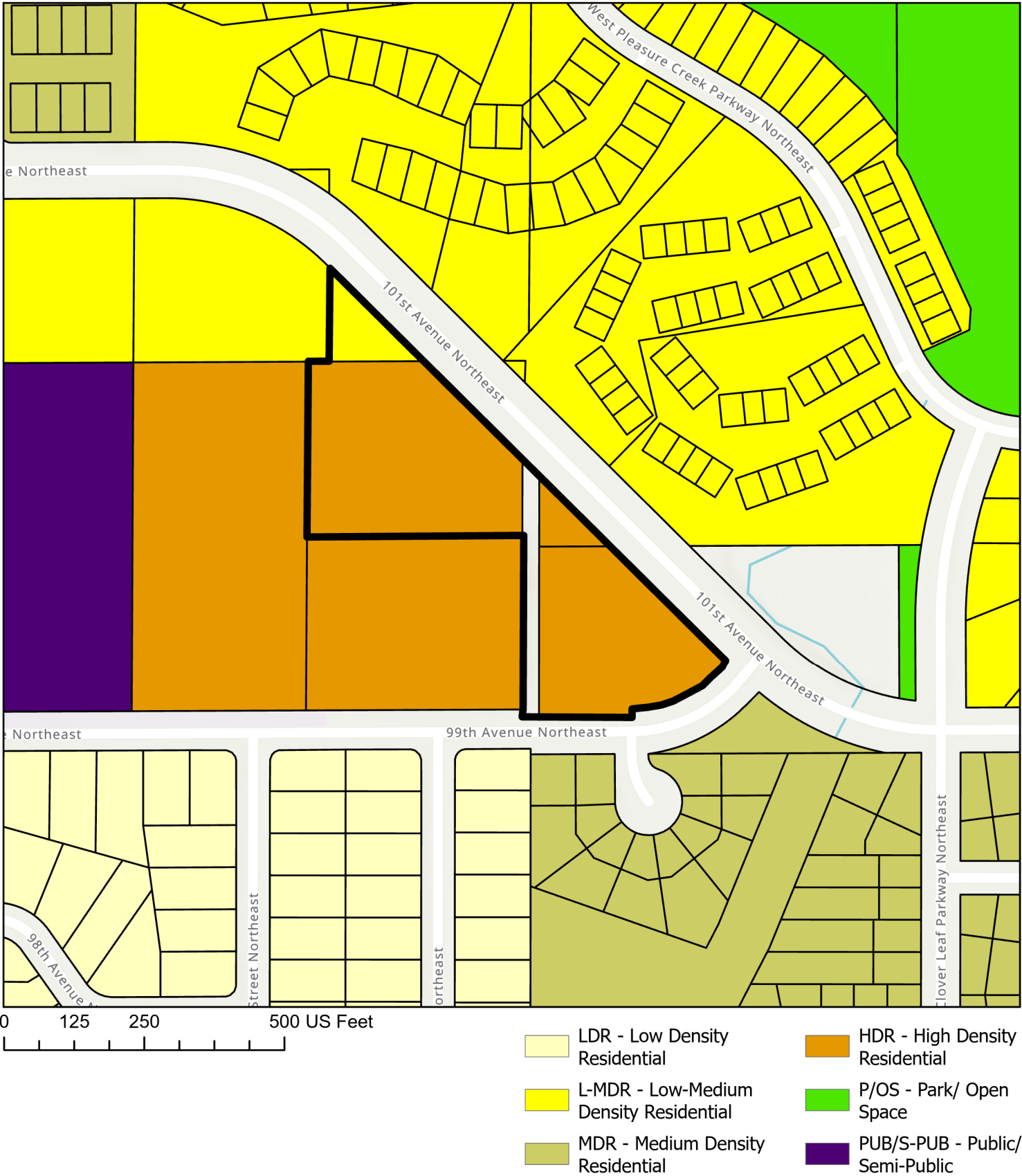


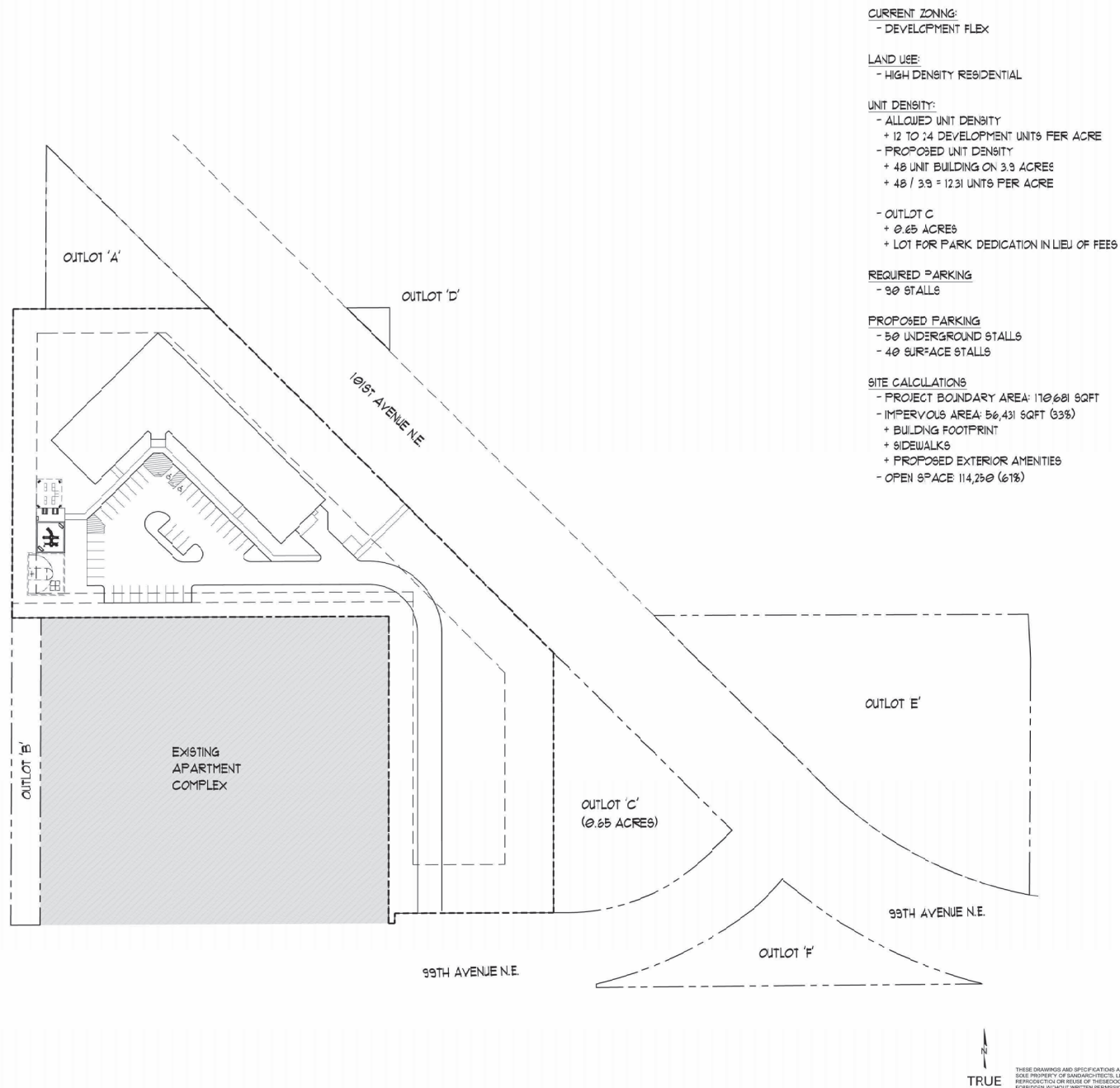
Case File No. 24-0018
99th Apartments Sand Companies

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



Land Use Designation





CURRENT ZONING:
- DEVELOPMENT FLEX

LAND USE:
- HIGH DENSITY RESIDENTIAL

UNIT DENSITY:
- ALLOWED UNIT DENSITY
+ 12 TO 14 DEVELOPMENT UNITS PER ACRE
- PROPOSED UNIT DENSITY
+ 48 UNIT BUILDING ON 3.9 ACRES
+ 48 / 3.9 = 1231 UNITS PER ACRE

- OUTLOT C
+ 0.65 ACRES
+ LOT FOR PARK DEDICATION IN LIEU OF FEES

REQUIRED PARKING
- 90 STALLS

PROPOSED PARKING
- 50 UNDERGROUND STALLS
- 40 SURFACE STALLS

SITE CALCULATIONS
- PROJECT BOUNDARY AREA: 110,681 SQFT
- IMPERVIOUS AREA: 56,431 SQFT (51%)
+ BUILDING FOOTPRINT
+ SIDEWALKS
+ PROPOSED EXTERIOR AMENITIES
- OPEN SPACE 114,250 (61%)

UNIT MATRIX				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
ONE BEDROOM UNIT	4	3	3	10
TWO BEDROOM UNIT	5	4	4	13
THREE BEDROOM UNIT	5	3	3	11
FOUR BEDROOM UNIT	1	1	2	4
TOTAL	15	11	12	38

OUTLOT BOUNDARY LINE
PROJECT BOUNDARY LINE
BUILDING SETBACKS

PARKING
SURFACE PARKING: 40
GARAGE PARKING: 50
TOTAL PARKING: 90 STALLS

PRELIMINARY
NOT FOR
CONSTRUCTION

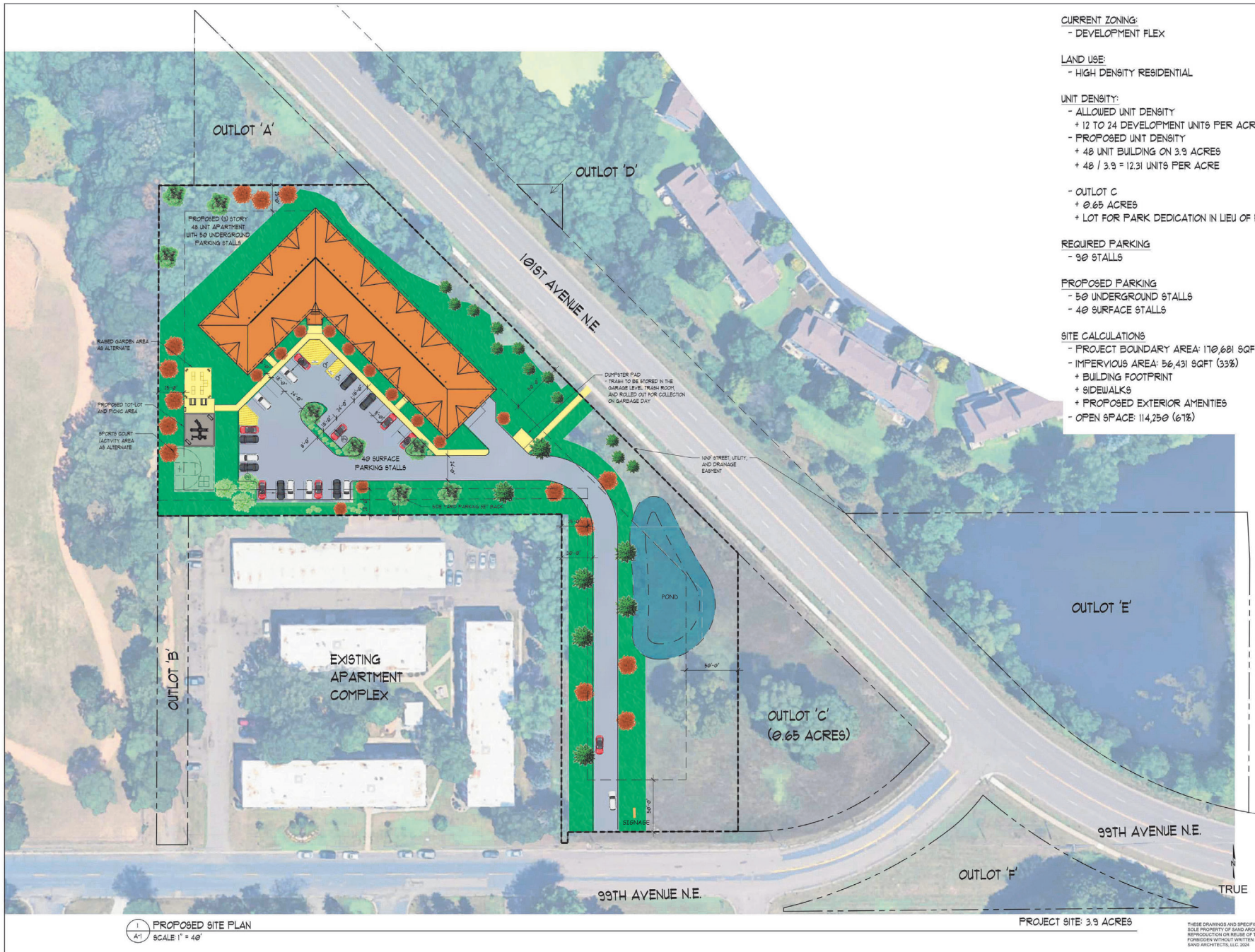
DATE: 03-07-24

Sand
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Fax: (218) 282-3139
Website: www.SandCompanies.com
E-Mail: Sand@SandCompanies.com

BLAINE, MN
APARTMENTS
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-0



CURRENT ZONING:
- DEVELOPMENT FLEX

LAND USE:
- HIGH DENSITY RESIDENTIAL

UNIT DENSITY:
- ALLOWED UNIT DENSITY
+ 12 TO 24 DEVELOPMENT UNITS PER ACRE
- PROPOSED UNIT DENSITY
+ 48 UNIT BUILDING ON 3.9 ACRES
+ 48 / 3.9 = 12.31 UNITS PER ACRE

- OUTLOT C
+ 0.65 ACRES
+ LOT FOR PARK DEDICATION IN LIEU OF FEES

REQUIRED PARKING
- 90 STALLS

PROPOSED PARKING
- 50 UNDERGROUND STALLS
- 40 SURFACE STALLS

SITE CALCULATIONS
- PROJECT BOUNDARY AREA: 170,681 SQFT
- IMPERVIOUS AREA: 56,431 SQFT (33%)
+ BUILDING FOOTPRINT
+ SIDEWALKS
+ PROPOSED EXTERIOR AMENITIES
- OPEN SPACE: 114,250 (67%)

UNIT MATRIX				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
ONE BEDROOM UNIT	4	5	3	12
TWO BEDROOM UNIT	5	6	6	17
THREE BEDROOM UNIT	5	5	5	15
FOUR BEDROOM UNIT	1	1	2	4
TOTAL	15	17	16	48

OUTLOT BOUNDARY LINES
PROJECT BOUNDARY LINES
BUILDING SETBACKS

PARKING
SURFACE PARKING: 40
GARAGE PARKING: 50
TOTAL PARKING: 90 STALLS

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-05-24

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**BLAINE, MN
APARTMENTS**
XXX 99TH AVE NE
BLAINE, MN
(CITY SUBMITTAL)

A-1

1 PROPOSED SITE PLAN
A-1 SCALE: 1" = 40'

PROJECT SITE: 3.9 ACRES

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sensible hue (sw 6198)
black of night (sw 6993)
web gray (sw 7075)

3 EAST ELEVATION
SCALE 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-06-24



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BLAINE, MN
APARTMENTS
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BLAINE, MN
(CITY SUBMITTAL)

A-4

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1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 WEST ELEVATION
SCALE 3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 03-07-24

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A-3.2

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LANDSCAPE CALCULATIONS:

REQUIRED LANDSCAPE PLANTINGS			
BUILDING AREA	21,827 SF		
PROPERTY PERIMETER	2,178 LF		
	STANDARD REQ.	PROVIDED	
CANOPY TREE (1/2000 SF BLDG)	11		
EVERGREEN (1/2000 SF BLDG)	11		
UNDERSTORY TREE (1/1000 SF BLDG)	22		12
SHRUBS (1/300 SF BLDG)	73		
PERENNIALS			
OR			
CANOPY TREE (1/100 LF SITE PERIM.)	22	3 + 81 EXIST	
EVERGREEN (1/200 LF SITE PERIM.)	11		12
UNDERSTORY TREE (1/200 LF SITE PERIM.)	11		
SHRUBS (1/30 LF SITE PERIM.)	73		73
PERENNIALS			
	AREA	TREES	
TREE REMOVAL REPLACEMENT OBLIGATION, MAX. @ 8 TREES PER AC	3.9	32	* COVERED BY PROVIDED CANOPY TREES
EXISTING PRESERVED TREES			
EXIST. LANDSCAPE AREA A			6
EXIST. LANDSCAPE AREA B			15
EXIST. LANDSCAPE AREA C			60
TOTAL			81
ZONING	DEVELOPMENT FLEX		

TREE CALCULATION NOTES:
1. 30 OF THE UNDERSTORY TREES ARE BEING EXCHANGED TO BE CANOPY, BRINGING THE REQUIRED CANOPY TREES TO 32 AND THE REQUIRED UNDERSTORY TO 12 - SECTION 33.07, (h)
2. LANDSCAPE TREES SHALL COUNT AS CREDIT TOWARD TREE REMOVAL REPLACEMENT TREES - SECTION 33.09, (e), (3), (aa)
3. EXISTING PRESERVED TREES MAY BE COUNTED TOWARD LANDSCAPE REQUIRED TREES THEREFORE THE 81 PRESERVED TREES SHALL COUNT TOWARD THE ABOVE 32 REQUIRED LANDSCAPE TREES - SECTION 33.07, (h).

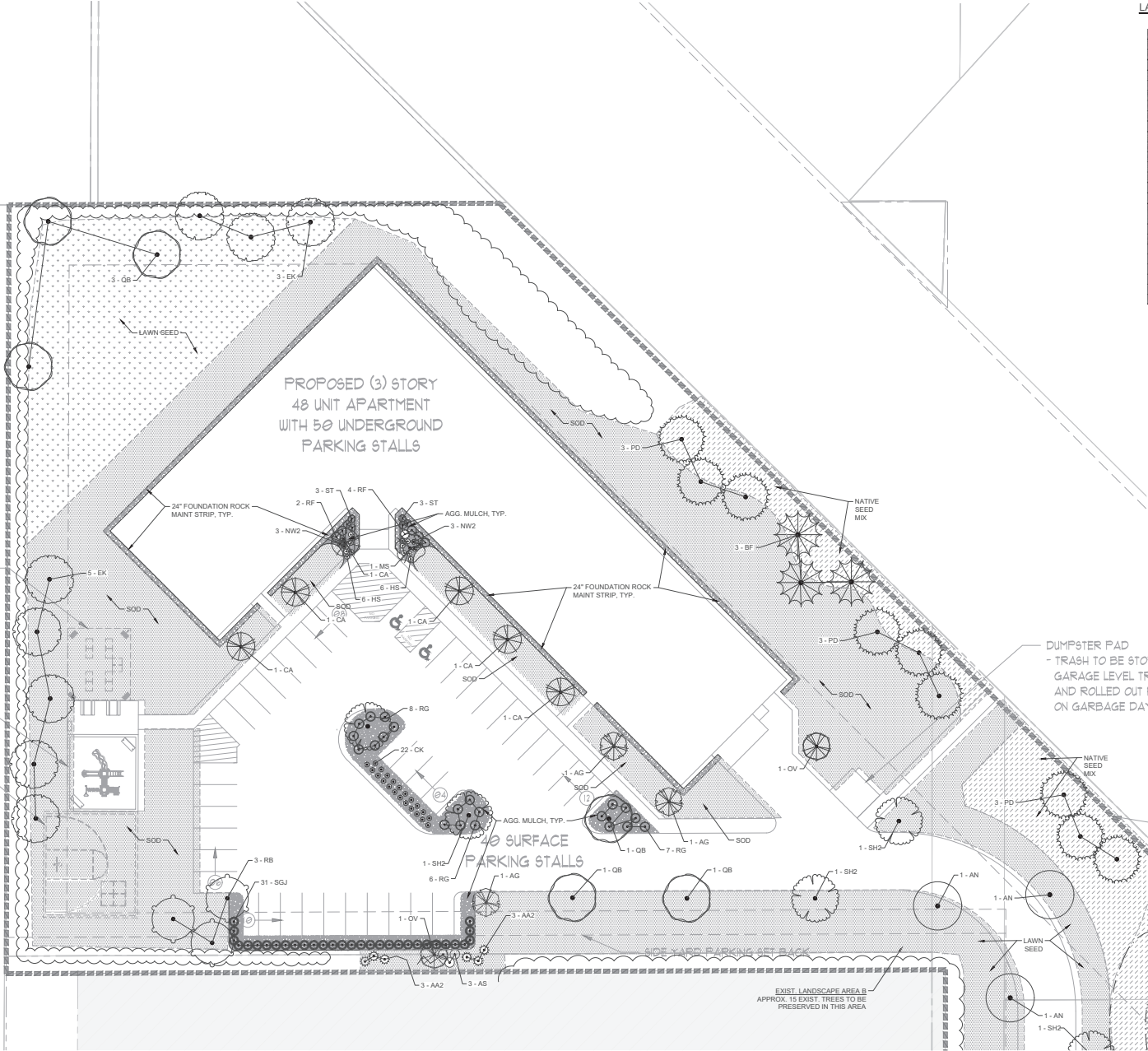
PLANT SCHEDULE OVERALL

SYMBOL	CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
●	AN	Northeast Red Maple / Acer rubrum 'Northeast'	3	2.0" Cal. S&B	NATIVE CULTIVAR	Y
●	BR	Bever Birch / Betula nigra	3	2.0" Cal. S&B	NATIVE	N
●	SG	Styphelia Thymifolia Locust / Gladiolus thymifolia 'Styphelia' TM	3	2.0" Cal. S&B	NATIVE CULTIVAR	N
●	EX	Express Kentucky Coffeetree / Gynostemma dioica 'Express'	3	2.0" Cal. S&B	NATIVE CULTIVAR	N
●	DB	Downy White Oak / Quercus bicolor	3	2.0" Cal. S&B	NATIVE	Y
SUBTOTAL						
			12			
EVERGREEN TREES						
●	BT	Baldwin Fir / Abies balsamea	3	1" S&B	NATIVE	
●	PD	Black Hills Spruce / Picea glauca 'Dorcadus'	3	1" S&B	NATIVE CULTIVAR	
SUBTOTAL						
			6			
ORNAMENTAL TREES						
●	AD	Autumn Delphinium Geranioides / Asteroides x grandiflorus 'Autumn Delphinium'	3	1.0" Cal. S&B	NATIVE	Y
●	CA	Pygmy Dogwood / Cornus alternifolia	3	1.0" Cal. S&B	NATIVE	Y
●	SP	Spring Snow Crabapple / Malus x 'Spring Snow'	3	1.0" Cal. S&B	NATIVE CULTIVAR	Y
●	OV	American Hophornbeam / Ostrya virginiana	3	1.0" Cal. S&B	NATIVE	Y
SUBTOTAL						
			12			
SHRUBS						
●	AN	Autumn Delphinium Geranioides / Asteroides x grandiflorus 'Autumn Delphinium'	3	1" S&B	NATIVE CULTIVAR	Y
●	AD	Autumn Delphinium Geranioides / Asteroides x grandiflorus 'Autumn Delphinium'	3	1" S&B	NATIVE	Y
●	SG	Styphelia Thymifolia Locust / Gladiolus thymifolia 'Styphelia' TM	3	1" S&B	NOT NATIVE	N
●	EX	Express Kentucky Coffeetree / Gynostemma dioica 'Express'	3	1" S&B	NATIVE	Y
●	BT	Baldwin Fir / Abies balsamea	3	1" S&B	NOT NATIVE	N
●	PD	Black Hills Spruce / Picea glauca 'Dorcadus'	3	1" S&B	NOT NATIVE	N
SUBTOTAL						
			18			
GRASSES						
●	AN	Autumn Delphinium Geranioides / Asteroides x grandiflorus 'Autumn Delphinium'	3	1" S&B	NOT NATIVE	N
SUBTOTAL						
			3			
PERENNIALS						
●	AN	Autumn Delphinium Geranioides / Asteroides x grandiflorus 'Autumn Delphinium'	3	1" S&B	NOT NATIVE	N
●	PD	Black Hills Spruce / Picea glauca 'Dorcadus'	3	1" S&B	NOT NATIVE	N
SUBTOTAL						
			6			

PLANT SCHEDULE OVERALL
EASMENT



SEE SHEET L1.0 FOR NOTES, DETAILS, & LEGEND



PROJECT NARRATIVE: 111 99th Ave NE, Blaine, Minnesota

This apartment community will feature 48 units for families with a range of bedroom sizes from one- to four-bedroom units. The building will include 12 one-bedroom, 17 two-bedroom, 15 three-bedroom and 4 four-bedroom units. Some of the unit features include in-unit washer and dryer, walk-in closets, full kitchen appliance layout, open-concept throughout the living spaces, and much more. For persons with disabilities, the community will include some units with accessible features, including roll-under sinks, transfer and roll-in showers, grab bars in the bathroom, 3'0" doorways throughout, open concept designs in the kitchens and living (injury/fall prevention) and many more. The community will include covered parking, community room for gatherings, on-site management, playground for kids, and outdoor space for families to play. Passive building (PHIUS) will be utilized to design the building. Passive building is a set of design principles for energy efficiency while also creating comfortable indoor living spaces. The project will be at the forefront of Passive building in Minnesota as only a handful of projects have been completed to date within the State of Minnesota.

Further, the building owner will contract with Sand Property Management, LLC to provide professional on-site management and compliance services to review screening criteria for each applicant. Sand Property Management, LLC has been managing multifamily communities since 1994. They have extensive knowledge and experience managing similarly sized communities. The team includes four Regional Managers, Director of Operations, Director of Compliance, Compliance Technicians, and Operations and Marketing Manager that work together to oversee over 40 communities (2,000+ units) throughout Iowa and Minnesota.

This community is anticipated to start construction in late 2025/early 2026 with approximately 16 months needed for construction. It is anticipated that the building will be fully occupied within 3-4 months of opening.

From: [Erik Thorvig](#)
To: [Patricia Robinson](#)
Cc: [Sheila Sellman](#)
Subject: FW: Proposed development at 111 99th Avenue
Date: Monday, March 18, 2024 1:50:35 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Pat,

Please add to the public comment folder for this application. Thanks.



Erik Thorvig, EDFP

Community Development Director

City of Blaine

Community Development Department
10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6147
BlaineMN.gov

From: Lori Saroya <lsaroya@blainemn.gov>
Sent: Monday, March 18, 2024 1:47 PM
To: Michelle Wolfe <mwolfe@blainemn.gov>; Erik Thorvig <ethorvig@blainemn.gov>; Sheila Sellman <ssellman@blainemn.gov>; PublicComment <publiccomment@blainemn.gov>
Cc: sjconnor01@yahoo.com
Subject: Fw: Proposed development at 111 99th Avenue

Please see the comment below from Ms. Conner. She would like to add it as a public comment.

From: Sandra Connor <sjconnor01@yahoo.com>
Sent: Monday, March 18, 2024 1:37 PM
To: Lori Saroya <lsaroya@blainemn.gov>
Cc: Sandy Connor <sjconnor01@yahoo.com>
Subject: Proposed development at 111 99th Avenue

Hello Councilwoman Saroya,

I am Sandra Connor at 516 98th Lane NE, Blaine, Minnesota 55434. I live in your ward.

Please continue to oppose the possible development of multiunit housing at 111 99th Avenue.

This project will diminish the quality of life for many people in the surrounding area. It is a project that will benefit only one family, and that family has already stated their intention to leave Blaine. It will hurt many families who intend to continue living in Blaine. I and others have our homes paid for, and we hope to live, shop, and pay property taxes in Blaine for the rest of our lives. Please ask the Council to put the needs of many who plan to live in Blaine ahead of one family who plans to move away. Please consider the impact of traffic, noise, over use of resources, water supply, etc. Blaine already has a challenge providing water to current residents. Some of these problems can be mitigated, but only a considerable expense to the City of Blaine and ultimately all of us on our property taxes. Putting all that expense into benefitting one family and one developer is not fair to the many home owners who will be harmed. Increased property tax are not limited to one ward. If the City needs to increase its share of property tax or find other sources of revenue to cover the cost of mitigating damage for the benefit of one family and one development it will cause hardship and complaints all over Blaine.

My neighbor, Rosemary Wallace, who lives at 9890 Cloverleaf Parkway has asked me to add her name to this letter because she thinks I express our feelings better.

Thank you for your consideration.

From: [Dave Falk](#)
To: [CityCouncil](#); [Planning](#)
Subject: Construction of apartment building at 111 99th Avenue NE
Date: Wednesday, April 3, 2024 10:53:10 AM

Hello Mr. Mayor, City Council Members and Planning Department members,

First of all, I would like to thank all of you for working to make Blaine the best that it can be. I am especially excited about the upcoming work on the Highway 65 Project. Considering how many times that I cross Highway 65 every week, the proposed change will save me a significant amount of time over the years (not to mention the reduction in pollution by eliminating all of the idling engines).

In regards to the discussions of the proposed apartment building at 111 99th Avenue NE, I would like to let you know that, as a Blaine resident living about 300 feet from the location, I am 100% against developing an apartment at this location. Instead, I would like Blaine to purchase the land using EDA funds and keep it as a wooded area.

Among other things, developing an apartment complex at this location would:

- Increase traffic near an elementary school. More traffic correlates to more traffic accidents.
- Border with Alexandra House, for which privacy is a major concern.
- Destroy a beautiful natural area. Natural areas always rank highly as a reason for cities making "Best Places to Live" surveys.
- Increase general congestion. This will increase pollution (affecting Blaine residents' health), emergency response times, strain city services (water, sewage, roads), etc.

The only positive impact that I can think of is that it will slightly increase the tax base. Qualitatively, I cannot understand how this tax money would outweigh all of the negative aspects that I have listed above, especially given that all of the neighbors that I talk to do not want this area developed.

In closing, I would like to reiterate my request for you to vote "no" to developing an apartment complex in this location and vote "yes" to the city purchasing this land and keeping it as a natural area. I hope that you put the school children, vulnerable women, and the most-affected residents first.

Thank you for your consideration and your work in keeping Blaine a beautiful city!

Dave Falkowski

Patricia Robinson

From: Laurie Palermo <laurie_49@yahoo.com>
Sent: Thursday, April 4, 2024 11:37 PM
To: Planning
Cc: Laurie Palermo
Subject: Re: I'm against an apt. Bldg being built

To whom it may concern,

I am against an apartment bldg. being built at 111 99th Ave. NE

FYI, I've lived here over 42 years at:

453 98th Lane NE
Blaine, MN 55434

-Laurie Palermo

Sent from my iPad

From: [mary seeling](#)
To: [Planning](#)
Subject: 99th Ave NE Apartment development
Date: Thursday, April 4, 2024 7:24:43 PM

Good evening,

I am a resident of this neighborhood, my address is 150 97th Ave NE, and I fully support this new apartment building.

I'm happy the number of units was reduced, which will help with the traffic coming through our neighborhood. I know that you performed a traffic study, but unfortunately, I was not able to attend the open house. I read the study findings but could not find if anything was decided about changes or improvements in this area. Will there be sidewalks added to 99th and any other alterations to the roads in this area to handle the current traffic and the added traffic? Other than that, I fully support this apartment.

I look forward to your response,

Best regards,
Mary Seeling

From: [Sheila Sellman](#)
To: [Patricia Robinson](#)
Subject: FW: 99th Ave apartment plan
Date: Friday, April 5, 2024 11:54:28 AM

Please include in public comments for 24-0018 packet

Please understand that the proposed apartment complex at 99th Ave and 101st Ave conjunction is a terrible idea. Any apartment complex in this particular area should NEVER be considered for many reasons. The shape of the property is difficult to configure, and the nearness to Alexandra House women's shelter is dangerous. The added traffic control costs will be ridiculous. And the loss of woodland is downright dumb as well. We need the trees and the critters. Please consider the neighbors' desires for not adding an apartment complex in this small neighborhood area. I do not drive so cannot attend the city council meetings to protest, but protest I do, indeed. Please be smart for a change with your decisions... ...There is so much other property available for apartments, (which are needed) in Blaine, just not this small tract of property (that was never zoned for multi-family use). I support the purchase by the city for a park area.

--

Marna McComb 763-780-3813

"The truly happy person enjoys the scenery on a detour."

Am in total agreement with neighbors objecting to this project. Rezoning this area was the first mistake at being totally unfair to residents in the area. My major concern is the congestion of people and traffic in a very confined area. To try to insert another apartment building into such a small area surrounded by another apartment building, a school, a womens shelter, and multiple neighborhoods that are single family units, is unfair to everyone.

This is a very odd shaped lot, being narrow and long. I doubt that it will be easy to be kept filled in any event. You can put pretty plans of picnic area, playground, etc, but the fact remains it is NOT going to look like a family friendly area next to a very busy street that will need further improvements to handle the traffic. This is the time to stand up for people already in the neighborhood and do the right thing by stopping this. Build a park or build single level twin homes. I live in a twin home adjacent to proposed area and there are 22 twin homes housing mostly retired people as myself. These homes sell quickly and that may no longer be after a 3 story apartment goes up. No one sees the benefit to building a 3 story apartment building in such a congested area. I know of two council members who have listened to us and I hope a majority will change their thoughts on this and not let this take place.

Linda Hanno

From: [seelis](#)
To: [Planning](#)
Subject: Case PC24-0018 TTT Development LLC
Date: Sunday, April 7, 2024 6:46:43 PM

Dear City of Blaine,

My name is Sheng Lee and I live/own a townhouse at 328 100th Court NE, Blaine MN.
The apartment building planned on 99th Ave NE will be near my townhouse.

I am strongly in opposition of this project and there are many concerns regarding this project that you should take into consideration. I'm sure you have already heard them but here they are again:

The City's own traffic study shows that this is not an ideal location for an apartment building. The City is adding two roundabouts and a host of other traffic improvements near University Avenue and 99th Avenue NE to accommodate an apartment building. This will create a significant expense for the City and taxpayers.

However, traffic is not the only issue. The concern is that we are taking a single family home with 5 occupants and turning it into an apartment building with hundreds of occupants in a small space. Multi-family dwellings carry a host of fire, water, sewer, emergency response, stormwater, and neighborhood impacts. This project will have a direct impact on neighboring properties.

Recently, the city council agreed to create parameters on the placement of new apartment buildings near existing homes. Yet, here we are trying to build another massive apartment building near existing homes.

Environmental concerns have been raised: 1) endangered species; 2) destruction of natural resources. Residents are seeking relief under the Minnesota Environmental Rights Act, similar to a ruling against the city of Minneapolis in September 2023 stating that the city's "significant land use changes, including measures designed to increase population density, could destroy natural resources."

My suggestion is to not have any apartments on that site and for the City to purchase the property using EDA funds as they have done throughout the City.

Please, do NOT allow this project to go through. This project is harmful to the residents and environment/nature surrounding that area. Please, purchase the property using EDA funds.

Regards,

Sheng Lee

From: [seelis](#)
To: [Planning](#)
Cc: [CityCouncil](#); [PublicComment](#)
Subject: Re: Case PC24-0018 TTT Development LLC
Date: Tuesday, April 9, 2024 8:40:16 AM

Dear City of Blaine,

Recently the Veterans Memorial Park of Blaine has a donated F-5 jet and this property would be the perfect space for it. It is near an aerospace and science school, a great opportunity for students who are already learning about flight. Many veterans live in the neighborhood and walk in the area. There are beautiful trees, birds, and other species. There could be a nature trail leading to the F-5. The City is adding a pond there so we could also have a reflecting pool, nature walks, bird watching, a playground for the kids. It could be a smaller-scale version of the Veterans Oasis Park in Chandler.

This project would be so much healthier and better for everyone involved (resident and nature), rather than having an apartment complex built there.

Please conduct an Environmental Assessment Worksheet (EAW) under MN Rule 4410.4500. Please strongly consider this F-5 jet project instead of the apartment building one, for the sake of Blaine residents in that area, and the endangered species.

Thank you and regards,

Sheng

On Sunday, April 7, 2024 at 06:46:31 PM CDT, seelis <seelis84@yahoo.com> wrote:

Dear City of Blaine,

My name is Sheng Lee and I live/own a townhouse at 328 100th Court NE, Blaine MN. The apartment building planned on 99th Ave NE will be near my townhouse.

I am strongly in opposition of this project and there are many concerns regarding this project that you should take into consideration. I'm sure you have already heard them but here they are again:

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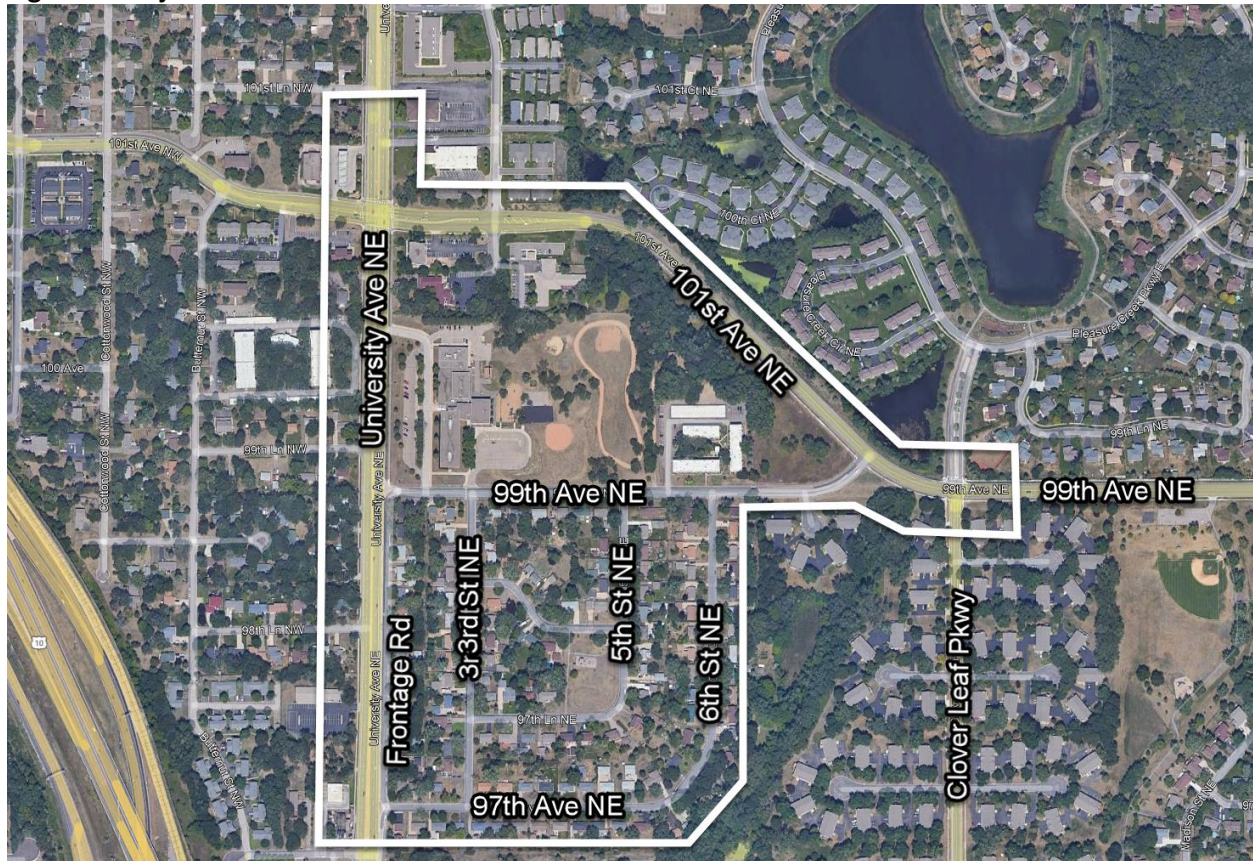
Regards,

Sheng Lee

Introduction

The City of Blaine directed that a traffic study be conducted to determine the traffic impacts of a proposed apartment building and to evaluate traffic concerns in the surrounding neighborhood. The study includes analysis of vehicular and pedestrian traffic in the neighborhood to the south of 101st Avenue NE and to the east of University Avenue NE. This includes analysis of traffic patterns at multiple key intersections in and around the neighborhood, driver speed behavior within the neighborhood, pedestrian facilities and level of comfort, and traffic operations both as they exist today and as they would perform with a future apartment building development on the northwest corner of the intersection of 99th Avenue NE and 101st Avenue NE. The limits of the study area are shown in **Figure 1**, below.

Figure 1. Project Area



Existing Conditions

University Ave NE runs north-south on the western limit of the study area. In this segment, University Ave NE is an A Minor Reliever, divided four-lane roadway with a concrete median restricting access at 99th Ave NE to right-in right-out only and 97th Ave NE to right-in only. At the intersection with 101st Ave NE, there is signalized traffic controlled intersection with dedicated left and right turn lanes on each approach (with the exception of a shared thru/right lane on the westbound approach). The daily traffic

volume on University is 22,800 per a 2018 Average Daily Traffic (ADT) count available from MnDOT State Aid counts.

101st Ave NE is a Major Collector, four-lane undivided roadway that transitions to 99th Ave NE to the east of the intersection of 99th Ave NE and 101st Ave NE. The most recent ADT listed by MnDOT is 6,900, per a 2019 count west of Polk Street. At the intersection with 99th Ave NE, there are no dedicated turn lanes at any approach. The intersection is approximately 275 feet west of the intersection of Clover Leaf Parkway and 99th Ave NE.

The remainder of the roads in the study area are considered local, undivided two-lane residential roads that do not have an official MnDOT ADT count. However, **Table 2** and **Table 3** show vehicular volumes from traffic count data collection in April 2023.

Data Collection

24-hour turning movement count data was collected Tuesday, April 11th, 2023, capturing one day of normal weekday conditions. Additionally, pedestrian and bicyclist data were captured. The weather was warm and clear on this day and is considered representative of daily pedestrian and bicyclist traffic in the area. **Table 1** shows the AM and PM peak hours found at each intersection for vehicular traffic.

Table 1. AM and PM Peak Hours of Intersection

Intersection	AM Peak Hour	PM Peak Hour
University Ave NE at 101st Ave NE	7:00 AM - 8:00 AM	4:00 PM - 5:00 PM
99th Ave NE at 101st Ave NE	7:00 AM - 8:00 AM	3:15 PM - 4:15 PM
Clover Leaf Pkwy at 99th Ave NE	7:00 AM - 8:00 AM	4:30 PM - 5:30 PM
99th Ave NE at University Ave/Frontage Rd	8:30 AM - 9:30 AM	3:45 PM - 4:45 PM
97th Ave NE at University Ave/Frontage Rd	8:30 AM - 9:30 AM	3:15 PM - 4:15 PM
99th Ave NE at 3rd St NE	8:30 AM - 9:30 AM	3:15 PM - 4:15 PM
99th Ave NE at 6th St NE	8:30 AM - 9:30 AM	3:30 PM - 4:30 PM

Existing turning movement counts by intersection can be found in the **Appendix**.

Speed Analysis

Speed data was collected at multiple locations within the project area using radars. The radar units were mounted to collect data in both directions and lanes without any sort of display of speeds to the driver. The posted speed limit is 30 miles per hour (mph) in all locations. Some locations were collected for a single weekday while others were collected across a seven-day period to best understand the weekly variation in traffic volume and speed. The locations of radar-collected data were:

Seven-day data collection:

1. Frontage road (parallel to University Ave, north of 97th Ave NE and south of 99th Ave NE)
2. 97th Ave NE (east of 3rd St NE and west of 6th St NE)
3. 99th Ave NE (east of University Ave NE and west of 101st Ave NE)

24-hour weekday data collection:

4. 3rd St NE (north of 97th Ave NE and south of 99th Ave NE)
5. 6th St NE (south of 99th Ave NE and northeast of 97th Ave NE)

Data was compiled from each location to determine the volume of traffic, average speed, and 85th percentile speed, as the 85th percentile speed is generally used to set speed limits.

Table 2 below summarizes the five locations and the respective weekday average speed, 85th percentile speed, 10 MPH pace, and daily volume. The 85th percentile speed is the speed that 85% of drivers drive at or below on a particular stretch of roadway. The 10 MPH pace metric is the range of speed at which most vehicles are recorded traveling. These metrics are considered benchmarks that highlight the range and frequency of driver speeds at the respective section of roadway. Additionally, the weekday average traffic volume and maximum speed recorded is listed per direction of roadway.

Table 2. Average Weekday Speed Summary

Roadway	Direction	Average Speed (mph)	85th Percentile Speed (mph)	10 mph Pace	Daily Volume (weekday average)	Speed Limit
University Ave Frontage Road	NB	32	42	24-34	310	30
	SB	22	27	15-25	14	30
99th Avenue	EB	30	35	26-36	242	30
	WB	30	35	26-36	569	30
97th Avenue	EB	25	31	19-29	176	30
	WB	21	26	14-24	32	30
6th Street NE	NB	25	30	19-29	219	30
	SB	23	30	17-27	88	30
3rd Street NE	NB	27	32	23-33	228	30
	SB	24	29	21-31	31	30

Per **Table 2**, it is notable that most sections of roadway have a dominant direction for traffic. These directions coincide with traffic exiting University Ave NE and traveling toward 99th Ave NE on the frontage road, 3rd St NE, or 6th St NE. On 99th Ave NE, the dominant direction is westbound, which coincides with vehicles traveling to the school or exiting onto University Ave NE. The location with the highest average speed was the northbound direction of the University Ave NE Frontage Road, at 32 MPH which provides the most direct route from University Avenue to the school and also is a parallel route to University Avenue. The highest 85th percentile speed was in the same location, at 42 MPH. The corresponding 10 MPH pace in this location is 24-34 MPH, which indicates that the majority of vehicles traveling on this section of roadway are traveling between 24 and 34 MPH. All other locations and directions had 85th percentile speeds within 5 MPH of the 30 MPH speed limit.

For the locations where seven days of data was collected, an analysis was conducted to determine the trend of vehicular traffic throughout the week. **Table 3** below summarizes these three locations (split by direction) across the days of the week. **Figure 2** graphically represents the same data.

Table 3. Vehicular Volume per Day of the Week

Roadway	Direction	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
University Ave Frontage Road	NB	67	333	294	309	323	291	108
	SB	3	8	16	10	20	16	6
99th Avenue	EB	78	230	234	261	253	232	106
	WB	158	556	546	619	570	557	181
97th Avenue	EB	99	166	184	168	178	188	92
	WB	35	33	33	32	26	36	18

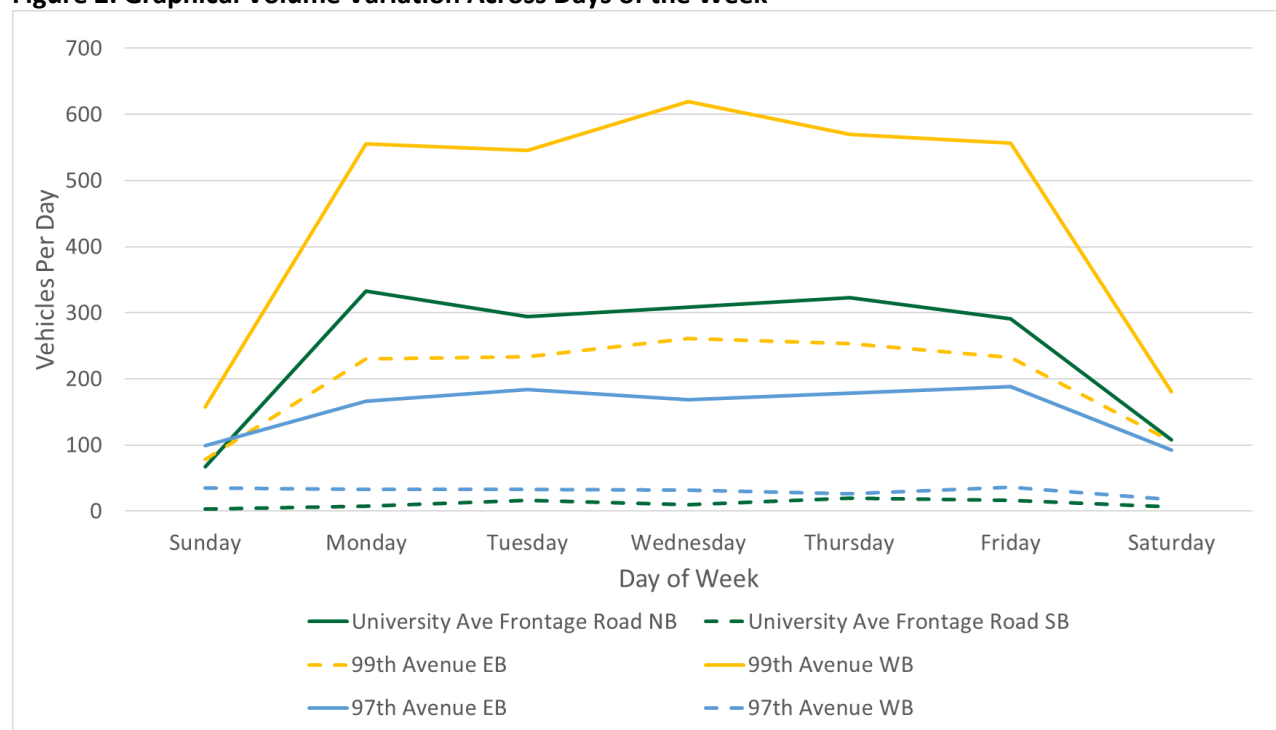
Figure 2. Graphical Volume Variation Across Days of the Week

Figure 2 shows the dominant directions in a bolded line, where the non-dominant counterpart is shown in the same color as a dashed line. The roadway with the most variation is 99th Ave NE, specifically in the westbound direction. The variation lies mostly in weekday versus weekend traffic, which can be attributed to 99th Ave NE serving the main entrances to the elementary school. Southbound University Ave Frontage Rd and westbound 97th Ave show the lowest traffic volumes and least variation in volume throughout the week.

Pedestrian Facilities

A review was done to determine the availability and reliability of the existing pedestrian facilities within the study area.

Sidewalks currently exist in the following locations of the project area:

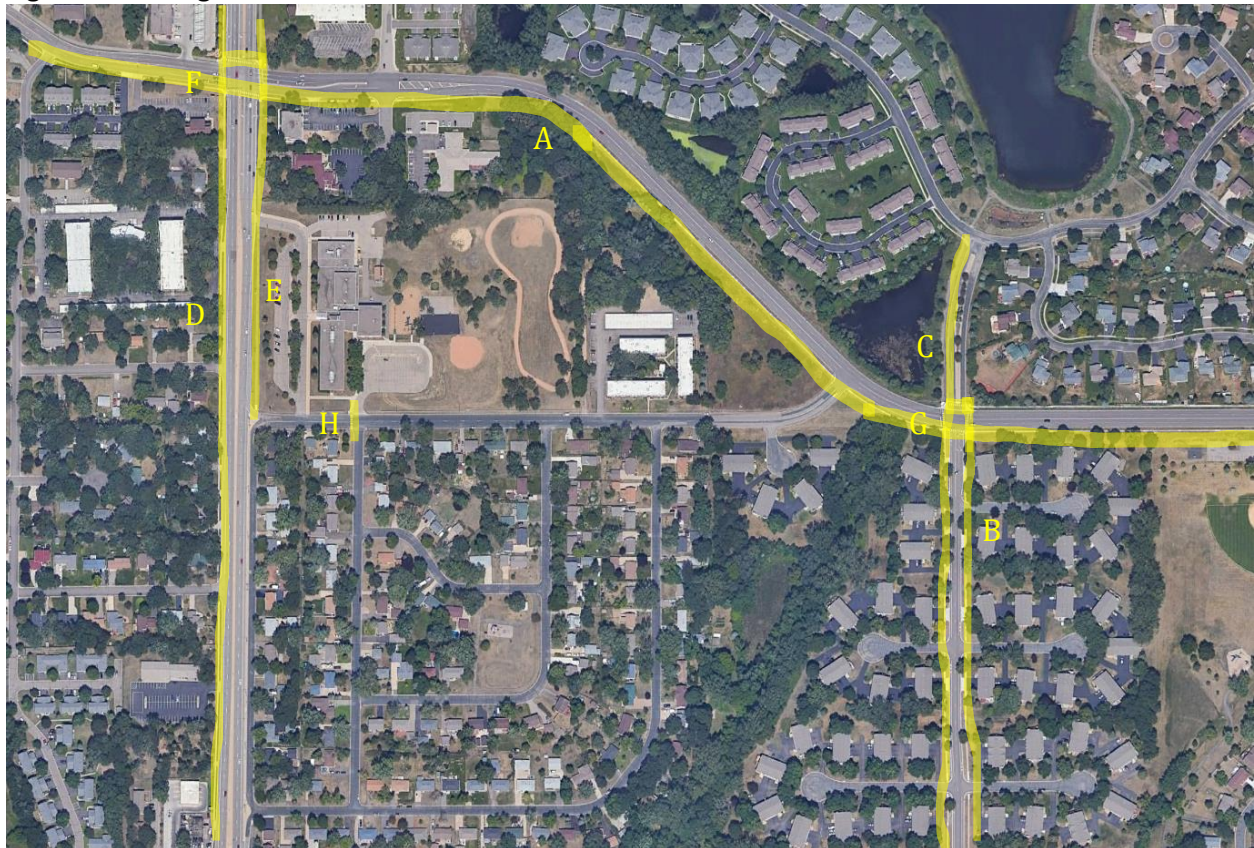
- A. South side of 101st Ave NE west of 99th Ave NE, continued on south side of 99th Ave NE east of 101st Ave NE.
- B. East side of Clover Leaf Pkwy south of 99th Ave NE
- C. West side of Clover Leaf Pkwy
- D. West side of University Ave NE (throughout project area)
- E. East side of University Ave NE from 99th Ave NE to 101st Ave NE and beyond

Marked crosswalks exist at the following locations:

- F. Signalized Intersection of University Ave NE (all legs)
G. Signalized Intersection of 99th Ave NE and Clover Leave Pkwy (all legs)
H. 3rd St NE crossing 99th Ave NE (west side of intersection)

Figure 3 highlights the locations of the sidewalk facilities.

Figure 3. Existing Pedestrian Facilities



With the elementary school, neighborhood, and local park all located in the study area, pedestrians traveling to and from these locations do not have off-street facilities outside of the trails along University Ave NE and 101st Ave NE to access the destinations.

The two existing pedestrian crossings nearest the neighborhood were reviewed for pedestrian accommodations including the striped crosswalk in front of the school that crosses 99th Ave NE and the unstriped crossing at 101st Ave NE and 99th Ave NE.

99th Ave NE and 101st Ave NE

Along 101st Ave NE, there is an existing sidewalk on the south side of the roadway as well as pedestrian ramps to street level as it approaches 99th Ave NE. However, at this intersection, there is no striped crosswalk. Per table 3-4 in NCHRP 992 "Guide to Pedestrian Analysis", an unmarked crossing may expect an average motorist yield rate of 24%. Based on the existing volumes and a footage review of the peak hours, the delay experienced by pedestrians may be noticeable, but not inconvenient.

99th Ave NE and 3rd St NE / Elementary School Entrance

Along 99th Ave NE, there are no off-street pedestrian facilities except those on school property. The crosswalk that crosses 99th Ave NE at 3rd St NE is marked and signed- providing an estimated 33% motorist yield rate, per the report mentioned previously. During most school peaks, there are school crossing guards to assist pedestrians in crossing 99th Ave NE, which is anticipated to increase the motorist yield rate to 86%, further reducing delay for pedestrians. Based on the existing volumes and a video footage review of the peak hours, pedestrians may experience occasional delay but is not considered to be a concern.

The addition of striping, signage, and other pedestrian crosswalk structures (such as crossing flags, in-road signs, RRFB, etc.) increase visibility and may further improve the pedestrian experience at these intersections. However, based on the review of existing conditions, implementing changes to reduce delay is not deemed to be necessary.

Safety Analysis

Crash data was collected for the study area using the Minnesota Crash mapping Analysis Tool, version 2 (MnCMAT2). There were 56 crashes reported in the last five years (2018-2022) within the study area. 34 of the crashes occurred at the intersection of University Ave and 101st Ave. None of the crashes reported in the last ten years involved a pedestrian or bicyclist. However, a pedestrian fatality occurred in the neighborhood prior to the ten-year time period analyzed, per feedback received at the March 2023 neighborhood meeting.

A summary of the crash types and severities from 2018-2022 are listed in **Table 4 and Table 5** below. Intersections in the study area that did not have any reported crashes in this time frame were omitted.

Table 4. Five-Year Intersection Crash Summary by Severity

Intersection	Fatal	Serious Injury	Minor Injury	Possible Injury	Property Damage Only	Total
University Ave at 101st Ave	-	1	4	8	21	34
99th Ave at 101st Ave	-	-	-	1	5	6
99th Ave at University Ave/Frontage Rd	-	-	-	1	1	2
97th Ave at University Ave/Frontage Rd	-	-	1	-	-	1
99th at 6th St/Royal Oaks Entrance	-	-	-	-	1	1
99th Ave at 5th St	-	-	-	-	1	1
Clover Leaf Pkwy at 99th Ave	-	-	-	1	10	11
Total	0	1	5	11	39	56

Table 5. Five-Year Intersection Crash Summary by Crash Type

Intersection	Angle	Left Turn	Rear-End	Single Vehicle Run Off Road	Sideswipe (Same Direction)	Other	Total
University Ave at 101st Ave	9	1	19	1	2	2	34
99th Ave at 101st Ave	1	-	2	2	1	-	6
99th Ave at University Ave/Frontage Rd	-	-	2	-	-	-	2
97th Ave at University Ave/Frontage Rd	-	-	-	1	-	-	1
99th at 6th St/Royal Oaks Entrance	1	-	-	-	-	-	1
99th Ave at 5th St	-	-	-	-	1	-	1
Clover Leaf Pkwy at 99th Ave	4	4	1	2	-	-	11
Total	15	5	24	6	4	2	56

There are some concerns with the crash types that are occurring at multiple intersections.

- University Ave at 101st Ave
 - High number of angle crashes involved a driver running a red light. Many of the crashes cited inattention due to being on an electronic device. Many of the crashes also cited high traffic speeds and trying to get through an intersection as the light changed. Since this is a county owned signal, the information will be reported to the county to see if any adjustments to the intersection could be implemented to potentially reduce some of the crashes.

- 99th Ave at 101st Ave
 - Multiple crash types that can likely be attributed to a combination of the four-lane section, the horizontal curvature of the roadway, and sightlines.
- Clover Leaf Pkwy at 99th Ave
 - Angle crashes involved a driver running a red light. Three of the crashes noted winter weather conditions. The crashes may be due to a combination of the roadway curvature, traffic speeds, and the weather conditions.
 - Left turn crashes occurred due to failure to yield. These may be partially due to the shared/through lane, the roadway curvature, and traffic speeds.

A comparison of the crash rate and the critical rate was completed to determine if there is a safety concern at an intersection. The crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside of the expected, normal range. The critical index reports the magnitude of this difference and a critical index of less than one indicates that the intersection is operating within the normal range. The latest available statewide average crash rates are from 2020 and were used for comparison purposes. **Table 6** below summarizes these rates and indices for both the total crashes as well as the fatal and serious crashes that occurred between 2018 and 2022.

Table 6. Five-Year Intersection Crash Summary by Crash Type

Intersection	Total				Fatal and Serious			
	Observed	Statewide Average	Critical Rate	Critical Index	Observed	Statewide Average	Critical Rate	Critical Index
University Ave at 101st Ave	0.62	0.59	0.87	0.71	1.81	0.82	3.29	0.55
99th Ave at 101st Ave	0.37	0.13	0.39	0.94	0.00	0.31	5.12	0.00
99th Ave at University Ave/Frontage Rd	1.90	0.13	1.50	1.27	0.00	0.31	54.79	0.00
97th Ave at University Ave/Frontage Rd	1.01	0.13	1.56	0.65	0.00	0.31	58.09	0.00
99th at 6th St/Royal Oaks Entrance	0.43	0.13	0.95	0.45	0.00	0.31	26.46	0.00
99th Ave at 5th St	0.43	0.13	0.95	0.45	0.00	0.31	26.46	0.00
Clover Leaf Pkwy at 99th Ave	0.65	0.51	0.99	0.66	0.00	0.69	6.25	0.00

Per **Table 6**, each intersection is operating within an acceptable range for fatal and serious crashes over the five years observed. Each intersection, with the exception of 99th Ave NE at the University Ave Frontage Rd, is operating within the normal range for total crashes observed. The intersection of 99th Ave NE and the University Ave Frontage Rd is above the normal range when compared to similar intersections statewide. The total observed crash rate was found to be 1.90 which is nearly fifteen times higher than the average for similar intersections statewide (0.13). Only two crashes occurred at this intersection in the last five years, but due to the low traffic volume at this intersection, the critical index (1.27) shows that the intersection is operating above the normal range compared to similar intersections statewide.

The crash worksheets for intersections with reported crashes can be found in the **Appendix**.

Warrant Analysis

A warrant analysis was completed for the intersection of 99th Ave NE at 101st Ave NE as well as the intersection of Clover Leaf Pkwy and 99th Ave NE. Both the existing volumes as well as anticipated volumes with a potential development at the northwest corner of 99th Ave NE and 101st Ave NE were considered. More details of the potential development can be found in the "Build Analysis" section of this memorandum.

When analyzing the traffic signal warrants, half of the right turning volumes on the minor approach were included, due to the shared lane usage. When analyzing the all-way stop control warrants, all of the rights on the minor approaches were included.

Traffic Control Signal Warrant Analysis

The Minnesota Manual on Traffic Control Devices (MnMUTCD) states that the investigation of the need for a traffic control signal shall include an analysis of the applicable factors contained in the following traffic signal warrants:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour
- Warrant 4: Pedestrian Volume
- Warrant 5: School Crossing
- Warrant 6: Coordinated Signal System
- Warrant 7: Crash Experience
- Warrant 8: Roadway Network
- Warrant 9: Intersection Near a Grade Crossing

99th Ave NE at 101st Ave NE

The traffic control signal warrant analysis concluded a signalized intersection is not justified with the existing volumes. However, with the volumes added from the potential apartment development, warrant 1B is met, which may justify a traffic signal if determined to be needed for a safety or operational improvement.

99th Ave NE at Clover Leaf Pkwy

When considering both existing and the build scenario, based on recent traffic counts, no warrants are met for the intersection. Due to its location near a curve which can impact sight lines and the traffic speeds the signal is considered justified and was justified when constructed. A Signal Justification Letter was completed in 2021 which justified that the existing signalized intersection was to remain in place.

All-Way Stop Control Warrant Analysis

All-way stop control can be useful as a safety measure at intersections if safety concerns exist because of high traffic volumes in multiple directions or if there is an insufficient sight distance available to see conflicting traffic on an approach to an intersection. The MnMUTCD states that the need for an all-way stop control shall be considered if one of the following conditions is met:

- Criteria A: Where traffic control signals are justified, an all-way stop can be installed as an interim measure.

- Criteria B: Five or more crashes are reported in a 12-month period that are susceptible to correction by an all-way stop installation.
- Criteria C: Where:
 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
 2. Where the combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour. but,
 3. If the 85th-percentile approach speed of the major street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
- Criteria D: Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

99th Ave NE at 101st Ave NE

Considering the no build condition, no criteria are met to warrant an all-way stop control at this intersection. With the added volumes from the proposed development, Criteria A is met, as a signal is justified under these conditions. Therefore, an all-way stop control is warranted at this intersection if the proposed development would occur and if needed based on safety or operations.

99th Ave NE at Clover Leaf Pkwy

No criteria are met at this intersection under either the existing or build condition.

The detailed warrant analyses can be found in the **Appendix**.

Traffic Operations

An operations analysis was completed for the AM and PM peak hours using the existing (2023) turning movements. The operational analysis results are described as a Level of Service (LOS) ranging from A to F. These letters serve to describe a range of operating conditions for different types of facilities. Levels of Service are calculated based on the Highway Capacity Manual 6th Edition, which bases the level of service on control delay. Control delay is the delay experienced by vehicles slowing down as they are approaching the intersection, the wait time at the intersection, and the time for the vehicle to speed up through the intersection and enter into the traffic stream. The average intersection control delay is a volume weighted average of delay experienced by all motorists entering the intersection on all intersection approaches. Level of service D for an intersection is commonly taken as an acceptable design year LOS in the suburban area of the Twin Cities metro region. LOS E or F may be considered acceptable for lower volume or minor movements.

The level of service and its associated intersection delay for a signalized and unsignalized intersection is presented below. The delay threshold for unsignalized intersections is lower compared to signalized intersections, which accounts for the fact that people expect a higher level of service when at a stop-controlled intersection. Roundabouts are considered unsignalized intersections. **Table 7** details the control delay thresholds for signalized and unsignalized intersections.

Table 7: Level of Service Criteria

LOS	Signalized	Unsignalized
	Control Delay per Vehicle (sec.)	Control Delay per Vehicle (sec.)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

It is noted that the peak hours were slightly different amongst the intersections in the study area. Because the intersections through the neighborhood and along 99th Ave NE were determined to be the most critical for this analysis and the elementary school is the largest generator of traffic in the neighborhood, the volumes from the 8:30-9:30 AM was considered to be the AM peak hour, and 4:00-5:00 was considered to be the PM peak hour. The 8:30-9:30 AM peak hour highlights the highest volumes along 99th Ave and through the neighborhood streets. The 4:00-5:00 PM peak hour highlights the highest volume of the day at both University Ave NE at 101st Ave NE as well as the majority of the peak hour at 99th Ave NE at University Ave/Frontage Rd. This also coincides with a 4:00 school release time. In both peak hours that were modeled, any volume disparity was increased to analyze a 'worst case scenario' situation. **Table 8** details the approach delay, intersection delay, LOS, and queuing information for each intersection under the existing roadway network and traffic volumes.

Table 8: Existing Conditions Operational Results

		AM Peak Hour																	
Intersection	Approach	Traffic Delay (sec/veh)				Intersection (Delay - LOS)	Traffic Queuing (feet)												
		Movement (Delay - LOS)			Approach (Delay - LOS)		Left Turn			Through			Right Turn						
		L	T	R			Storage	Avg	Max	Link Length	Avg	Max	Storage	Avg	Max				
University Ave NE at 101st Ave NE <i>Signalized Intersection</i>	EB	42 - D	46 - D	21 - C	39 - D	25 - C	175	50	125	250	75	175	-	75	175				
	WB	43 - D	39 - D	19 - B	38 - D		175	75	175	375	50	125	-	50	125				
	NB	56 - E	14 - B	2 - A	21 - C		300	75	200	2300	75	175	450	25	75				
	SB	54 - D	16 - B	3 - A	18 - B		300	50	150	1050	125	250	300	25	50				
99th Ave NE at 101st Ave NE <i>Side Street Stop Controlled</i>	EB	8 - A	-	3 - A	6 - A	3 - A	-	25	75	-	-	-	-	25	75				
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-				
	NB	4 - A	1 - A	-	2 - A		-	25	75	250	25	75	-	-	-				
	SB	-	4 - A	4 - A	4 - A		-	-	-	-	25	25	-	25	25				
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	3 - A	3 - A	2 - A	3 - A	8 - A	-	25	50	250	25	100	-	25	100				
	WB	4 - A	3 - A	0 - A	3 - A		-	25	75	1525	25	75	-	25	50				
	NB	30 - C	27 - C	5 - A	24 - C		150	75	125	225	25	75	-	25	75				
	SB	30 - C	24 - C	4 - A	13 - B		-	25	50	400	25	50	200	25	50				
Frontage Rd at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	1 - A	-	-	-	-	-	-	-	-	-				
	WB	0 - A	0 - A	1 - A	1 - A		-	25	50	-	-	-	-	25	50				
	NB	-	2 - A	2 - A	2 - A		-	-	-	-	-	-	-	-	-				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				
3rd St NE/School Driveway at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	0 - A	0 - A	2 - A	-	-	-	-	-	-	-	-	-				
	WB	2 - A	1 - A	0 - A	1 - A		-	0	25	-	0	25	-	0	25				
	NB	4 - A	7 - A	3 - A	5 - A		-	25	75	275	25	75	-	25	75				
	SB	5 - A	-	4 - A	5 - A		-	25	75	75	25	75	-	25	75				
5th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	-	0 - A	0 - A	-	-	-	-	-	-	-	-	-				
	WB	2 - A	0 - A	-	1 - A		-	-	-	150	-	-	-	-	-				
	NB	-	-	-	-		-	-	-	-	-	-	-	-	-				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				
6th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	-	0 - A	0 - A	-	-	-	-	-	-	-	-	-				
	WB	2 - A	0 - A	-	1 - A		-	-	-	325	-	-	-	-	-				
	NB	5 - A	-	2 - A	3 - A		-	25	50	-	-	-	-	25	50				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				
Frontage Rd at 97th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	4 - A	-	-	-	-	-	-	-	-	-				
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-				
	NB	-	6 - A	3 - A	5 - A		-	-	-	275	50	50	-	50	50				
	SB	0 - A	-	-	0 - A		-	-	-	-	-	-	-	-	-				
		Traffic Delay (sec/veh)				PM Peak Hour													
Intersection	Approach	Traffic Delay (sec/veh)				Intersection (Delay - LOS)	Traffic Queuing (feet)												
		Movement (Delay - LOS)			Approach (Delay - LOS)		Left Turn			Through			Right Turn						
		L	T	R			Storage	Avg	Max	Link Length	Avg	Max	Storage	Avg	Max				
University Ave NE at 101st Ave NE <i>Signalized Intersection</i>	EB	36 - D	45 - D	27 - C	39 - D	32 - C	175	100	200	250	125	250	-	125	250				
	WB	41 - D	45 - D	32 - C	42 - D		175	100	175	375	100	175	-	100	175				
	NB	74 - E	30 - C	6 - A	31 - C		300	150	375	2300	325	500	450	50	200				
	SB	56 - E	21 - C	4 - A	23 - C		300	75	175	1050	150	225	300	25	75				
99th Ave NE at 101st Ave NE <i>Side Street Stop Controlled</i>	EB	12 - B	-	7 - A	11 - B	3 - A	-	50	100	-	-	-	-	50	100				
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-				
	NB	5 - A	1 - A	-	2 - A		-	25	50	250	25	50	-	-	-				
	SB	-	3 - A	2 - A	3 - A		-	-	-	-	-	-	-	-	-				
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	6 - A	5 - A	2 - A	5 - A	7 - A	-	50	125	250	50	150	-	50	150				
	WB	6 - A	4 - A	1 - A	4 - A		-	50	100	1525	50	100	-	25	75				
	NB	30 - C	25 - C	6 - A	26 - C		150	75	125	225	25	75	-	25	75				
	SB	25 - C	26 - C	4 - A	14 - B		-	25	75	400	25	75	200	25	50				
Frontage Rd at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	10 - B	-	-	-	-	-	-	-	-	-				
	WB	-	0 - A	14 - B	12 - B		-	25	100	-	-	-	-	25	100				
	NB	-	2 - A	2 - A	2 - A		-	-	-	-	-	-	-	-	-				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				
3rd St NE/School Driveway at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	-	0 - A	2 - A	-	-	-	-	-	-	-	-	-				
	WB	2 - A	0 - A	0 - A	1 - A		-	-	-	-	-	-	-	-	-				
	NB	4 - A	9 - A	2 - A	4 - A		-	25	50	275	25	50	-	25	50				
	SB	5 - A	-	3 - A	4 - A		-	25	75	75	25	75	-	25	75				
5th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	0 - A	0 - A	0 - A	-	-	-	-	-	-	-	-	-				
	WB	2 - A	0 - A	-	1 - A		-	0	25	150	0	25	-	-	-				
	NB	-	-	-	-		-	-	-	-	-	-	-	-	-				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				
6th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	0 - A	0 - A	1 - A	-	-	-	-	-	-	-	-	-				
	WB	2 - A	0 - A	-	1 - A		-	25	25	325	25	25	-	-	-				
	NB	6 - A	-	2 - A	3 - A		-	25	50	-	-	-	-	25	50				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				
Frontage Rd at 97th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	3 - A	-	-	-	-	-	-	-	-	-				
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-				
	NB	-	6 - A	2 - A	3 - A		-	-	-	275	50	75	-	50	75				
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-				

Table 8 shows that all intersections are currently operating with LOS C or better in both peak hours of the day. The side street stop-controlled intersections all operate with LOS A overall, with the exception of the frontage road and University Ave NE connection at 99th in the PM peak hour due to the delay of the westbound right. The intersection operates with an overall delay of 10 seconds per vehicle and LOS B. The higher delay is likely due to the backup that occurs on University Ave NE from the signal at 101st Ave NE.

Build Analysis

Traffic operations were additionally considered under a scenario in which an 111-unit apartment building is constructed on the corner of 101st Ave NE and 99th Ave NE. The ITE Trip Generation Manual (11th Edition) was used to determine how many trips the proposed residential development would add to the roadway network during the peak hours. **Table 9** below shows the total number of trips generated during each of the peak hours with the anticipated 111 dwelling units, as well as their proportional split between trips entering and exiting the proposed site. The proposed site was assumed to have a driveway on to 99th Ave NE to the east of the Royal Oaks Apartment entrance for the purposes of this analysis.

Table 9: Trip Generation for 111-Unit Apartment Building

(ITE Land Use Code 221) MultiFamily Housing- Mid Rise			
Based on 111 Dwelling Units			
	Entering	Exiting	Total
AM Peak	10	32	42
PM Peak	27	17	44
Weekday	252	252	504

During the AM peak hour 10 trips are anticipated to enter the proposed site and 32 are anticipated to exit, 42 trips total. In the PM peak hour, 27 trips are anticipated to enter the proposed site, and 17 are anticipated to exit, 44 trips total. Over the whole day, it is anticipated that 504 total new trips will be produced by the addition of the proposed site. These new trips include residents, visitors, delivery vehicles, and any other vehicles that may visit during a typical day.

These volumes were added to the proposed driveway and spread through the network proportionally based on existing traffic patterns. The build scenario turning movement counts by intersection can be found in the **Appendix**.

An operational analysis was also conducted for the build condition. **Table 10** shows the operational results with the proposed apartment building driveway intersecting 99th Ave NE between 6th St NE and 7th St NE.

Table 10: Build Condition Operational Results

						AM Peak Hour									
Intersection	Approach	Traffic Delay (sec/veh)				Intersection (Delay - LOS)	Traffic Queuing (feet)								
		Movement (Delay - LOS)			Approach (Delay - LOS)		Left Turn			Through			Right Turn		
		L	T	R			Storage	Avg	Max	Link Length	Avg	Max	Storage	Avg	Max
University Ave NE at 101st Ave NE <i>Signalized Intersection</i>	EB	38 - D	46 - D	20 - C	38 - D	24 - C	175	50	125	250	75	175	-	75	175
	WB	44 - D	39 - D	19 - B	38 - D		175	100	200	375	75	125	-	75	125
	NB	54 - D	13 - B	2 - A	19 - B		300	75	200	2300	75	150	450	25	75
	SB	55 - E	16 - B	3 - A	19 - B		300	50	150	1050	150	225	300	25	75
99th Ave NE at 101st Ave NE <i>Side Street Stop Controlled</i>	EB	8 - A	0 - A	5 - A	7 - A	3 - A	-	25	100	-	-	-	-	25	100
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-
	NB	3 - A	1 - A	-	2 - A		-	25	75	250	25	75	-	-	-
	SB	-	4 - A	3 - A	4 - A		-	-	-	-	0	25	-	0	25
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	4 - A	4 - A	2 - A	4 - A	8 - A	-	25	75	250	25	75	-	25	75
	WB	3 - A	3 - A	0 - A	3 - A		-	25	75	1525	25	75	-	25	50
	NB	30 - C	23 - C	4 - A	24 - C		150	75	150	225	25	75	-	25	75
	SB	24 - C	25 - C	4 - A	13 - B		-	25	75	400	25	75	200	25	50
Frontage Rd at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	1 - A	-	-	-	-	-	-	-	-	-
	WB	0 - A	0 - A	1 - A	1 - A		-	25	75	-	-	-	-	25	75
	NB	-	2 - A	2 - A	2 - A		-	-	-	-	-	-	-	-	-
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
3rd St NE/School Driveway at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	0 - A	0 - A	2 - A	-	-	-	-	-	-	-	-	-
	WB	2 - A	1 - A	0 - A	1 - A		-	-	-	-	-	-	-	-	-
	NB	5 - A	7 - A	3 - A	6 - A		-	25	50	275	25	50	-	25	50
	SB	6 - A	4 - A	4 - A	5 - A		-	25	75	75	25	75	-	25	75
5th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	-	0 - A	0 - A	-	-	-	-	-	-	-	-	-
	WB	2 - A	0 - A	-	1 - A		-	-	-	150	-	-	-	-	-
	NB	-	-	-	-		-	-	-	-	-	-	-	-	-
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
6th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	-	0 - A	0 - A	-	-	-	-	-	-	-	-	-
	WB	1 - A	0 - A	-	1 - A		-	-	-	325	-	-	-	-	-
	NB	4 - A	-	2 - A	3 - A		-	25	50	-	-	-	-	25	50
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
Frontage Rd at 97th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	4 - A	-	-	-	-	-	-	-	-	-
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-
	NB	-	6 - A	3 - A	5 - A		-	-	-	275	50	50	-	50	50
	SB	-	0 - A	-	0 - A		-	-	-	-	-	-	-	-	-
Proposed Driveway at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	3 - A	0 - A	-	1 - A	1 - A	-	0	25	100	0	25	-	-	-
	WB	-	0 - A	0 - A	0 - A		-	-	-	-	-	-	-	-	-
	NB	-	-	-	-		-	-	-	-	-	-	-	-	-
	SB	5 - A	-	3 - A	5 - A		-	25	50	-	-	-	-	25	50

						PM Peak Hour									
Intersection	Approach	Traffic Delay (sec/veh)				Intersection (Delay - LOS)	Traffic Queuing (feet)								
		Movement (Delay - LOS)			Approach (Delay - LOS)		Left Turn			Through			Right Turn		
		L	T	R			Storage	Avg	Max	Link Length	Avg	Max	Storage	Avg	Max
University Ave NE at 101st Ave NE <i>Signalized Intersection</i>	EB	40 - D	47 - D	26 - C	41 - D	32 - C	175	100	200	250	100	225	-	100	225
	WB	40 - D	44 - D	32 - C	41 - D		175	75	175	375	100	175	-	100	175
	NB	68 - E	31 - C	7 - A	32 - C		300	150	375	2300	325	550	450	50	200
	SB	58 - E	20 - C	3 - A	24 - C		300	100	200	1050	125	225	300	25	75
99th Ave NE at 101st Ave NE <i>Side Street Stop Controlled</i>	EB	14 - B	0 - A	6 - A	11 - B	3 - A	-	50	100	-	-	-	-	50	100
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-
	NB	4 - A	1 - A	-	2 - A		-	25	50	250	25	50	-	-	-
	SB	-	3 - A	2 - A	3 - A		-	-	-	-	0	25	-	0	25
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	5 - A	5 - A	2 - A	5 - A	8 - A	-	50	100	250	50	125	-	50	125
	WB	8 - A	4 - A	1 - A	5 - A		-	50	100	1525	50	100	-	25	75
	NB	32 - C	26 - C	6 - A	27 - C		150	75	150	225	25	75	-	25	75
	SB	20 - C	29 - C	4 - A	14 - B		-	25	75	400	25	75	200	25	50
Frontage Rd at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	10 - B	-	-	-	-	-	-	-	-	-
	WB	-	0 - A	15 - C	13 - B		-	25	100	-	-	-	-	25	100
	NB	-	2 - A	2 - A	2 - A		-	-	-	-	-	-	-	-	-
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
3rd St NE/School Driveway at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	1 - A	0 - A	-	1 - A	2 - A	-	0	25	-	0	25	-	0	25
	WB	2 - A	0 - A	0 - A	1 - A		-	0	25	-	0	25	-	0	25
	NB	4 - A	6 - A	3 - A	4 - A		-	25	50	275	25	50	-	25	50
	SB	5 - A	-	3 - A	4 - A		-	25	75	75	25	75	-	25	75
5th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	0 - A	0 - A	0 - A	-	-	-	-	-	-	-	-	-
	WB	2 - A	0 - A	-	1 - A		-	0	25	150	0	25	-	-	-
	NB	-	-	-	-		-	-	-	-	-	-	-	-	-
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
6th St NE at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	-	0 - A	0 - A	0 - A	1 - A	-	-	-	-	-	-	-	-	-
	WB	2 - A	0 - A	-	1 - A		-	25	50	325	25	50	-	-	-
	NB	4 - A	-	3 - A	4 - A		-	25	50	-	-	-	-	25	50
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
Frontage Rd at 97th Ave NE <i>Side Street Stop Controlled</i>	EB	-	-	-	-	4 - A	-	-	-	-	-	-	-	-	-
	WB	-	-	-	-		-	-	-	-	-	-	-	-	-
	NB	-	6 - A	3 - A	5 - A		-	-	-	275	50	75	-	50	75
	SB	-	-	-	-		-	-	-	-	-	-	-	-	-
Proposed Driveway at 99th Ave NE <i>Side Street Stop Controlled</i>	EB	3 - A	0 - A	-	1 - A	1 - A	-	25	25	100	25	25	-	-	-
	WB	-	0 - A	0 - A	0 - A		-	-	-	-	-	-	-	-	-
	NB	-	-	-	-		-	-	-	-	-	-	-	-	-
	SB	6 - A	-	6 - A	6 - A		-	25	50	-	-	-	-	25	50

Each intersection movement remains operating with the same LOS or within 2 seconds of delay when compared to the existing condition. Based on this analysis, the proposed driveway does not impact nearby intersections' operational performance or capacity, nor does it produce queues that back into nearby intersections or residential driveways.

Alternatives Analysis

While operations are acceptable with the proposed development, as previously stated, the intersection of 99th Ave NE and 101st Ave NE meets warrants for a change in traffic control. Four scenarios were preliminarily analyzed for traffic operations at the intersections of 99th Ave NE and 101st Ave NE as well as 99th Ave NE at Cloverleaf Pkwy. The intersection of 99th Ave NE and 101st Ave NE is warranted for a traffic signal and all-way stop control (via the signal warrant). Because it is warranted for these, a roundabout is also considered a reasonable option and was therefore included in this analysis.

Scenario 1 includes an all-way stop control at the intersection of 99th Ave NE and 101st Ave NE and maintains the current signal and lane configuration at 99th Ave NE at Clover Leaf Pkwy. Scenario 2 considers a signal at both intersections- these would operate in coordination and were considered to have identical phasing and lane configurations (without the second minor street approach at 99th Ave NE and 101st Ave NE). Scenario 3 considers a single lane roundabout at 99th Ave NE and 101st Ave NE and maintains the signal at 99th Ave NE and Clover Leaf Pkwy. A single lane roundabout would require the mainline to have a lane drop or restriped to a three-lane roadway. Scenario 3 assumes 100 feet of storage for the eastbound left turn lane at Clover Leaf Pkwy. Lastly, Scenario 4 consists of both intersections as single lane roundabout, the same lane-drop or conversion needs from scenario 3 apply.

The all-way stop controlled and signalized intersections were analyzed in traffic simulation software, SimTraffic, where the single lane roundabout results were derived from the HCM 6th Edition calculations in Synchro. **Tables 11-14** show the operational results at these two intersections under each scenario. These changes were not considered to impact other nearby intersections, and therefore only these two intersections were included in this analysis.

Table 11: Build Condition- Alternative Scenario 1

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)		Traffic Queuing (feet)			Traffic Delay (sec/veh)		Traffic Queuing (feet)		
		Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue			Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue		
				Storage	Avg	Max			Storage	Avg	Max
99th Ave NE at 101st Ave NE <i>All-Way Stop Controlled Intersection</i>	EB	5 - A	8 - A	250	25	75	5 - A	10 - B	250	50	75
	WB	-		-	-	-	-		-	-	-
	NB	8 - A		250	50	75	9 - A		250	50	100
	SB	10 - B		-	-	-	12 - B		-	75	125
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	6 - A	10 - B	250	25	75	7 - A	9 - A	250	50	125
	WB	4 - A		1525	25	75	5 - A		1525	50	125
	NB	26 - C		225	75	150	25 - C		225	75	150
	SB	16 - B		400	25	50	14 - B		400	25	75

Table 12: Build Condition- Alternative Scenario 2

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)		Traffic Queuing (feet)			Traffic Delay (sec/veh)		Traffic Queuing (feet)		
		Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue			Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue		
				Storage	Avg	Max			Storage	Avg	Max
99th Ave NE at 101st Ave NE <i>Signalized Intersection</i>	EB	26 - C	6 - A	250	50	200	29 - C	7 - A	250	75	150
	WB	-		-	-	-	-		-	-	-
	NB	4 - A		250	25	75	4 - A		250	25	100
	SB	5 - A		-	-	-	6 - A		-	-	-
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	4 - A	10 - B	250	25	75	5 - A	8 - A	250	25	100
	WB	4 - A		1525	25	75	6 - A		1525	50	125
	NB	29 - C		225	75	150	28 - C		225	75	150
	SB	14 - B		400	25	75	16 - B		400	25	75

Table 13: Build Condition- Alternative Scenario 3

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)		Traffic Queuing (feet)			Traffic Delay (sec/veh)		Traffic Queuing (feet)		
		Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue			Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue		
				Storage	Avg	Max			Storage	Avg	Max
99th Ave NE at 101st Ave NE <i>Single Lane Roundabout</i>	EB	4 - A	6 - A	250	-	-	6 - A	6 - A	250	-	-
	WB	-		-	-	-	-		-	-	-
	NB	5 - A		250	-	25	6 - A		250	-	25
	SB	5 - A		-	-	25	7 - A		-	-	50
Clover Leaf Pkwy at 99th Ave NE <i>Signalized Intersection</i>	EB	4 - A	10 - B	250	25	25	6 - A	9 - A	250	25	50
	WB	4 - A		1525	25	50	6 - A		1525	25	75
	NB	26 - C		225	75	150	26 - C		225	75	150
	SB	13 - B		400	25	50	15 - B		400	25	50

Table 14: Build Condition- Alternative Scenario 4

Intersection	Approach	AM Peak Hour					PM Peak Hour				
		Traffic Delay (sec/veh)		Traffic Queuing (feet)			Traffic Delay (sec/veh)		Traffic Queuing (feet)		
		Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue			Approach (Delay - LOS)	Intersection (Delay - LOS)	Approach Queue		
				Storage	Avg	Max			Storage	Avg	Max
99th Ave NE at 101st Ave NE <i>Single Lane Roundabout</i>	EB	4 - A	6 - A	250	-	-	6 - A	6 - A	250	-	-
	WB	-		-	-	-	-		-	-	-
	NB	5 - A		250	-	25	6 - A		250	-	25
	SB	5 - A		-	-	25	7 - A		-	-	50
Clover Leaf Pkwy at 99th Ave NE <i>Single Lane Roundabout</i>	EB	4 - A	4 - A	250	-	25	7 - A	6 - A	250	-	50
	WB	4 - A		1525	-	25	6 - A		1525	-	25
	NB	4 - A		225	-	-	5 - A		225	-	25
	SB	4 - A		400	-	-	5 - A		400	-	-

Tables 11-14 indicate that any of the four scenarios would operate with LOS B or better for the entire intersection during both peak hours.

At 99th Ave NE and 101st Ave NE, the delay for the entire intersection increases just slightly in each scenario due to the distribution of delay across all approaches. They all remain LOS A except for scenario 1, which indicates that the intersection would operate at LOS B with an all-way stop control, where it previously operated at LOS A in its existing condition. The eastbound approach of 99th Ave NE at 101st Ave NE improves in every scenario except when signalized in scenario 2 due to the nature of the cycle and phasing required to accommodate all vehicles. This is true for both peak hours.

At 99th Ave NE and Clover Leaf Pkwy, delay remains within 2 seconds of the existing configuration when the 99th/101st intersection undergoes changes and therefore introduces new traffic volume patterns to

the intersection. Scenario 4 is the only scenario in which the configuration changes, where delay decreases for both peak hours, and LOS improves to A.

None of the scenarios induce a queue from one intersection that is anticipated to compromise the operations of the other. With build volumes, any of the above scenarios would be acceptable options for reconfiguration of the two intersections. Though they operate effectively with the volumes proposed, there may be concerns under some of the scenarios that should be considered when determining the appropriate traffic control and geometric option and should be weighed in when determining a final reconfiguration choice:

- Alternative Scenarios 1 and 3 would distribute volume between the intersections unevenly due to the presence of an all-way stop controlled intersection (even distribution of vehicles) close to a signal (vehicles generally move together) or the presence of a roundabout (uneven distribution of vehicles) close to a signal (vehicles generally move together). This has the ability to potentially create uneven traffic flow between the mixed intersection control types, all based on arrival of the traffic at the intersection of 99th Ave NE and 101st Ave NE. It should be noted that a signal and roundabout in close proximity can work effectively depending on the traffic arrival under specific site conditions but it is preferred that a roundabout be located far enough away from a signal to not impact the traffic movements at the signal.
- Alternative 2, dual signals, would likely be designed in coordination, where the mainline would get the green phase at the same time. This would prevent large volumes being released at one intersection getting stuck immediately at the next. The side-street volumes are anticipated to be low enough in the build condition, where they are not anticipated to block the space between intersections while waiting for the next green. Alternative 2 would be recommended with a three-lane section along 99th Ave NE, so that mainline left turning volume has its own space to wait for a gap in traffic and make their turn. This would also alleviate any confusion of a vehicle's lane placement and intended maneuver at one intersection from the next.
- Alternative 4, two single-lane roundabouts, is anticipated to work the best in alleviating uneven traffic flow, reducing speed, improving pedestrian and vehicular safety, and improving sightlines.
- While the horizontal curvature of the road along 101st Ave NE northwest of 99th Ave NE is maneuverable, the combination of a four-lane section and two intersections may make it difficult to discern oncoming traffic speed or the location of turns.
- At the intersection of Clover Leaf Parkway and 99th Ave NE, four angle crashes and four left-turn crashes have occurred in the last five years. These types of crashes are typical at a signalized intersection and are anticipated to be reduced with the installation of a roundabout.

Additional Considerations

School Peak Queuing

The proximity of University Avenue Elementary School has an impact on daily traffic volume and patterns within the neighborhood and surrounding roadways. Based on a field and video review, it was noted that pick-up and drop-off queues for the school occur in the morning and afternoon peak hours as consistent with neighborhood comments. The queue occurs on the north side of 99th Ave NE as vehicles wait to enter the school circulation lot. The roadway width in this section of roadway is approximately 42 feet and vehicles line up along the edge of the roadway. Due to this there is minimal operational

impact from this queue to other motorists intending to drive straight through this area bypassing the school queue, although it may feel uncomfortable to a driver. This can be a positive to reduce traffic speeds, but sudden vehicle movements and the presence of pedestrians can make it feel unsafe with a constant queue of slow-moving vehicles next to vehicles moving at a higher speed. Some sections of 99th Ave NE are signed as no parking or restricted parking, which may cause these queues to move into neighboring streets during the school peak hours. In a review of footage from data collection on April 11th, 2023, the maximum queue seen started at approximately 3:37 pm and was cleared by 3:59 pm. As seen in **Figure 4**, the longest queue observed along the north side of 99th Ave NE was approximately 9-10 vehicles (approximately 250 feet long). Additional space within the school property for drop-off and pick-up may help reduce the number of vehicles queued along 99th Ave NE waiting to enter the school property and should be considered if the school property undergoes changes in the future.

Figure 4: School Pick-Up Queue along 99th Avenue NE



At the pedestrian crossings nearest to the elementary school, there are school crossing guards to assist pedestrians crossing 99th Ave NE in both peak hours. This can also be seen in **Figure 4**, above.

Cut-Through Traffic

During some peak hours, congestion along University Ave NE may cause some drivers to choose an alternate route to get to their destination. An analysis was done to estimate the portion of neighborhood traffic volume that may just be drivers bypassing University Ave NE. From the data collected in April 2023, the traffic volume coming into the neighborhood and leaving the neighborhood was compared to the estimated trips generated for the single-family homes, townhomes, and apartments in the neighborhood. In the PM hour, slightly past school release (in order to analyze only residential traffic), approximately 120 vehicles entered the neighborhood. The estimated trips generated per ITE Trip Generation would be approximately 91 vehicles entering the neighborhood area. This concludes that there may be up to 29 'cut-through' trips throughout the neighborhood throughout the PM peak. This equates to about a quarter of the trips entering the neighborhood. However, the 29 extra trips could partially consist of people coming home and leaving again within an hour, delivery or mail trucks stopping and passing through, or a vehicle dropping off or picking someone up within the neighborhood.

Conclusions

The roadway network within the study area provides connection to multiple land use types, but most notably residential and school traffic. Due to the proximity of the school, vehicular and pedestrian traffic is heaviest at the beginning and end of the school day. This also induces parking and queuing within and near the school property that may not otherwise occur throughout the day. Using data collected in April 2023, the analysis indicated that vehicular operations are within an acceptable level of service and delay thresholds. Additionally, pedestrian traffic at unsignalized crosswalks on or near 99th Ave NE operate within a generally acceptable range. Analysis of the proposed apartment building does not indicate operational concerns due to the increased volume, although the average delay out of the neighborhood would increase (though not enough to decrease the level of service) in the existing roadway configuration. The four alternative intersection traffic control and geometric considerations along 99th/101st (combinations of traffic control at 99th Ave NE and 101st Ave NE and at 99th Ave NE and Clover Leaf Pkwy) suggest that reconfiguration of the two intersections would be operationally acceptable in the build condition. In order to reduce speeds, improve sightlines, and more efficiently move vehicular traffic through the two intersections, it is recommended that two single-lane roundabouts be installed at these intersections. Additionally, a three-lane roadway section on 99th Ave NE to the east and 101st Ave NE to the west would operate effectively with the single-lane nature of the roundabout while still accommodating traffic volumes on these roadways. Due to resident concerns, the potential for development, and upcoming roadway rehabilitation plans, there are opportunities for improvements to the area that may improve the pedestrian experience, reduce vehicle speeds, and/or improve safety and operations at intersections. These mitigation strategies are identified below.

Potential Improvements and Mitigation Strategies

The following identifies potential improvements for the area and are subject to further discussion and potentially additional studies. Should the potential apartment development occur, some improvements are best included with the design and construction of the new site.

General Considerations

- A. Add pedestrian sidewalks and facilities along 99th Ave NE. This would assist residents in the neighborhood, and students get to their destination in a safer manner than walking along the roadway. This could be included on both the north and south side of 99th Ave NE.
- B. Stripe and sign the crosswalks at intersection legs where sidewalk facilities are present (or proposed).
- C.
 - 1) Based on the speed data collected, speed humps or a speed table may be an option to reduce speeds and cut-through traffic on the frontage road. However, the viability of adding speed humps or altering this stretch is subject to first responder vehicle needs and usage.
 - 2) Based on the speed data collected, the speeds measured on the other streets within the area are within the expected range. Curb extensions to narrow the roadway width along these roadways at select locations may be an option to further slow traffic flow.
 - 3) Another consideration for speed and traffic reduction may be to close the access from University Ave NE at 97th Ave NE. With this potential change in access the travel time and distance for someone destined for a location in the neighborhood would increase. For example, in an off-peak hour, a driver starting on University Ave destined for Swan Park in the

neighborhood would travel 0.4 miles (approx. 1 minute) using the current roadway configuration and accessing the neighborhood via 99th Ave NE. If the access was closed, the same driver would continue on University Ave NE, turn right at 101st Ave NE, and then enter the neighborhood on 99th. This route is 1.2 miles and is estimated to take approximately 3 minutes. This change would also be subject to first responder vehicle needs and usage.

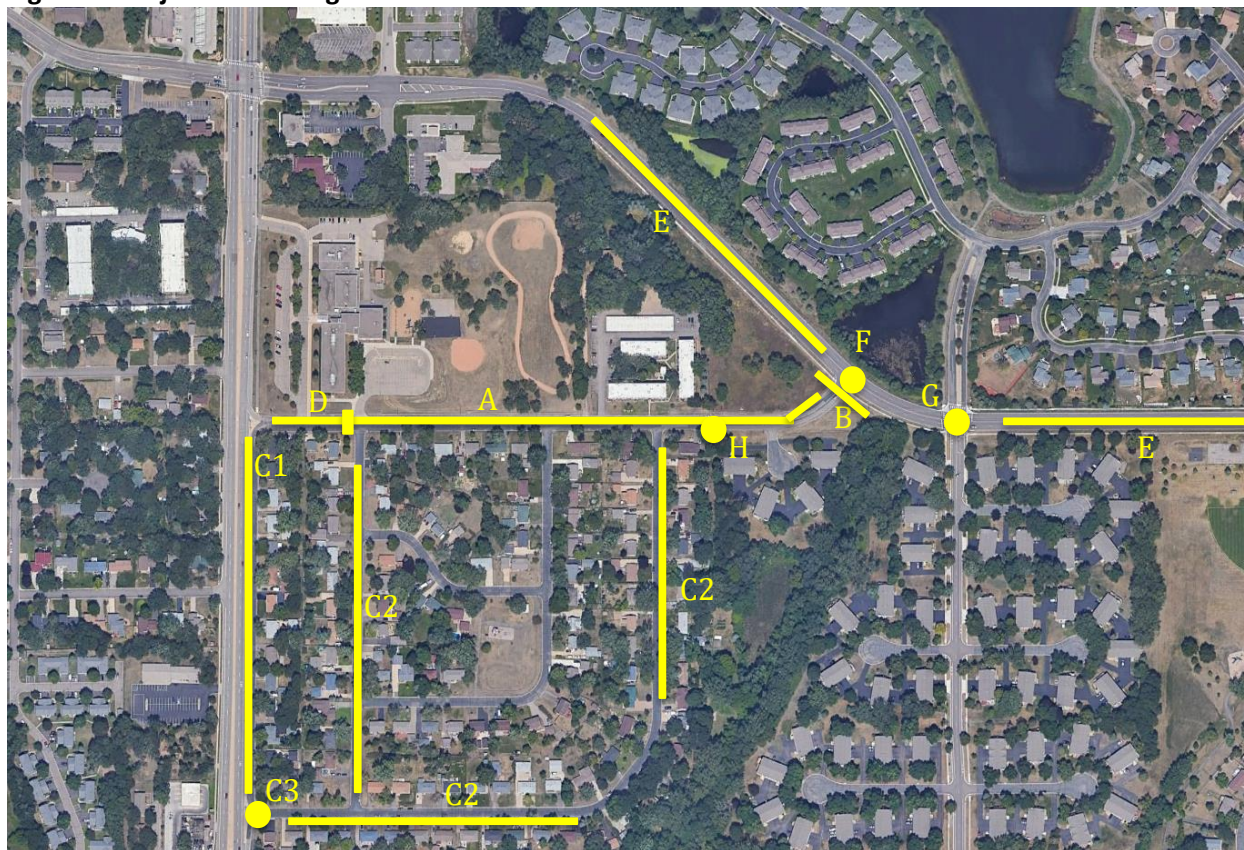
- D. Curb extensions at existing pedestrian crossings would be anticipated to improve visibility of a pedestrian crossing the road, as well as cause drivers to slow down at the narrowed roadway portion. Curb extensions are specifically recommended at the marked school crosswalk across 99th Ave NE to improve pedestrian visibility and reduce crossing length.
- E. 101st Ave NE west of 99th Ave NE and 99th Ave NE east of 101st Ave NE should be further studied as single lane or mini-roundabouts and the corridor considered for a three-lane conversion which would be recommended on the roadway, especially with a change in traffic control on 99th/101st. A three-lane roadway would reduce speeds and provide safety benefits for pedestrians crossing the roadway. This mainline configuration is compatible with the existing condition, or any alternate configuration mentioned previously.

Considerations to Coincide with Potential Development

- F. Though not currently needed for operations or safety, the intersection improvements previously mentioned for the intersection of 99th Ave NE and 101st NE could potentially reduce speeds on 101st Ave NE, assist in turning movements that are potentially challenging due to sightlines and curvature of the roadway, and may reduce delay for the eastbound approach. Additionally, improvements may reduce the potential for crashes at this intersection and assist pedestrians in crossing the street in an easier and more visible manner. A roundabout is recommended at the intersection.
- G. If intersection configuration changes were made at 99th Ave NE and 101st Ave NE, similar changes should be considered at the intersection of 99th Ave NE and Clover Leaf Parkway. A roundabout is recommended at the intersection.
- H. Intersection lighting and a stop sign for the driveway approach at the proposed intersection location on 99th Ave NE is recommended to improve visibility and traffic control. The lighting should be oriented to highlight the intersection and pedestrian facilities on the north side of the roadway.

Figure 5 below highlights the locations of each of these items.

Figure 5: Project Area Mitigation Identification



Appendix

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 97th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 1

97th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Frontage Rd Southbound					97th Ave Ne Westbound					University Ave Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
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12:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	3
01:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
01:15 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
01:30 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	3
02:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
02:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
05:45 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	2
Total	0	0	0	0	0	0	0	0	0	0	3	1	0	0	4	0	0	0	0	0	4
06:00 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	2
06:15 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
06:30 AM	0	0	0	0	0	0	0	0	0	0	1	4	0	0	5	0	0	0	0	0	5

Bolton & Menk, Inc.

12224 Nicollet Avenue
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97th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Frontage Rd Southbound					97th Ave Ne Westbound					University Ave Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	0	1	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5
Total	0	0	1	0	1	1	0	0	0	1	2	9	0	0	11	0	0	0	0	0	13
07:00 AM	0	0	0	0	0	2	0	0	0	2	1	1	0	0	2	0	0	0	0	0	4
07:15 AM	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	0	0	0	0	0	3
07:30 AM	0	0	0	0	0	1	0	0	0	1	2	2	0	0	4	0	0	0	0	0	5
07:45 AM	0	0	0	0	0	0	0	0	0	0	3	5	0	0	8	0	0	0	0	0	8
Total	0	0	0	0	0	3	0	0	0	3	7	10	0	0	17	0	0	0	0	0	20
08:00 AM	0	0	0	0	0	1	0	0	0	1	9	6	0	0	15	0	0	0	0	0	16
08:15 AM	0	0	0	0	0	0	0	0	0	0	2	7	0	0	9	0	0	0	0	0	9
08:30 AM	0	0	0	0	0	0	0	0	0	0	4	9	0	0	13	0	0	0	0	0	13
08:45 AM	0	0	0	0	0	0	0	0	0	0	5	2	0	0	7	0	0	0	0	0	7
Total	0	0	0	0	0	1	0	0	0	1	20	24	0	0	44	0	0	0	0	0	45
09:00 AM	0	0	0	0	0	0	0	0	0	0	7	13	0	0	20	0	0	0	0	0	20
09:15 AM	0	0	1	0	1	0	0	0	0	0	8	9	0	0	17	0	0	0	0	0	18
09:30 AM	0	0	1	0	1	2	0	0	0	2	4	3	0	0	7	0	0	0	0	0	10
09:45 AM	0	0	0	0	0	1	0	0	1	2	2	1	0	0	3	0	0	0	0	0	5
Total	0	0	2	0	2	3	0	0	1	4	21	26	0	0	47	0	0	0	0	0	53
10:00 AM	0	0	0	0	0	1	0	0	0	1	3	2	0	0	5	0	0	0	0	0	6
10:15 AM	0	0	0	0	0	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	7
10:30 AM	0	0	0	0	0	0	0	0	0	0	2	2	0	1	5	0	0	0	0	0	5
10:45 AM	0	0	0	0	0	0	0	0	0	0	2	2	0	0	4	0	0	0	0	0	4
Total	0	0	0	0	0	1	0	0	0	1	8	12	0	1	21	0	0	0	0	0	22
11:00 AM	0	0	0	1	1	1	0	0	1	2	6	1	0	0	7	0	0	0	0	0	10
11:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
11:30 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	2
11:45 AM	0	0	1	0	1	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	3
Total	0	0	1	1	2	1	0	0	1	2	10	3	0	0	13	0	0	0	0	0	17
12:00 PM	0	0	0	0	0	0	0	0	0	0	3	2	0	1	6	0	0	0	0	0	6
12:15 PM	0	0	0	0	0	0	0	0	0	0	3	1	0	1	5	0	0	0	0	0	5
12:30 PM	0	0	1	0	1	0	0	0	1	1	6	1	0	0	7	0	0	0	0	0	9
12:45 PM	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3	0	0	0	0	0	4
Total	0	0	1	0	1	1	0	0	1	2	15	4	0	2	21	0	0	0	0	0	24

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 97th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 3

97th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Frontage Rd Southbound					97th Ave Ne Westbound					University Ave Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
01:00 PM	0	0	1	0	1	0	0	0	0	0	7	1	0	0	8	0	0	0	0	0	9
01:15 PM	0	0	0	0	0	1	0	0	1	2	6	0	0	0	6	0	0	0	0	0	8
01:30 PM	0	0	0	0	0	1	0	0	0	1	3	1	0	0	4	0	0	0	0	0	5
01:45 PM	0	0	0	0	0	1	0	0	0	1	7	1	0	0	8	0	0	0	0	0	9
Total	0	0	1	0	1	3	0	0	1	4	23	3	0	0	26	0	0	0	0	0	31
02:00 PM	0	0	1	0	1	1	0	0	0	1	3	1	0	1	5	0	0	0	0	0	7
02:15 PM	0	0	0	0	0	0	0	0	0	0	6	3	0	0	9	0	0	0	0	0	9
02:30 PM	0	0	1	0	1	0	0	0	0	0	5	1	0	0	6	0	0	0	0	0	7
02:45 PM	0	0	0	0	0	0	0	0	0	0	7	3	0	0	10	0	0	0	0	0	10
Total	0	0	2	0	2	1	0	0	0	1	21	8	0	1	30	0	0	0	0	0	33
03:00 PM	0	0	0	0	0	0	0	0	0	0	10	2	0	0	12	0	0	0	0	0	12
03:15 PM	0	0	0	0	0	0	0	0	0	0	14	4	0	0	18	0	0	0	0	0	18
03:30 PM	0	0	1	0	1	0	0	0	0	0	10	4	0	0	14	0	0	0	0	0	15
03:45 PM	0	0	0	1	1	0	0	0	2	2	18	1	0	0	19	0	0	0	0	0	22
Total	0	0	1	1	2	0	0	0	2	2	52	11	0	0	63	0	0	0	0	0	67
04:00 PM	0	0	0	0	0	0	0	0	0	0	13	3	0	0	16	0	0	0	0	0	16
04:15 PM	0	0	0	0	0	0	0	0	1	1	7	4	0	0	11	0	0	0	0	0	12
04:30 PM	0	0	0	0	0	0	0	0	0	0	12	3	0	0	15	0	0	0	0	0	15
04:45 PM	0	0	0	0	0	0	0	0	0	0	9	7	0	0	16	0	0	0	0	0	16
Total	0	0	0	0	0	0	0	0	1	1	41	17	0	0	58	0	0	0	0	0	59
05:00 PM	0	0	0	0	0	1	0	0	0	1	12	4	0	0	16	0	0	0	0	0	17
05:15 PM	0	0	0	0	0	0	0	0	0	0	14	7	0	0	21	0	0	0	0	0	21
05:30 PM	0	0	0	0	0	0	0	0	0	0	6	4	0	0	10	0	0	0	0	0	10
05:45 PM	0	0	1	0	1	0	0	0	1	1	6	1	0	0	7	0	0	0	0	0	9
Total	0	0	1	0	1	1	0	0	1	2	38	16	0	0	54	0	0	0	0	0	57
06:00 PM	0	0	0	0	0	0	0	0	0	0	4	2	0	0	6	0	0	0	0	0	6
06:15 PM	0	0	0	0	0	0	0	0	0	0	5	1	0	0	6	0	0	0	0	0	6
06:30 PM	0	0	0	1	1	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	3
06:45 PM	0	0	0	0	0	1	0	0	0	1	4	0	0	0	4	0	0	0	0	0	5
Total	0	0	0	1	1	1	0	0	0	1	14	4	0	0	18	0	0	0	0	0	20
07:00 PM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6	0	0	0	0	0	6
07:15 PM	0	0	0	0	0	0	0	0	0	0	8	3	0	0	11	0	0	0	0	0	11
07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 97th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 4

97th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Frontage Rd Southbound					97th Ave Ne Westbound					University Ave Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:45 PM	0	0	0	0	0	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	3
Total	0	0	0	0	0	1	0	0	0	1	15	4	0	0	19	0	0	0	0	0	20
08:00 PM	0	0	1	0	1	0	0	0	0	0	2	1	0	0	3	0	0	0	0	0	4
08:15 PM	0	0	0	0	0	0	0	0	0	0	2	3	0	0	5	0	0	0	0	0	5
08:30 PM	0	0	0	0	0	0	0	0	0	0	3	1	0	0	4	0	0	0	0	0	4
08:45 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
Total	0	0	1	0	1	0	0	0	0	0	14	5	0	0	19	0	0	0	0	0	20
09:00 PM	0	0	0	0	0	1	0	0	0	1	3	1	0	0	4	0	0	0	0	0	5
09:15 PM	0	0	0	0	0	0	0	0	0	0	8	2	0	0	10	0	0	0	0	0	10
09:30 PM	0	0	0	0	0	1	0	0	0	1	3	1	0	0	4	0	0	0	0	0	5
09:45 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3
Total	0	0	0	0	0	2	0	0	0	2	14	7	0	0	21	0	0	0	0	0	23
10:00 PM	0	0	0	0	0	0	0	0	0	0	7	1	0	0	8	0	0	0	0	0	8
10:15 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
10:30 PM	0	0	1	0	1	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	3
10:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
Total	0	0	1	0	1	0	0	0	0	0	15	1	0	0	16	0	0	0	0	0	17
11:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	0	0	0	0	0	2
Grand Total	0	0	12	3	15	22	0	0	8	30	341	166	0	4	511	0	0	0	0	0	556
Apprch %	0	0	80	20		73.3	0	0	26.7		66.7	32.5	0	0.8		0	0	0	0		
Total %	0	0	2.2	0.5	2.7	4	0	0	1.4	5.4	61.3	29.9	0	0.7	91.9	0	0	0	0	0	
Cars +	0	0	11	3	14	20	0	0	4	24	334	158	0	3	495	0	0	0	0	0	533
% Cars +	0	0	91.7	100	93.3	90.9	0	0	50	80	97.9	95.2	0	75	96.9	0	0	0	0	0	95.9
Trucks	0	0	1	0	1	2	0	0	4	6	7	8	0	1	16	0	0	0	0	0	23
% Trucks	0	0	8.3	0	6.7	9.1	0	0	50	20	2.1	4.8	0	25	3.1	0	0	0	0	0	4.1

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

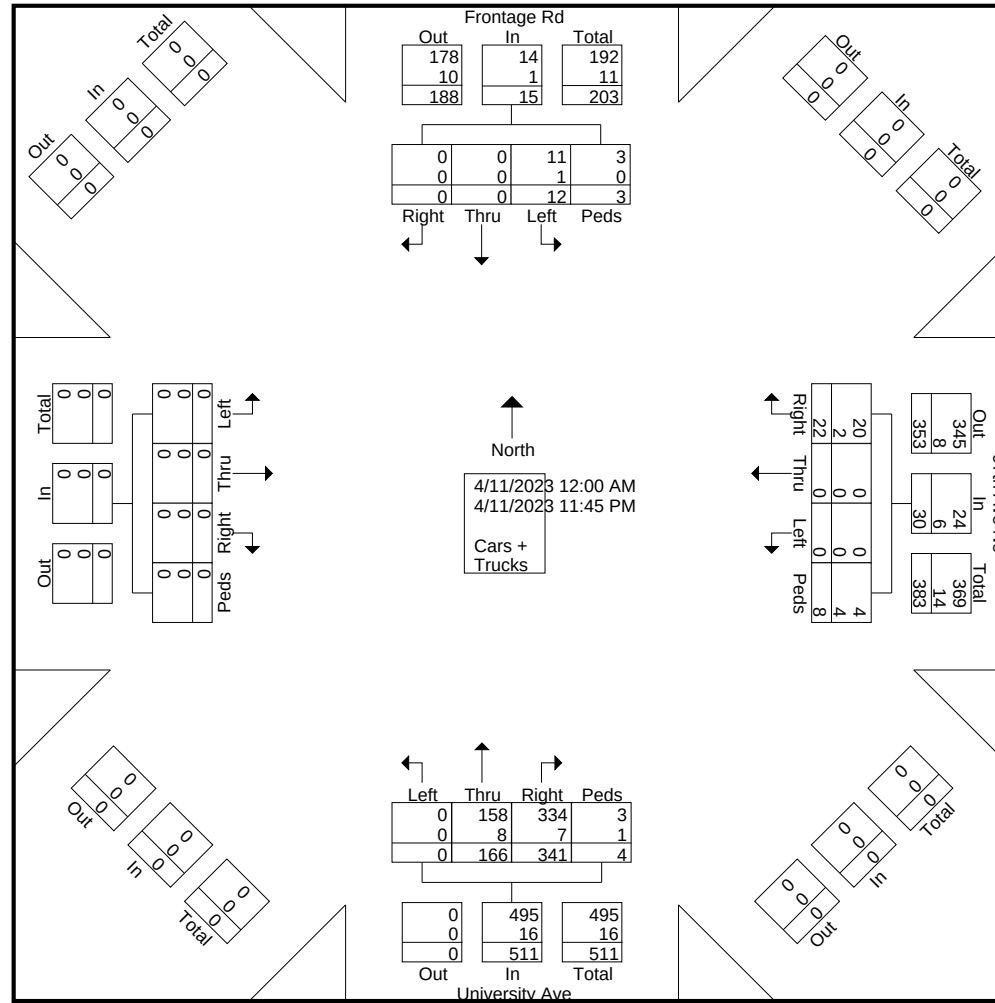
File Name : 97th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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97th Ave NE at Frontage Rd
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 97th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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97th Ave NE at Frontage Rd
Blaine, Minnesota

	Frontage Rd Southbound					97th Ave Ne Westbound					University Ave Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:30 AM																					
08:30 AM	0	0	0	0	0	0	0	0	0	0	4	9	0	0	13	0	0	0	0	0	13
08:45 AM	0	0	0	0	0	0	0	0	0	0	5	2	0	0	7	0	0	0	0	0	7
09:00 AM	0	0	0	0	0	0	0	0	0	0	7	13	0	0	20	0	0	0	0	0	20
09:15 AM	0	0	1	0	1	0	0	0	0	0	8	9	0	0	17	0	0	0	0	0	18
Total Volume	0	0	1	0	1	0	0	0	0	0	24	33	0	0	57	0	0	0	0	0	58
% App. Total	0	0	100	0		0	0	0	0		42.1	57.9	0	0		0	0	0	0		
PHF	.000	.000	.250	.000	.250	.000	.000	.000	.000	.000	.750	.635	.000	.000	.713	.000	.000	.000	.000	.000	.725

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12224 Nicollet Avenue
Burnsville, MN 55337

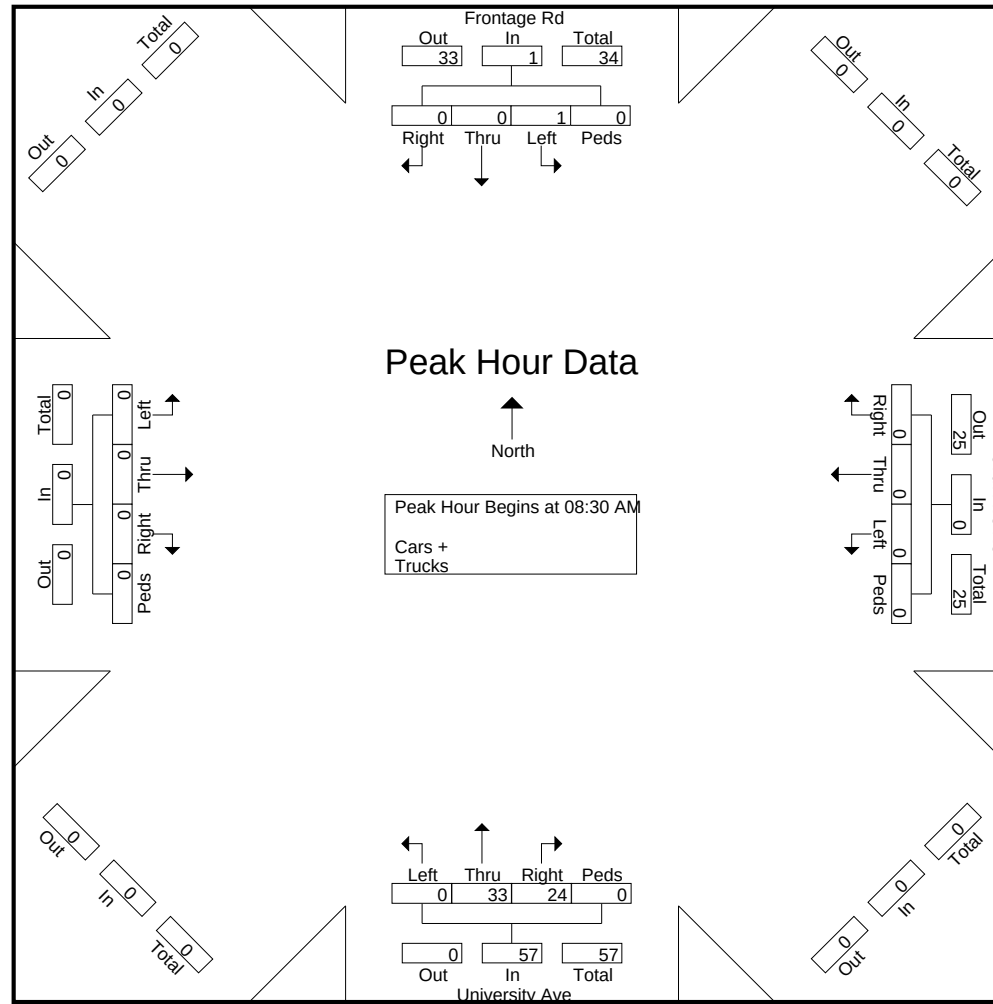
File Name : 97th Ave and Frontage Rd_04112023_0000-2400

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97th Ave NE at Frontage Rd
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 97th Ave and Frontage Rd_04112023_0000-2400

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97th Ave NE at Frontage Rd
Blaine, Minnesota

	Frontage Rd Southbound					97th Ave Ne Westbound					University Ave Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:15 PM																					
03:15 PM	0	0	0	0	0	0	0	0	0	0	14	4	0	0	18	0	0	0	0	0	18
03:30 PM	0	0	1	0	1	0	0	0	0	0	10	4	0	0	14	0	0	0	0	0	15
03:45 PM	0	0	0	1	1	0	0	0	2	2	18	1	0	0	19	0	0	0	0	0	22
04:00 PM	0	0	0	0	0	0	0	0	0	0	13	3	0	0	16	0	0	0	0	0	16
Total Volume	0	0	1	1	2	0	0	0	2	2	55	12	0	0	67	0	0	0	0	0	71
% App. Total	0	0	50	50		0	0	0	100		82.1	17.9	0	0		0	0	0	0		
PHF	.000	.000	.250	.250	.500	.000	.000	.000	.250	.250	.764	.750	.000	.000	.882	.000	.000	.000	.000	.000	.807

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

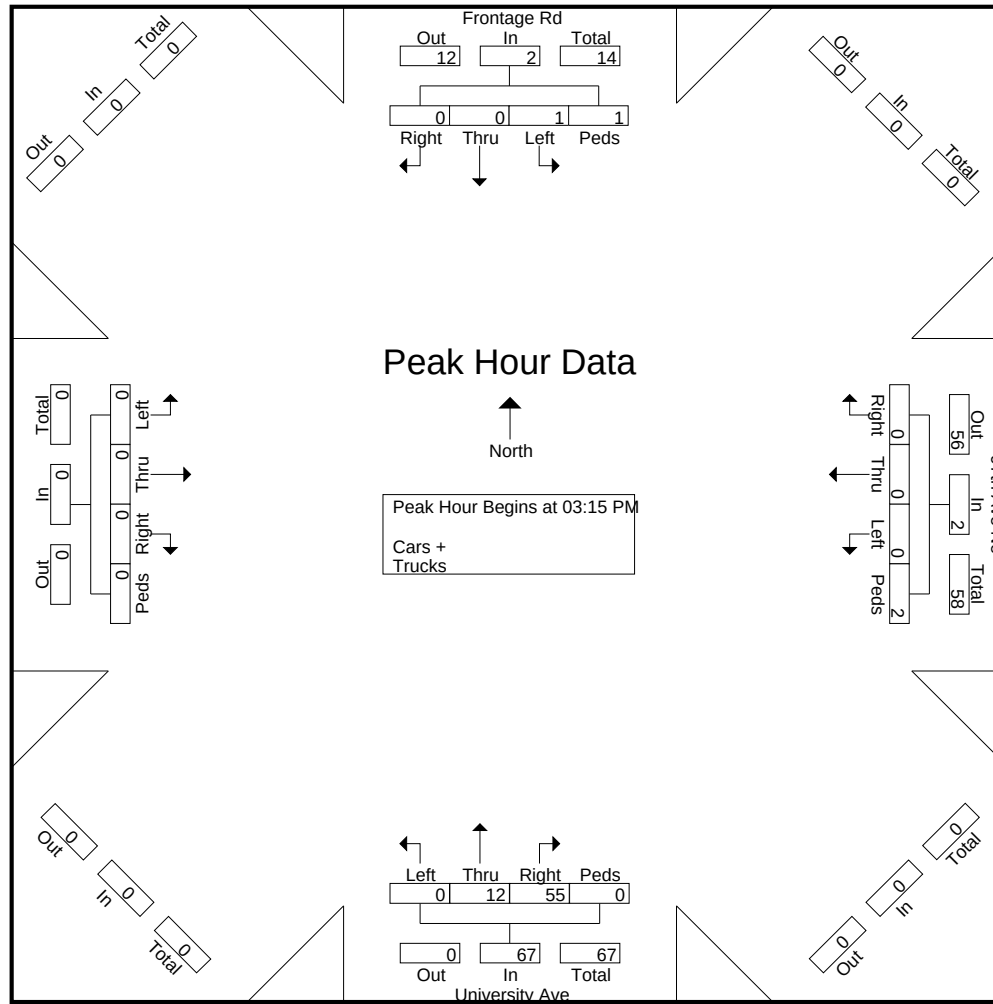
File Name : 97th Ave and Frontage Rd_04112023_0000-2400

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97th Ave NE at Frontage Rd
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 3rd St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 3rd St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	School Driveway Southbound					99th Ave NE Westbound					3rd St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
12:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
02:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	2
05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	2
05:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	2	0	2	0	0	0	0	0	4
05:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	2	0	2	0	0	0	0	0	3
Total	0	0	0	0	0	0	4	0	0	4	1	0	4	0	5	0	0	0	0	0	9
06:00 AM	0	0	0	0	0	0	1	1	0	2	1	0	0	0	1	0	0	0	0	0	3
06:15 AM	0	0	0	0	0	0	7	0	0	7	0	0	5	0	5	0	0	0	0	0	12
06:30 AM	0	0	0	0	0	0	5	0	0	5	0	0	1	0	1	0	2	0	0	2	8

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 3rd St_04112023_0000-2400

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Start Date : 4/11/2023

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99th Ave NE and 3rd St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	School Driveway Southbound					99th Ave NE Westbound					3rd St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:45 AM	0	0	0	0	0	0	6	0	0	6	0	0	3	0	3	0	3	0	1	4	13
Total	0	0	0	0	0	0	19	1	0	20	1	0	9	0	10	0	5	0	1	6	36
07:00 AM	0	0	0	0	0	1	11	0	0	12	1	0	1	0	2	0	0	0	0	0	14
07:15 AM	0	0	0	0	0	0	13	3	0	16	0	0	6	0	6	0	1	0	0	1	23
07:30 AM	0	0	0	0	0	1	14	0	0	15	0	0	4	0	4	1	0	0	0	1	20
07:45 AM	0	0	0	0	0	7	12	0	0	19	4	1	2	0	7	2	1	0	0	3	29
Total	0	0	0	0	0	9	50	3	0	62	5	1	13	0	19	3	2	0	0	5	86
08:00 AM	0	0	0	0	0	6	9	2	0	17	0	4	2	0	6	4	1	0	0	5	28
08:15 AM	0	0	0	0	0	6	11	1	0	18	1	1	2	0	4	4	1	0	0	5	27
08:30 AM	3	0	0	0	3	4	10	0	0	14	3	0	1	0	4	1	2	0	0	3	24
08:45 AM	0	0	0	0	0	3	11	2	0	16	0	1	5	0	6	0	0	0	4	4	26
Total	3	0	0	0	3	19	41	5	0	65	4	6	10	0	20	9	4	0	4	17	105
09:00 AM	17	0	2	5	24	18	26	3	1	48	4	5	1	0	10	3	1	0	31	35	117
09:15 AM	34	1	17	4	56	28	13	0	0	41	3	7	2	0	12	8	2	0	14	24	133
09:30 AM	1	0	0	0	1	0	1	1	0	2	1	0	0	0	1	0	0	0	0	0	4
09:45 AM	0	0	0	0	0	0	2	1	0	3	1	0	1	0	2	1	0	0	0	1	6
Total	52	1	19	9	81	46	42	5	1	94	9	12	4	0	25	12	3	0	45	60	260
10:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	0	1	0	0	1	4
10:15 AM	0	0	0	0	0	0	5	0	0	5	1	0	2	0	3	0	1	0	0	1	9
10:30 AM	0	0	0	0	0	0	7	1	0	8	1	0	0	0	1	0	1	0	0	1	10
10:45 AM	0	0	0	0	0	0	1	2	0	3	0	0	0	0	0	0	0	0	0	0	3
Total	0	0	0	0	0	0	15	3	0	18	2	0	3	0	5	0	3	0	0	3	26
11:00 AM	0	0	0	1	1	0	1	0	0	1	0	0	1	0	1	0	0	0	0	0	3
11:15 AM	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	0	1	0	0	1	6
11:30 AM	0	0	0	0	0	0	5	0	0	5	0	0	1	0	1	0	0	0	0	0	6
11:45 AM	0	0	0	8	8	0	3	1	0	4	0	0	4	0	4	0	0	0	3	3	19
Total	0	0	0	9	9	0	13	1	0	14	0	0	7	0	7	0	1	0	3	4	34
12:00 PM	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	0	0	0	0	0	10
12:15 PM	0	0	0	0	0	0	5	2	0	7	0	0	2	0	2	0	0	0	0	0	9
12:30 PM	0	0	1	0	1	0	8	1	0	9	0	0	2	0	2	0	0	0	0	0	12
12:45 PM	0	0	0	0	0	0	9	0	0	9	1	0	2	0	3	0	1	0	0	1	13
Total	0	0	1	0	1	0	30	3	0	33	2	0	7	0	9	0	1	0	0	1	44

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 3rd St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 3rd St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	School Driveway Southbound					99th Ave NE Westbound					3rd St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
01:00 PM	0	0	0	0	0	2	4	0	0	6	0	2	3	0	5	0	0	0	0	0	11
01:15 PM	4	0	1	0	5	0	4	0	0	4	1	0	2	0	3	0	2	0	0	2	14
01:30 PM	0	0	0	2	2	0	2	2	0	4	1	0	0	0	1	0	0	0	0	0	7
01:45 PM	0	0	1	0	1	0	4	1	0	5	2	0	3	0	5	0	0	0	0	0	11
Total	4	0	2	2	8	2	14	3	0	19	4	2	8	0	14	0	2	0	0	2	43
02:00 PM	0	0	0	0	0	0	3	2	0	5	1	0	4	0	5	0	1	0	0	1	11
02:15 PM	0	0	0	1	1	0	3	0	0	3	3	0	2	0	5	0	3	0	0	3	12
02:30 PM	0	0	0	0	0	0	3	1	0	4	1	0	1	0	2	0	1	0	0	1	7
02:45 PM	0	0	0	0	0	1	2	0	0	3	0	0	1	0	1	0	1	1	0	2	6
Total	0	0	0	1	1	1	11	3	0	15	5	0	8	0	13	0	6	1	0	7	36
03:00 PM	1	0	0	0	1	3	3	1	0	7	0	1	0	0	1	0	1	0	0	1	10
03:15 PM	1	0	0	0	1	6	8	2	0	16	2	2	5	1	10	0	1	2	0	3	30
03:30 PM	0	0	0	1	1	10	15	2	0	27	2	1	2	0	5	0	1	0	4	5	38
03:45 PM	14	1	4	0	19	13	15	3	0	31	4	0	7	7	18	0	0	0	98	98	166
Total	16	1	4	1	22	32	41	8	0	81	8	4	14	8	34	0	3	2	102	107	244
04:00 PM	19	0	15	0	34	9	5	1	0	15	3	0	4	0	7	0	1	0	8	9	65
04:15 PM	5	0	10	0	15	0	5	0	0	5	1	0	3	0	4	0	5	1	0	6	30
04:30 PM	3	0	1	0	4	0	2	0	0	2	5	1	2	0	8	0	2	0	0	2	16
04:45 PM	2	0	1	0	3	1	6	2	0	9	4	0	3	0	7	0	4	0	0	4	23
Total	29	0	27	0	56	10	18	3	0	31	13	1	12	0	26	0	12	1	8	21	134
05:00 PM	0	0	1	0	1	2	6	0	0	8	3	0	0	0	3	0	11	0	0	11	23
05:15 PM	1	0	1	0	2	0	7	0	0	7	4	0	2	0	6	0	4	0	0	4	19
05:30 PM	3	0	2	0	5	1	4	1	1	7	0	0	4	0	4	0	6	0	2	8	24
05:45 PM	2	0	1	0	3	0	4	2	0	6	3	0	1	0	4	0	1	1	0	2	15
Total	6	0	5	0	11	3	21	3	1	28	10	0	7	0	17	0	22	1	2	25	81
06:00 PM	1	0	0	0	1	0	6	0	0	6	2	0	5	0	7	0	2	0	0	2	16
06:15 PM	0	0	1	0	1	0	0	1	0	1	2	0	1	0	3	0	0	0	0	0	5
06:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
06:45 PM	0	0	0	0	0	0	2	1	0	3	2	0	0	0	2	0	0	0	0	0	5
Total	1	0	1	0	2	0	9	2	0	11	6	0	6	0	12	0	3	0	0	3	28
07:00 PM	0	0	0	0	0	2	1	2	0	5	0	0	0	0	0	0	0	0	0	0	5
07:15 PM	0	0	0	0	0	0	1	2	0	3	3	0	1	0	4	0	2	0	0	2	9
07:30 PM	0	0	0	0	0	0	1	2	0	3	0	0	2	0	2	0	0	0	0	0	5

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 3rd St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 3rd St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	School Driveway Southbound					99th Ave NE Westbound					3rd St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:45 PM	0	0	0	0	0	0	0	2	0	2	1	0	1	0	2	0	1	0	0	1	5
Total	0	0	0	0	0	2	3	8	0	13	4	0	4	0	8	0	3	0	0	3	24
08:00 PM	2	0	0	0	2	0	1	2	0	3	0	0	1	0	1	0	1	0	0	1	7
08:15 PM	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	0	3	0	0	3	6
08:30 PM	0	0	0	0	0	0	4	1	0	5	1	0	0	0	1	0	0	0	0	0	6
08:45 PM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	0	0	0	0	4
Total	2	0	0	0	2	0	10	3	0	13	2	0	2	0	4	0	4	0	0	4	23
09:00 PM	0	0	0	0	0	0	1	1	0	2	0	0	4	0	4	0	0	0	1	1	7
09:15 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	1	0	0	1	3
09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	2
09:45 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2	0	0	2	3
Total	0	0	0	0	0	0	2	2	0	4	1	0	5	0	6	0	4	0	1	5	15
10:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	1	0	0	1	1	0	1	0	2	0	0	0	0	0	3
10:45 PM	0	0	0	0	0	0	1	0	0	1	1	0	1	0	2	0	0	0	0	0	3
Total	0	0	0	0	0	0	5	0	0	5	2	0	2	0	4	0	0	0	0	0	9
11:00 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	2
11:15 PM	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	2
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	2	1	0	3	1	0	1	0	2	0	0	0	0	0	5
Grand Total	113	2	59	22	196	124	350	60	2	536	81	26	127	8	242	24	79	5	166	274	1248
Apprch %	57.7	1	30.1	11.2		23.1	65.3	11.2	0.4		33.5	10.7	52.5	3.3		8.8	28.8	1.8	60.6		
Total %	9.1	0.2	4.7	1.8	15.7	9.9	28	4.8	0.2	42.9	6.5	2.1	10.2	0.6	19.4	1.9	6.3	0.4	13.3	22	
Cars +	113	2	59	22	196	123	307	57	2	489	73	26	127	8	234	22	75	5	164	266	1185
% Cars +	100	100	100	100	100	99.2	87.7	95	100	91.2	90.1	100	100	100	96.7	91.7	94.9	100	98.8	97.1	95
Trucks	0	0	0	0	0	1	43	3	0	47	8	0	0	0	8	2	4	0	2	8	63
% Trucks	0	0	0	0	0	0.8	12.3	5	0	8.8	9.9	0	0	0	3.3	8.3	5.1	0	1.2	2.9	5

12224 Nicollet Avenue
Burnsville, MN 55337

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Burnsville, MN 55337

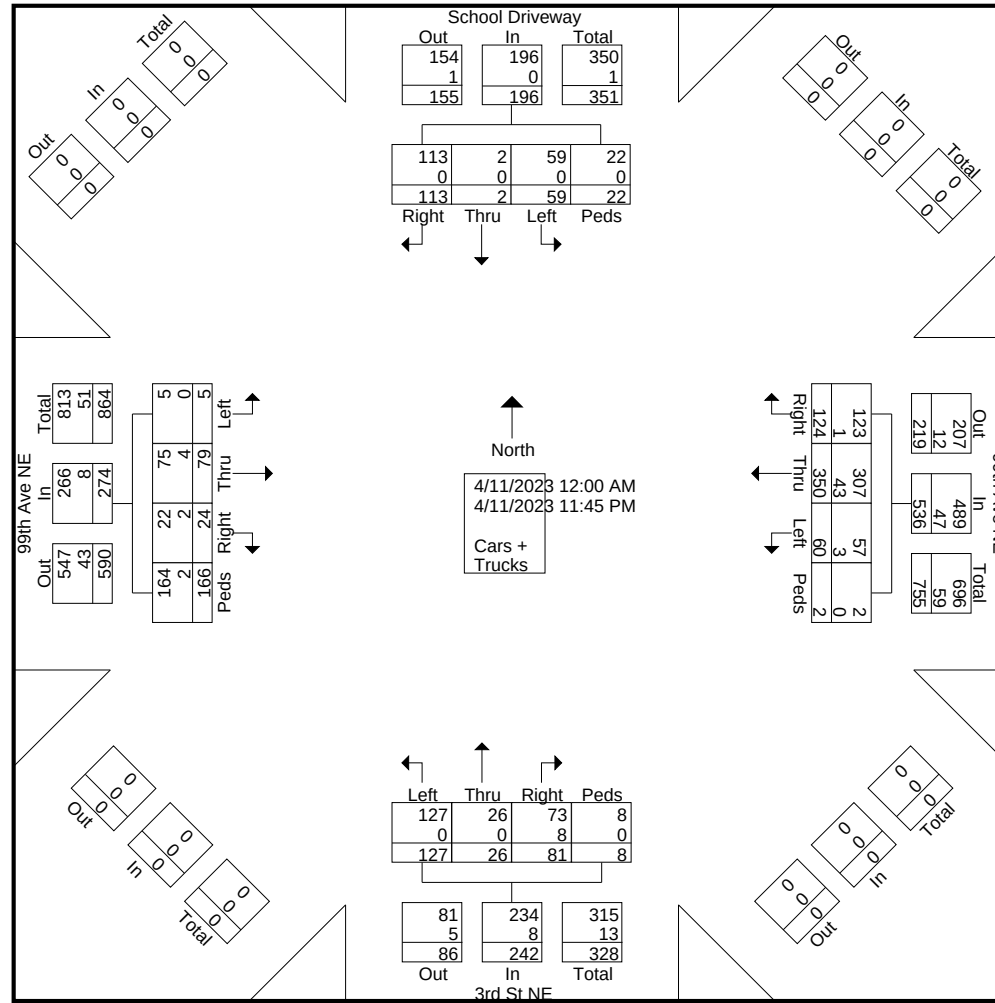
File Name : 99th Ave and 3rd St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 3rd St NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 3rd St_04112023_0000-2400

Site Code : 7

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99th Ave NE and 3rd St NE
Blaine, Minnesota

	School Driveway Southbound					99th Ave NE Westbound					3rd St NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:30 AM																					
08:30 AM	3	0	0	0	3	4	10	0	0	14	3	0	1	0	4	1	2	0	0	3	24
08:45 AM	0	0	0	0	0	3	11	2	0	16	0	1	5	0	6	0	0	0	4	4	26
09:00 AM	17	0	2	5	24	18	26	3	1	48	4	5	1	0	10	3	1	0	31	35	117
09:15 AM	34	1	17	4	56	28	13	0	0	41	3	7	2	0	12	8	2	0	14	24	133
Total Volume	54	1	19	9	83	53	60	5	1	119	10	13	9	0	32	12	5	0	49	66	300
% App. Total	65.1	1.2	22.9	10.8		44.5	50.4	4.2	0.8		31.2	40.6	28.1	0		18.2	7.6	0	74.2		
PHF	.397	.250	.279	.450	.371	.473	.577	.417	.250	.620	.625	.464	.450	.000	.667	.375	.625	.000	.395	.471	.564

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

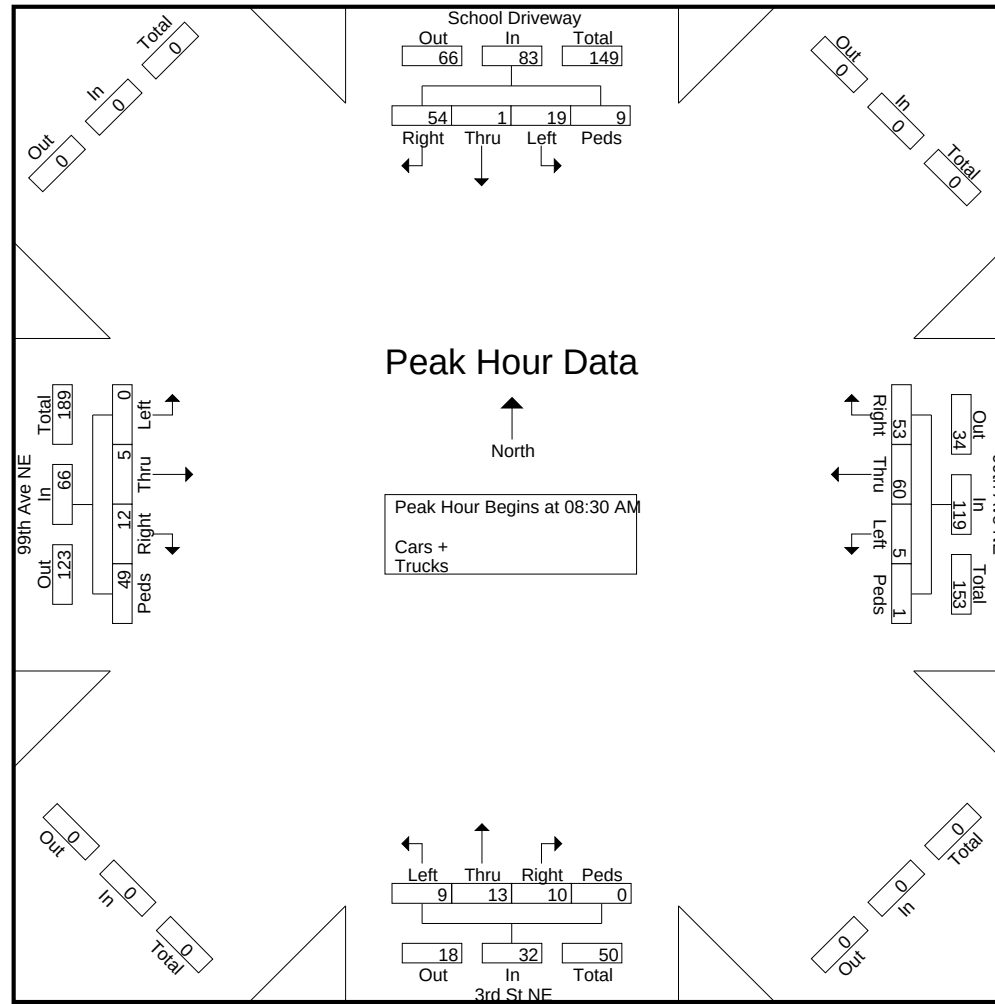
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99th Ave NE and 3rd St NE
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Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 3rd St NE
Blaine, Minnesota

	School Driveway Southbound					99th Ave NE Westbound					3rd St NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:15 PM																					
03:15 PM	1	0	0	0	1	6	8	2	0	16	2	2	5	1	10	0	1	2	0	3	30
03:30 PM	0	0	0	1	1	10	15	2	0	27	2	1	2	0	5	0	1	0	4	5	38
03:45 PM	14	1	4	0	19	13	15	3	0	31	4	0	7	7	18	0	0	0	98	98	166
04:00 PM	19	0	15	0	34	9	5	1	0	15	3	0	4	0	7	0	1	0	8	9	65
Total Volume	34	1	19	1	55	38	43	8	0	89	11	3	18	8	40	0	3	2	110	115	299
% App. Total	61.8	1.8	34.5	1.8		42.7	48.3	9	0		27.5	7.5	45	20		0	2.6	1.7	95.7		
PHF	.447	.250	.317	.250	.404	.731	.717	.667	.000	.718	.688	.375	.643	.286	.556	.000	.750	.250	.281	.293	.450

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

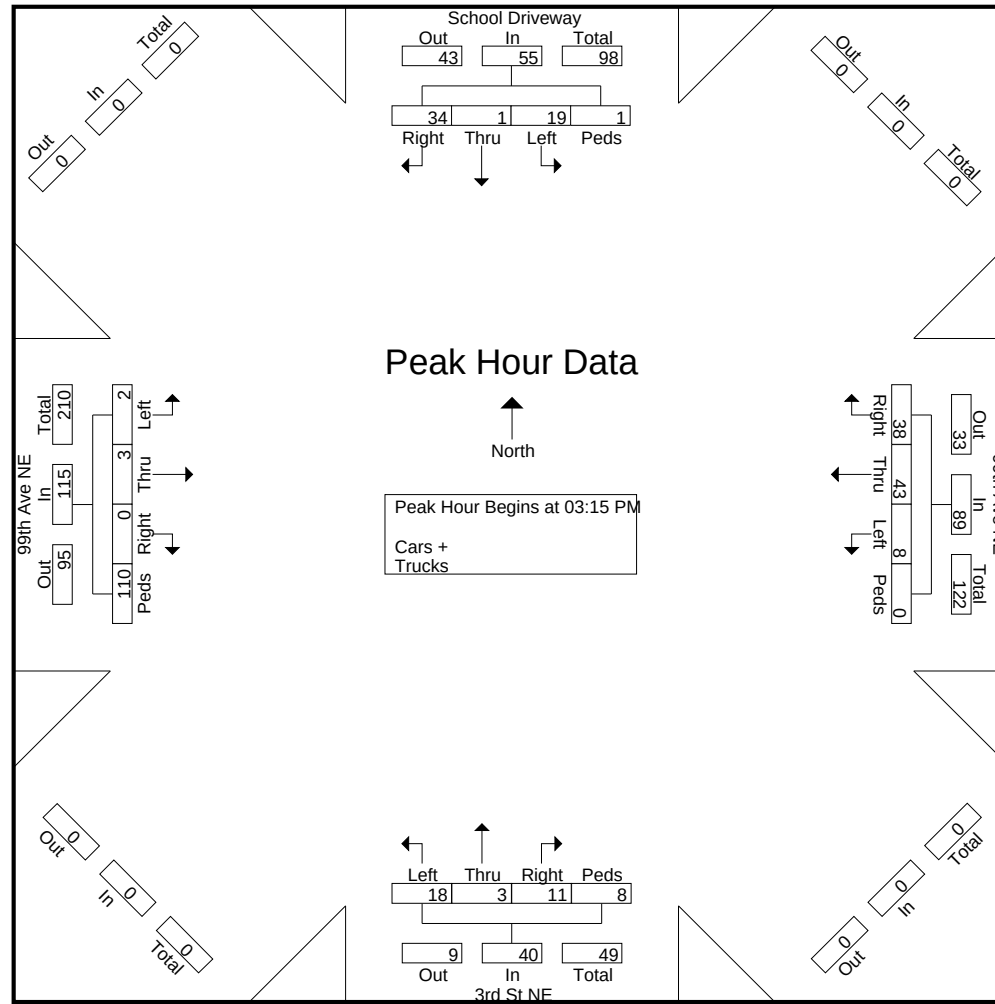
File Name : 99th Ave and 3rd St_04112023_0000-2400

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99th Ave NE and 3rd St NE
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99th Ave NE and 6th St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave NE Westbound					6th St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
12:00 AM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	0	0	0	0	4
12:15 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	2
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	4	0	0	4	2	0	0	0	2	0	1	0	0	1	7
01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
04:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	6
04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	2
Total	0	0	0	0	0	0	2	0	0	2	0	0	1	0	1	0	6	0	0	6	9
05:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	1	2
05:15 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	2	0	0	2	4
05:30 AM	0	0	0	0	0	0	0	0	0	0	3	0	2	0	5	0	1	0	0	1	6
05:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	5	0	0	5	6
Total	0	0	0	0	0	0	1	0	0	1	6	0	2	0	8	0	9	0	0	9	18
06:00 AM	0	0	0	0	0	0	2	2	0	4	3	0	0	0	3	0	4	0	0	4	11
06:15 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	7
06:30 AM	0	0	0	0	0	0	6	0	0	6	4	0	0	0	4	0	5	0	0	5	15

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 2

99th Ave NE and 6th St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave NE Westbound					6th St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:45 AM	0	0	0	0	0	0	6	1	0	7	1	0	1	1	3	0	8	0	0	8	18
Total	0	0	0	0	0	0	17	3	0	20	8	0	1	1	10	0	21	0	0	21	51
07:00 AM	0	0	0	0	0	0	9	0	0	9	2	0	0	0	2	0	7	0	0	7	18
07:15 AM	0	0	0	0	0	0	13	1	0	14	5	0	1	0	6	0	6	0	2	8	28
07:30 AM	0	0	0	0	0	0	10	1	0	11	2	0	1	0	3	0	2	0	0	2	16
07:45 AM	0	0	0	0	0	0	17	1	0	18	1	0	0	0	1	1	10	0	0	11	30
Total	0	0	0	0	0	0	49	3	0	52	10	0	2	0	12	1	25	0	2	28	92
08:00 AM	0	0	0	0	0	0	16	0	0	16	5	0	1	0	6	0	3	0	0	3	25
08:15 AM	0	0	0	0	0	0	15	1	0	16	1	0	0	0	1	0	4	0	0	4	21
08:30 AM	0	0	0	0	0	0	13	0	0	13	1	0	0	0	1	0	4	0	0	4	18
08:45 AM	0	0	0	0	0	0	17	2	0	19	1	0	1	0	2	0	0	0	0	0	21
Total	0	0	0	0	0	0	61	3	0	64	8	0	2	0	10	0	11	0	0	11	85
09:00 AM	0	0	0	0	0	0	55	0	0	55	4	0	0	0	4	0	5	0	0	5	64
09:15 AM	0	0	0	0	0	0	39	0	0	39	2	0	1	0	3	0	31	0	0	31	73
09:30 AM	0	0	0	0	0	0	6	1	0	7	2	0	1	0	3	1	5	0	0	6	16
09:45 AM	0	0	0	0	0	0	5	1	0	6	1	0	0	1	2	0	7	0	0	7	15
Total	0	0	0	0	0	0	105	2	0	107	9	0	2	1	12	1	48	0	0	49	168
10:00 AM	0	0	0	0	0	0	3	1	0	4	1	0	2	1	4	0	2	0	0	2	10
10:15 AM	0	0	0	0	0	0	6	2	0	8	3	0	0	1	4	0	1	0	1	2	14
10:30 AM	0	0	0	0	0	0	10	2	0	12	1	0	1	1	3	0	4	0	0	4	19
10:45 AM	0	0	0	0	0	0	4	1	0	5	4	0	0	0	4	0	3	0	0	3	12
Total	0	0	0	0	0	0	23	6	0	29	9	0	3	3	15	0	10	0	1	11	55
11:00 AM	0	0	0	0	0	0	4	1	0	5	6	0	0	0	6	0	1	0	1	2	13
11:15 AM	0	0	0	0	0	0	5	1	0	6	2	0	0	0	2	0	3	0	0	3	11
11:30 AM	0	0	0	0	0	0	5	1	0	6	3	0	0	0	3	0	1	0	0	1	10
11:45 AM	0	0	0	0	0	0	8	2	0	10	3	0	0	0	3	0	0	0	0	0	13
Total	0	0	0	0	0	0	22	5	0	27	14	0	0	0	14	0	5	0	1	6	47
12:00 PM	0	0	0	0	0	0	2	1	0	3	1	0	2	0	3	0	2	0	0	2	8
12:15 PM	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	2	0	0	2	8
12:30 PM	0	0	0	0	0	0	8	0	0	8	2	0	2	0	4	0	2	0	0	2	14
12:45 PM	0	0	0	0	0	0	10	2	0	12	5	0	1	0	6	0	4	0	0	4	22
Total	0	0	0	0	0	0	25	3	0	28	9	0	5	0	14	0	10	0	0	10	52

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 3

99th Ave NE and 6th St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave NE Westbound					6th St NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
01:00 PM	0	0	0	0	0	0	6	1	0	7	5	0	1	0	6	0	1	0	0	1	14
01:15 PM	0	0	0	0	0	0	5	0	0	5	5	0	0	0	5	1	5	0	0	6	16
01:30 PM	0	0	0	0	0	0	6	1	0	7	4	0	0	0	4	0	3	0	0	3	14
01:45 PM	0	0	0	0	0	0	2	3	0	5	3	0	0	1	4	0	3	0	0	3	12
Total	0	0	0	0	0	0	19	5	0	24	17	0	1	1	19	1	12	0	0	13	56
02:00 PM	0	0	0	0	0	0	6	2	0	8	3	0	0	0	3	0	3	0	0	3	14
02:15 PM	0	0	0	0	0	0	3	1	0	4	3	0	0	0	3	0	5	0	0	5	12
02:30 PM	0	0	0	0	0	0	5	0	0	5	3	0	1	0	4	0	2	0	0	2	11
02:45 PM	0	0	0	0	0	0	6	2	0	8	5	0	0	0	5	0	3	0	0	3	16
Total	0	0	0	0	0	0	20	5	0	25	14	0	1	0	15	0	13	0	0	13	53
03:00 PM	0	0	0	0	0	0	8	2	0	10	3	0	2	0	5	0	0	0	0	0	15
03:15 PM	0	0	0	0	0	0	16	2	0	18	2	0	0	0	2	0	5	0	0	5	25
03:30 PM	0	0	0	0	0	0	41	3	0	44	6	0	0	0	6	0	3	0	0	3	53
03:45 PM	0	0	0	0	0	0	27	4	0	31	4	0	3	1	8	0	13	0	6	19	58
Total	0	0	0	0	0	0	92	11	0	103	15	0	5	1	21	0	21	0	6	27	151
04:00 PM	0	0	0	0	0	0	16	3	0	19	7	0	2	0	9	1	22	0	4	27	55
04:15 PM	0	0	0	0	0	0	5	2	0	7	2	0	0	0	2	0	17	0	0	17	26
04:30 PM	0	0	0	0	0	0	7	3	0	10	5	0	0	0	5	0	10	0	2	12	27
04:45 PM	0	0	0	0	0	0	13	4	0	17	4	0	1	0	5	0	6	0	0	6	28
Total	0	0	0	0	0	0	41	12	0	53	18	0	3	0	21	1	55	0	6	62	136
05:00 PM	0	0	0	0	0	0	11	1	0	12	7	0	1	0	8	0	16	0	0	16	36
05:15 PM	0	0	0	0	0	0	5	2	0	7	3	0	1	0	4	0	9	0	1	10	21
05:30 PM	0	0	0	0	0	0	7	1	0	8	4	0	1	0	5	0	7	0	3	10	23
05:45 PM	0	0	0	0	0	0	11	1	0	12	1	0	1	1	3	0	9	0	1	10	25
Total	0	0	0	0	0	0	34	5	0	39	15	0	4	1	20	0	41	0	5	46	105
06:00 PM	0	0	0	0	0	0	9	1	0	10	1	0	0	0	1	0	6	0	0	6	17
06:15 PM	0	0	0	0	0	0	2	2	0	4	2	0	0	0	2	0	3	0	0	3	9
06:30 PM	0	0	0	0	0	0	5	0	0	5	1	0	2	0	3	0	4	0	0	4	12
06:45 PM	0	0	0	0	0	0	3	2	0	5	1	0	0	0	1	1	2	0	0	3	9
Total	0	0	0	0	0	0	19	5	0	24	5	0	2	0	7	1	15	0	0	16	47
07:00 PM	0	0	0	0	0	0	8	0	0	8	5	0	0	0	5	0	1	0	0	1	14
07:15 PM	0	0	0	0	0	0	5	1	0	6	1	0	0	0	1	0	6	0	0	6	13
07:30 PM	0	0	0	0	0	0	5	1	0	6	2	0	0	0	2	0	2	0	0	2	10

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 4

99th Ave NE and 6th St NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave NE Westbound					6th St NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:45 PM	0	0	0	0	0	0	2	3	0	5	0	0	1	0	1	0	6	0	0	6	12
Total	0	0	0	0	0	0	20	5	0	25	8	0	1	0	9	0	15	0	0	15	49
08:00 PM	0	0	0	0	0	0	3	0	0	3	2	0	1	0	3	0	1	0	2	3	9
08:15 PM	0	0	0	0	0	0	4	1	0	5	1	0	1	0	2	0	2	0	0	2	9
08:30 PM	0	0	0	0	0	0	4	2	0	6	2	0	0	0	2	0	3	0	0	3	11
08:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	1	0	1	0	2	0	0	2	11
Total	0	0	0	0	0	0	18	4	0	22	5	0	3	0	8	0	8	0	2	10	40
09:00 PM	0	0	0	0	0	0	2	1	0	3	2	0	1	0	3	0	1	0	0	1	7
09:15 PM	0	0	0	0	0	0	4	2	0	6	2	0	1	0	3	0	3	0	0	3	12
09:30 PM	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	0	2	0	0	2	5
09:45 PM	0	0	0	0	0	0	2	0	0	2	2	0	0	0	2	0	3	0	0	3	7
Total	0	0	0	0	0	0	9	3	0	12	8	0	2	0	10	0	9	0	0	9	31
10:00 PM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	0	0	0	0	4
10:15 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2	0	0	2	3
10:30 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
10:45 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	1	0	0	1	3
Total	0	0	0	0	0	0	7	1	0	8	2	0	0	0	2	0	3	0	0	3	13
11:00 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	5
11:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	3	1	0	4	0	0	0	0	0	0	3	0	0	3	7
Grand Total	0	0	0	0	0	0	594	82	0	676	182	0	40	8	230	5	341	0	23	369	1275
Apprch %	0	0	0	0	0	0	87.9	12.1	0	79.1	0	17.4	3.5	0	1.4	92.4	0	6.2	0	0	0
Total %	0	0	0	0	0	0	46.6	6.4	0	53	14.3	0	3.1	0.6	18	0.4	26.7	0	1.8	28.9	0
Cars +	0	0	0	0	0	0	548	82	0	630	180	0	36	8	224	3	326	0	23	352	1206
% Cars +	0	0	0	0	0	0	92.3	100	0	93.2	98.9	0	90	100	97.4	60	95.6	0	100	95.4	94.6
Trucks	0	0	0	0	0	0	46	0	0	46	2	0	4	0	6	2	15	0	0	17	69
% Trucks	0	0	0	0	0	0	7.7	0	0	6.8	1.1	0	10	0	2.6	40	4.4	0	0	4.6	5.4

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

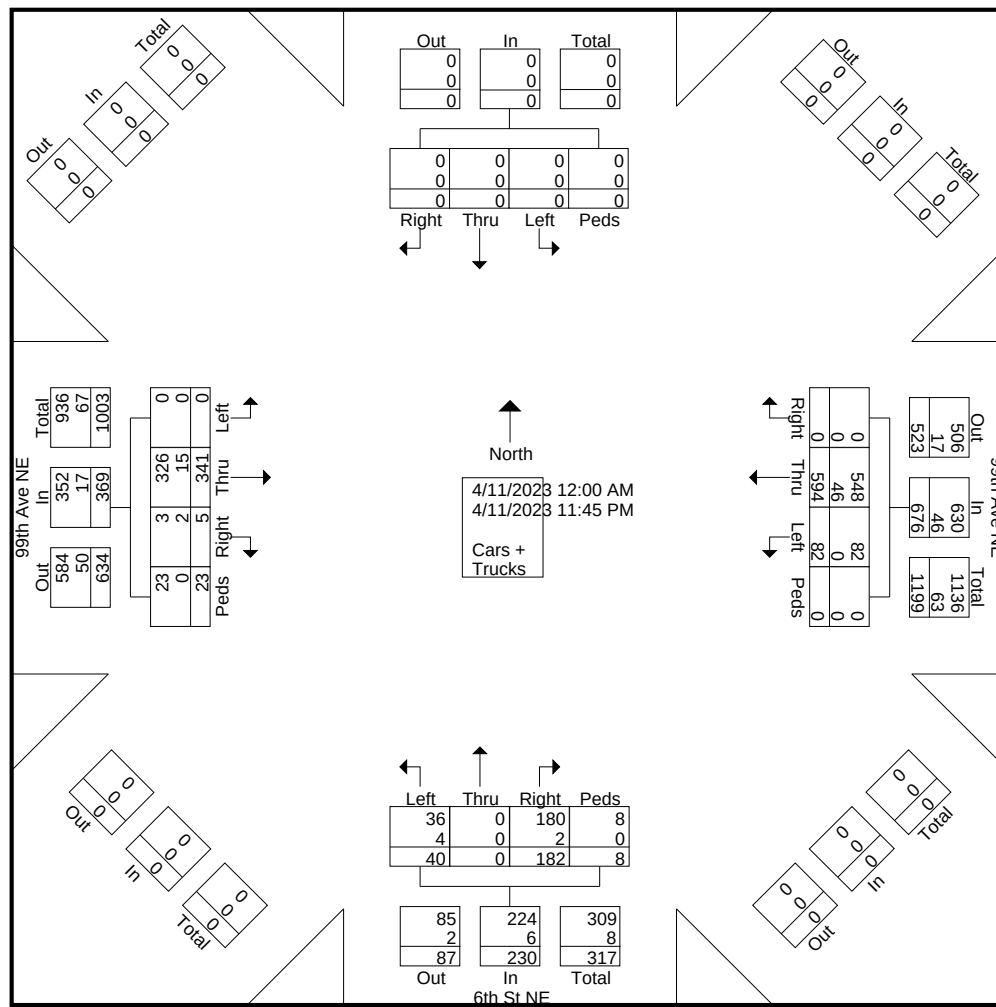
File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 5

99th Ave NE and 6th St NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 6

99th Ave NE and 6th St NE
Blaine, Minnesota

	Southbound					99th Ave NE Westbound					6th St NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:30 AM																					
08:30 AM	0	0	0	0	0	0	13	0	0	13	1	0	0	0	1	0	4	0	0	4	18
08:45 AM	0	0	0	0	0	0	17	2	0	19	1	0	1	0	2	0	0	0	0	0	21
09:00 AM	0	0	0	0	0	0	55	0	0	55	4	0	0	0	4	0	5	0	0	5	64
09:15 AM	0	0	0	0	0	0	39	0	0	39	2	0	1	0	3	0	31	0	0	31	73
Total Volume	0	0	0	0	0	0	124	2	0	126	8	0	2	0	10	0	40	0	0	40	176
% App. Total	0	0	0	0	0	0	98.4	1.6	0		80	0	20	0		0	100	0	0		
PHF	.000	.000	.000	.000	.000	.000	.564	.250	.000	.573	.500	.000	.500	.000	.625	.000	.323	.000	.000	.323	.603

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

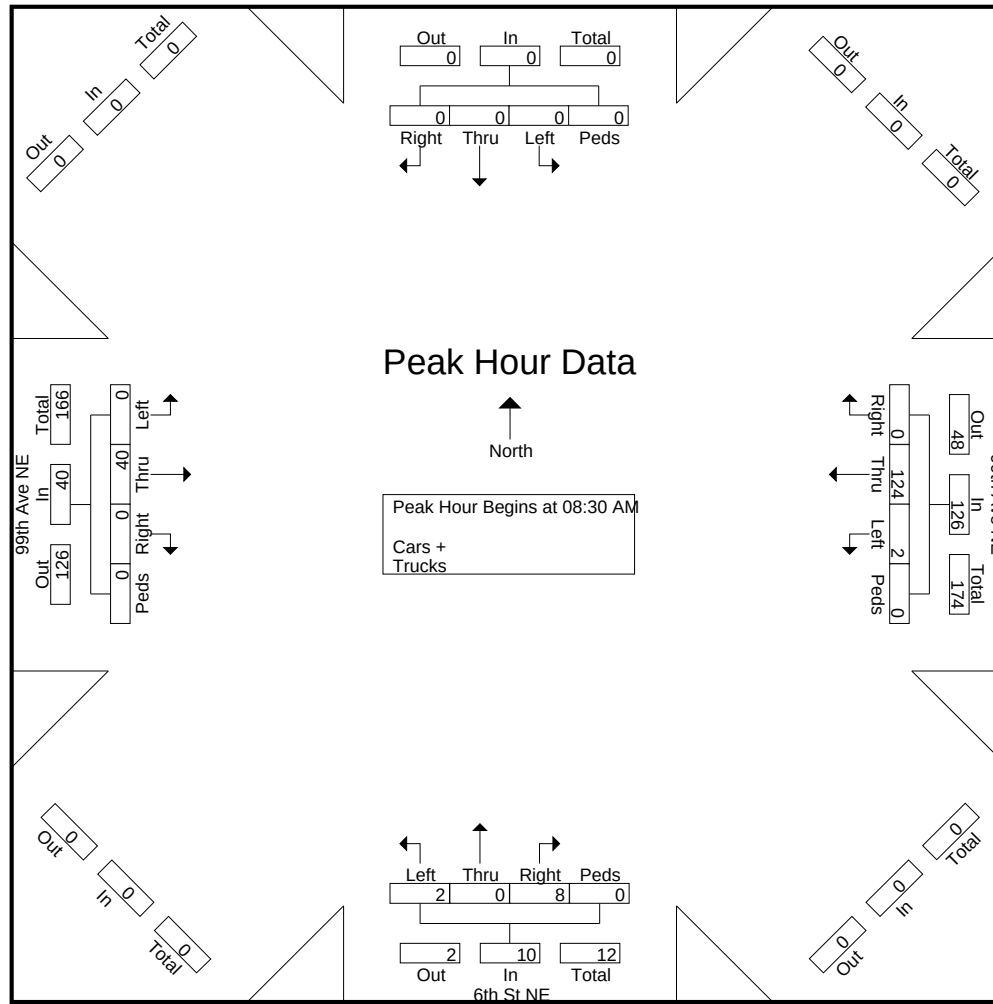
File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 7

99th Ave NE and 6th St NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 8

99th Ave NE and 6th St NE
Blaine, Minnesota

	Southbound					99th Ave NE Westbound					6th St NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:30 PM																					
03:30 PM	0	0	0	0	0	0	41	3	0	44	6	0	0	0	6	0	3	0	0	3	53
03:45 PM	0	0	0	0	0	0	27	4	0	31	4	0	3	1	8	0	13	0	6	19	58
04:00 PM	0	0	0	0	0	0	16	3	0	19	7	0	2	0	9	1	22	0	4	27	55
04:15 PM	0	0	0	0	0	0	5	2	0	7	2	0	0	0	2	0	17	0	0	17	26
Total Volume	0	0	0	0	0	0	89	12	0	101	19	0	5	1	25	1	55	0	10	66	192
% App. Total	0	0	0	0	0	0	88.1	11.9	0		76	0	20	4		1.5	83.3	0	15.2		
PHF	.000	.000	.000	.000	.000	.000	.543	.750	.000	.574	.679	.000	.417	.250	.694	.250	.625	.000	.417	.611	.828

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

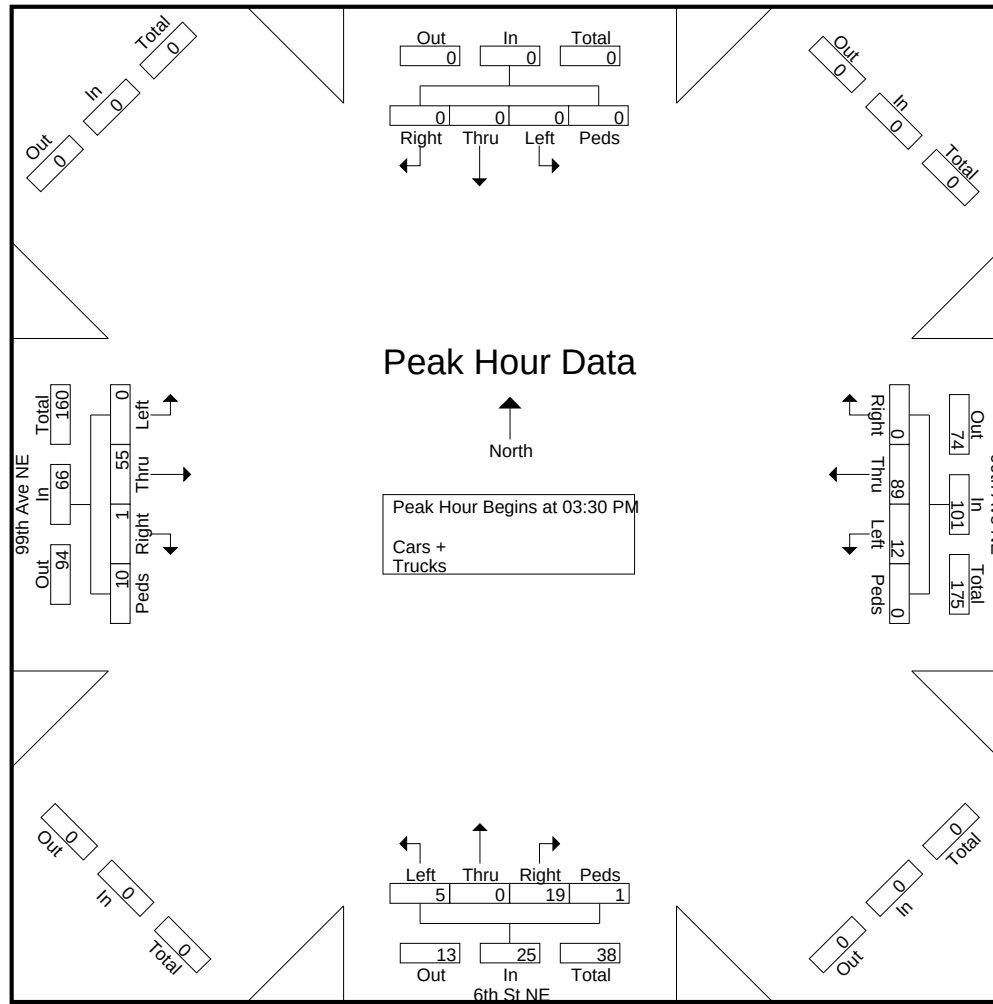
File Name : 99th Ave and 6th St_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 6th St NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 1

99th Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	101st Ave NE Southbound					Westbound					99th Ave NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
12:00 AM	2	6	0	0	8	0	0	0	0	0	0	2	1	0	3	1	0	0	0	1	12
12:15 AM	0	7	0	0	7	0	0	0	0	0	0	2	1	0	3	1	0	0	0	1	11
12:30 AM	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	1	0	0	0	1	7
12:45 AM	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	11
Total	2	21	0	0	23	0	0	0	0	0	0	13	2	0	15	3	0	0	0	3	41
01:00 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5
01:15 AM	1	10	0	0	11	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	15
01:30 AM	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	11
01:45 AM	0	8	0	0	8	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	12
Total	1	26	0	0	27	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	43
02:00 AM	0	6	0	0	6	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	8
02:15 AM	0	5	0	0	5	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	6
02:30 AM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
02:45 AM	0	5	0	0	5	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	7
Total	0	19	0	0	19	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	24
03:00 AM	0	1	0	0	1	0	0	0	0	0	0	4	1	0	5	0	0	0	0	0	6
03:15 AM	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	4
03:30 AM	0	4	0	0	4	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	7
03:45 AM	0	1	0	0	1	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	7
Total	0	7	0	0	7	0	0	0	0	0	0	15	2	0	17	0	0	0	0	0	24
04:00 AM	0	3	0	0	3	0	0	0	0	0	0	13	0	0	13	0	0	1	0	1	17
04:15 AM	0	5	0	0	5	0	0	0	0	0	0	12	0	0	12	0	0	2	0	2	19
04:30 AM	2	2	0	0	4	0	0	0	0	0	0	13	0	0	13	1	0	1	0	2	19
04:45 AM	0	4	0	0	4	0	0	0	0	0	0	18	0	0	18	0	0	2	0	2	24
Total	2	14	0	0	16	0	0	0	0	0	0	56	0	0	56	1	0	6	0	7	79
05:00 AM	0	10	0	0	10	0	0	0	0	0	0	17	0	0	17	1	0	3	0	4	31
05:15 AM	1	4	0	0	5	0	0	0	0	0	0	32	0	0	32	1	0	3	0	4	41
05:30 AM	0	10	0	0	10	0	0	0	0	0	0	50	1	0	51	1	0	2	0	3	64
05:45 AM	1	12	0	0	13	0	0	0	0	0	0	35	0	0	35	3	0	4	0	7	55
Total	2	36	0	0	38	0	0	0	0	0	0	134	1	0	135	6	0	12	0	18	191
06:00 AM	3	11	0	0	14	0	0	0	0	0	0	45	3	0	48	3	0	2	0	5	67
06:15 AM	1	24	0	0	25	0	0	0	0	0	0	45	2	0	47	0	0	4	0	4	76
06:30 AM	8	29	0	0	37	0	0	0	0	0	0	78	0	0	78	4	0	7	0	11	126

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 2

99th Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	101st Ave NE Southbound					Westbound					99th Ave NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:45 AM	4	27	0	0	31	0	0	0	0	0	0	78	5	0	83	6	0	2	1	9	123
Total	16	91	0	0	107	0	0	0	0	0	0	246	10	0	256	13	0	15	1	29	392
07:00 AM	4	24	0	0	28	0	0	0	0	0	0	86	4	0	90	3	0	5	0	8	126
07:15 AM	10	27	0	0	37	0	0	0	0	0	0	82	5	0	87	2	0	9	0	11	135
07:30 AM	8	45	0	0	53	0	0	0	0	0	0	87	2	0	89	2	0	6	0	8	150
07:45 AM	16	50	0	0	66	0	0	0	0	0	0	74	4	0	78	3	0	7	0	10	154
Total	38	146	0	0	184	0	0	0	0	0	0	329	15	0	344	10	0	27	0	37	565
08:00 AM	12	31	0	0	43	0	0	0	0	0	0	58	5	0	63	3	0	5	0	8	114
08:15 AM	10	34	0	0	44	0	0	0	0	0	0	59	5	0	64	1	0	4	0	5	113
08:30 AM	10	36	0	0	46	0	0	0	0	0	0	49	3	0	52	3	0	3	0	6	104
08:45 AM	19	44	0	0	63	0	0	0	0	0	0	68	3	0	71	1	0	1	0	2	136
Total	51	145	0	0	196	0	0	0	0	0	0	234	16	0	250	8	0	13	0	21	467
09:00 AM	38	37	0	0	75	0	0	0	0	0	0	49	18	0	67	4	0	5	0	9	151
09:15 AM	25	40	0	0	65	0	0	0	0	0	0	44	11	0	55	19	0	14	0	33	153
09:30 AM	4	28	0	0	32	0	0	0	0	0	0	65	3	0	68	4	0	4	1	9	109
09:45 AM	4	32	0	0	36	0	0	0	0	0	0	57	2	0	59	5	0	4	0	9	104
Total	71	137	0	0	208	0	0	0	0	0	0	215	34	0	249	32	0	27	1	60	517
10:00 AM	2	33	0	0	35	0	0	0	0	0	0	49	2	0	51	2	0	1	0	3	89
10:15 AM	4	42	0	0	46	0	0	0	0	0	0	46	4	0	50	2	0	3	0	5	101
10:30 AM	9	39	0	0	48	0	0	0	0	0	0	58	1	0	59	1	0	3	0	4	111
10:45 AM	5	37	0	0	42	0	0	0	0	0	0	46	0	0	46	6	0	3	0	9	97
Total	20	151	0	0	171	0	0	0	0	0	0	199	7	0	206	11	0	10	0	21	398
11:00 AM	1	42	0	0	43	0	0	0	0	0	0	42	3	0	45	4	0	3	1	8	96
11:15 AM	5	45	0	0	50	0	0	0	0	0	0	46	2	0	48	2	0	4	0	6	104
11:30 AM	2	42	0	0	44	0	0	0	0	0	0	51	4	0	55	3	0	2	0	5	104
11:45 AM	5	54	0	0	59	0	0	0	0	0	0	55	5	0	60	1	0	2	0	3	122
Total	13	183	0	0	196	0	0	0	0	0	0	194	14	0	208	10	0	11	1	22	426
12:00 PM	3	50	0	0	53	0	0	0	0	0	0	59	1	0	60	3	0	2	0	5	118
12:15 PM	3	55	0	0	58	0	0	0	0	0	0	49	4	0	53	2	0	2	0	4	115
12:30 PM	2	49	0	0	51	0	0	0	0	0	0	48	6	0	54	2	0	2	0	4	109
12:45 PM	11	62	0	0	73	0	0	0	0	0	0	56	2	0	58	6	0	3	0	9	140
Total	19	216	0	0	235	0	0	0	0	0	0	212	13	0	225	13	0	9	0	22	482

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 3

99th Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	101st Ave NE Southbound					Westbound					99th Ave NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
01:00 PM	7	51	0	0	58	0	0	0	0	0	0	53	2	0	55	6	0	0	0	6	119
01:15 PM	3	35	0	0	38	0	0	0	0	0	0	59	3	0	62	5	0	5	0	10	110
01:30 PM	5	44	0	0	49	0	0	0	0	0	0	52	3	0	55	4	0	4	1	9	113
01:45 PM	2	56	0	0	58	0	0	0	0	0	0	49	3	0	52	5	0	1	0	6	116
Total	17	186	0	0	203	0	0	0	0	0	0	213	11	0	224	20	0	10	1	31	458
02:00 PM	3	59	0	0	62	0	0	0	0	0	0	49	4	0	53	2	0	5	0	7	122
02:15 PM	4	75	0	0	79	0	0	0	0	0	0	50	2	0	52	5	0	2	0	7	138
02:30 PM	3	65	0	0	68	0	0	0	0	0	0	56	3	0	59	2	0	4	1	7	134
02:45 PM	8	84	0	0	92	0	0	0	0	0	0	60	1	0	61	4	0	4	0	8	161
Total	18	283	0	0	301	0	0	0	0	0	0	215	10	0	225	13	0	15	1	29	555
03:00 PM	7	95	0	0	102	0	0	0	0	0	0	62	4	0	66	1	0	2	0	3	171
03:15 PM	11	100	0	0	111	0	0	0	0	0	0	72	8	0	80	5	0	0	0	5	196
03:30 PM	32	127	0	0	159	0	0	0	0	0	0	63	12	0	75	3	0	5	1	9	243
03:45 PM	22	83	0	0	105	0	0	0	0	0	0	65	9	0	74	9	0	11	0	20	199
Total	72	405	0	0	477	0	0	0	0	0	0	262	33	0	295	18	0	18	1	37	809
04:00 PM	15	121	0	0	136	0	0	0	0	0	0	77	6	0	83	10	0	17	0	27	246
04:15 PM	7	98	0	0	105	0	0	0	0	0	0	65	2	0	67	4	0	14	1	19	191
04:30 PM	8	96	0	0	104	0	0	0	0	0	0	66	3	0	69	9	0	10	0	19	192
04:45 PM	15	109	0	0	124	0	0	0	0	0	0	78	3	0	81	5	0	5	3	13	218
Total	45	424	0	0	469	0	0	0	0	0	0	286	14	0	300	28	0	46	4	78	847
05:00 PM	6	112	0	0	118	0	0	0	0	0	0	76	8	0	84	20	0	6	1	27	229
05:15 PM	7	118	0	0	125	0	0	0	0	0	0	63	1	0	64	6	0	7	0	13	202
05:30 PM	5	88	0	0	93	0	0	0	0	0	0	64	3	0	67	5	0	6	4	15	175
05:45 PM	9	87	0	0	96	0	0	0	0	0	0	59	4	0	63	7	0	5	3	15	174
Total	27	405	0	0	432	0	0	0	0	0	0	262	16	0	278	38	0	24	8	70	780
06:00 PM	6	81	0	0	87	0	0	0	0	0	0	86	4	0	90	2	0	6	0	8	185
06:15 PM	8	62	0	0	70	0	0	0	0	0	0	53	2	0	55	2	0	4	0	6	131
06:30 PM	3	64	0	0	67	0	0	0	0	0	0	67	4	0	71	2	0	4	0	6	144
06:45 PM	2	59	0	0	61	0	0	0	0	0	0	46	3	0	49	3	0	1	0	4	114
Total	19	266	0	0	285	0	0	0	0	0	0	252	13	0	265	9	0	15	0	24	574
07:00 PM	7	66	0	0	73	0	0	0	0	0	0	50	2	0	52	3	0	3	0	6	131
07:15 PM	3	54	0	0	57	0	0	0	0	0	0	46	5	0	51	5	0	2	0	7	115
07:30 PM	6	66	0	0	72	0	0	0	0	0	0	45	1	0	46	2	0	2	0	4	122

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 4

99th Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	101st Ave NE Southbound					Westbound					99th Ave NE Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:45 PM	4	43	0	0	47	0	0	0	0	0	0	44	0	0	44	4	0	2	0	6	97
Total	20	229	0	0	249	0	0	0	0	0	0	185	8	0	193	14	0	9	0	23	465
08:00 PM	3	50	0	0	53	0	0	0	0	0	0	32	1	0	33	2	0	2	0	4	90
08:15 PM	5	56	0	0	61	0	0	0	0	0	0	33	1	0	34	1	0	0	0	1	96
08:30 PM	6	39	0	0	45	0	0	0	0	0	0	37	1	0	38	2	0	2	0	4	87
08:45 PM	2	47	0	0	49	0	0	0	0	0	0	20	5	0	25	0	0	2	0	2	76
Total	16	192	0	0	208	0	0	0	0	0	0	122	8	0	130	5	0	6	0	11	349
09:00 PM	4	40	0	0	44	0	0	0	0	0	0	43	1	0	44	2	0	2	0	4	92
09:15 PM	5	36	0	0	41	0	0	0	0	0	0	24	3	0	27	3	0	1	0	4	72
09:30 PM	0	27	0	0	27	0	0	0	0	0	0	15	1	0	16	2	0	2	0	4	47
09:45 PM	1	25	0	0	26	0	0	0	0	0	0	9	1	0	10	0	0	2	0	2	38
Total	10	128	0	0	138	0	0	0	0	0	0	91	6	0	97	7	0	7	0	14	249
10:00 PM	3	32	0	0	35	0	0	0	0	0	0	17	0	0	17	0	0	0	0	0	52
10:15 PM	1	28	0	0	29	0	0	0	0	0	0	15	0	0	15	1	0	1	0	2	46
10:30 PM	0	16	0	0	16	0	0	0	0	0	0	8	3	0	11	0	0	0	0	0	27
10:45 PM	1	17	0	0	18	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	28
Total	5	93	0	0	98	0	0	0	0	0	0	48	3	0	51	2	0	2	0	4	153
11:00 PM	1	20	0	0	21	0	0	0	0	0	0	8	1	0	9	2	0	1	0	3	33
11:15 PM	1	14	0	0	15	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	21
11:30 PM	0	22	0	0	22	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	27
11:45 PM	1	12	0	0	13	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	16
Total	3	68	0	0	71	0	0	0	0	0	0	22	1	0	23	2	0	1	0	3	97
Grand Total	487	3871	0	0	4358	0	0	0	0	0	0	3826	237	0	4063	263	0	283	18	564	8985
Apprch %	11.2	88.8	0	0		0	0	0	0		0	94.2	5.8	0		46.6	0	50.2	3.2		
Total %	5.4	43.1	0	0	48.5	0	0	0	0	0	0	42.6	2.6	0	45.2	2.9	0	3.1	0.2	6.3	
Cars +	455	3802	0	0	4257	0	0	0	0	0	0	3772	224	0	3996	250	0	279	7	536	8789
% Cars +	93.4	98.2	0	0	97.7	0	0	0	0	0	0	98.6	94.5	0	98.4	95.1	0	98.6	38.9	95	97.8
Trucks	32	69	0	0	101	0	0	0	0	0	0	54	13	0	67	13	0	4	11	28	196
% Trucks	6.6	1.8	0	0	2.3	0	0	0	0	0	0	1.4	5.5	0	1.6	4.9	0	1.4	61.1	5	2.2

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

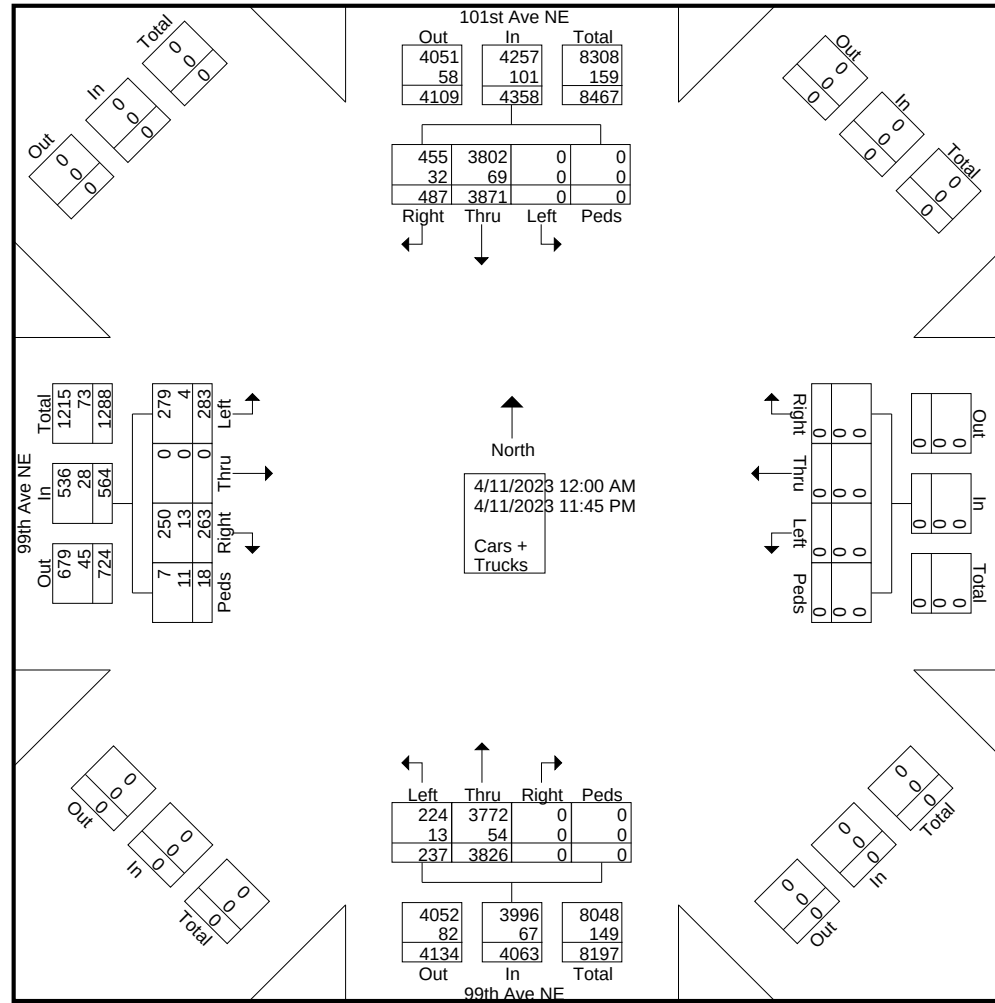
File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 101st Ave NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

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99th Ave NE and 101st Ave NE
Blaine, Minnesota

	101st Ave NE Southbound					Westbound					99th Ave NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	4	24	0	0	28	0	0	0	0	0	0	86	4	0	90	3	0	5	0	8	126
07:15 AM	10	27	0	0	37	0	0	0	0	0	0	82	5	0	87	2	0	9	0	11	135
07:30 AM	8	45	0	0	53	0	0	0	0	0	0	87	2	0	89	2	0	6	0	8	150
07:45 AM	16	50	0	0	66	0	0	0	0	0	0	74	4	0	78	3	0	7	0	10	154
Total Volume	38	146	0	0	184	0	0	0	0	0	0	329	15	0	344	10	0	27	0	37	565
% App. Total	20.7	79.3	0	0		0	0	0	0		0	95.6	4.4	0		27	0	73	0		
PHF	.594	.730	.000	.000	.697	.000	.000	.000	.000	.000	.000	.945	.750	.000	.956	.833	.000	.750	.000	.841	.917

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

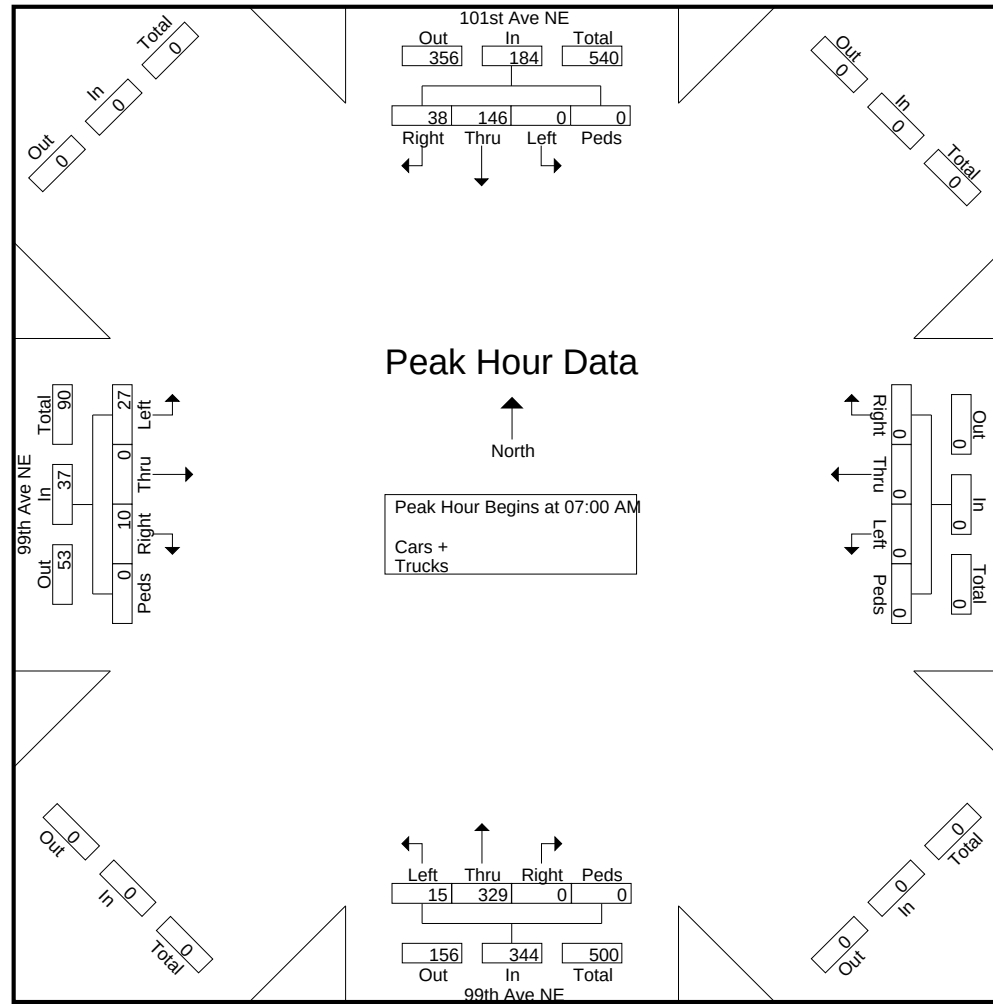
File Name : 99th Ave and 101st Ave_04112023_0000-2400

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Start Date : 4/11/2023

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99th Ave NE and 101st Ave NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and 101st Ave NE
Blaine, Minnesota

	101st Ave NE Southbound					Westbound					99th Ave NE Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:15 PM																					
03:15 PM	11	100	0	0	111	0	0	0	0	0	0	72	8	0	80	5	0	0	0	5	196
03:30 PM	32	127	0	0	159	0	0	0	0	0	0	63	12	0	75	3	0	5	1	9	243
03:45 PM	22	83	0	0	105	0	0	0	0	0	0	65	9	0	74	9	0	11	0	20	199
04:00 PM	15	121	0	0	136	0	0	0	0	0	0	77	6	0	83	10	0	17	0	27	246
Total Volume	80	431	0	0	511	0	0	0	0	0	0	277	35	0	312	27	0	33	1	61	884
% App. Total	15.7	84.3	0	0		0	0	0	0		0	88.8	11.2	0		44.3	0	54.1	1.6		
PHF	.625	.848	.000	.000	.803	.000	.000	.000	.000	.000	.000	.899	.729	.000	.940	.675	.000	.485	.250	.565	.898

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

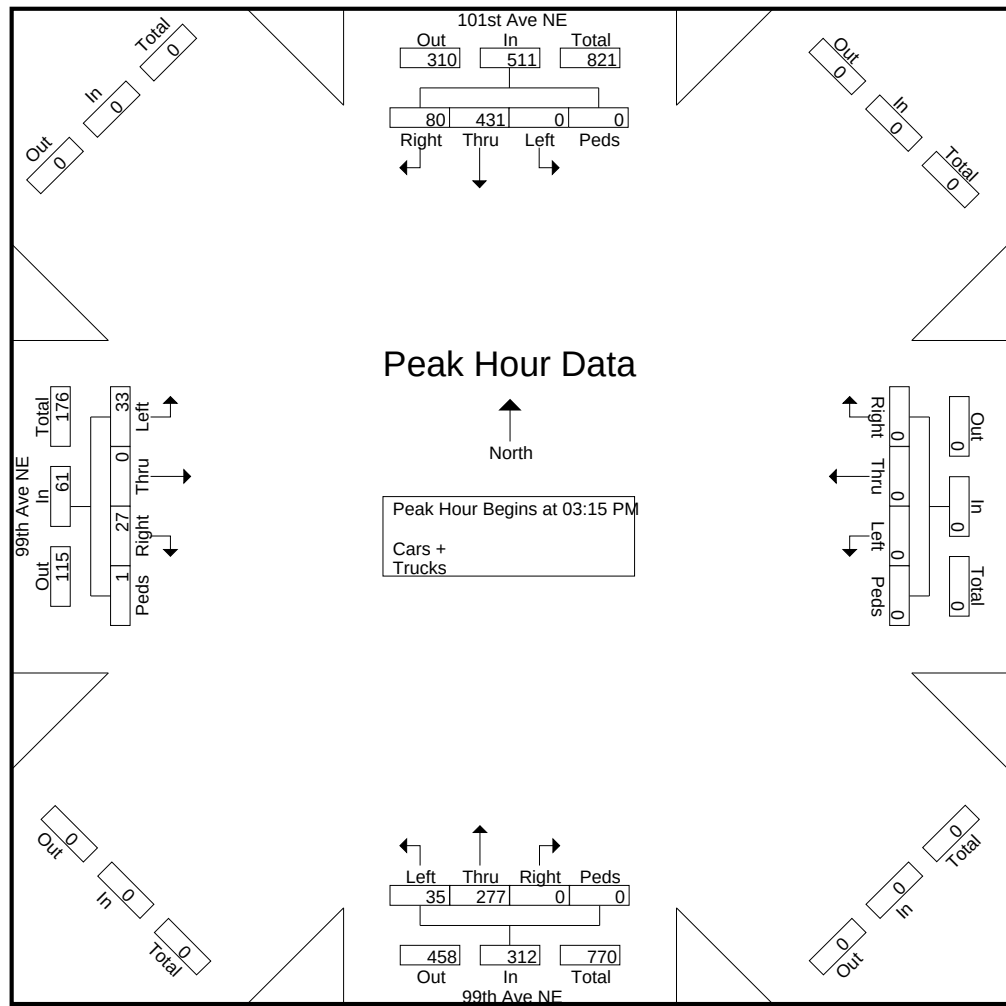
99th Ave NE and 101st Ave NE
Blaine, Minnesota

File Name : 99th Ave and 101st Ave_04112023_0000-2400

Site Code : 7

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Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Clover Leaf Pkwy_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Clover Leaf Pkwy Southbound					99th Ave NE Westbound					Clover Leaf Pkwy Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
12:00 AM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	4	4	0	0	8	12
12:15 AM	0	0	0	0	0	0	2	0	0	2	1	0	1	0	2	4	4	0	0	8	12
12:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	2	0	2	1	2	0	0	3	7
12:45 AM	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	5	1	0	0	6	11
Total	0	0	0	0	0	0	11	0	0	11	2	0	4	0	6	14	11	0	0	25	42
01:00 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	6
01:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	3	0	3	1	9	0	0	10	14
01:30 AM	0	0	0	0	0	0	4	1	0	5	0	0	1	0	1	1	4	1	0	6	12
01:45 AM	0	0	1	0	1	0	3	0	0	3	0	0	0	0	0	2	4	0	0	6	10
Total	0	0	1	0	1	0	11	1	0	12	0	0	4	0	4	4	20	1	0	25	42
02:00 AM	1	0	0	0	1	0	1	0	0	1	0	0	0	0	0	3	4	0	0	7	9
02:15 AM	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	1	3	1	0	5	7
02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	3
02:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	2	3	0	0	5	7
Total	1	0	0	0	1	1	3	0	0	4	0	0	1	0	1	7	12	1	0	20	26
03:00 AM	0	0	0	0	0	0	4	1	0	5	1	0	1	0	2	0	1	0	0	1	8
03:15 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	1	0	0	0	1	4
03:30 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	7
03:45 AM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	1	0	0	1	7
Total	0	0	0	0	0	0	16	1	0	17	1	0	1	0	2	1	6	0	0	7	26
04:00 AM	0	0	0	0	0	0	10	0	0	10	1	0	3	0	4	0	3	0	0	3	17
04:15 AM	4	0	0	0	4	0	5	0	0	5	0	0	3	0	3	1	4	0	0	5	17
04:30 AM	3	1	0	0	4	0	8	2	0	10	3	1	3	0	7	0	3	0	0	3	24
04:45 AM	1	0	2	0	3	0	12	0	0	12	2	0	4	0	6	1	3	0	0	4	25
Total	8	1	2	0	11	0	35	2	0	37	6	1	13	0	20	2	13	0	0	15	83
05:00 AM	3	0	2	0	5	0	9	0	0	9	1	0	5	0	6	2	9	0	0	11	31
05:15 AM	2	0	1	0	3	0	25	0	0	25	0	0	5	0	5	0	6	0	0	6	39
05:30 AM	3	0	0	0	3	0	35	0	0	35	1	0	12	0	13	2	9	0	0	11	62
05:45 AM	3	0	0	0	3	0	22	0	0	22	5	1	10	0	16	5	10	1	0	16	57
Total	11	0	3	0	14	0	91	0	0	91	7	1	32	0	40	9	34	1	0	44	189
06:00 AM	8	1	0	0	9	0	24	1	0	25	5	0	14	0	19	6	9	0	0	15	68
06:15 AM	3	0	0	0	3	0	26	0	0	26	0	0	18	0	18	5	18	1	0	24	71
06:30 AM	11	0	2	0	13	0	40	1	0	41	1	0	27	0	28	10	21	1	0	32	114

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Clover Leaf Pkwy Southbound					99th Ave NE Westbound					Clover Leaf Pkwy Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:45 AM	3	0	1	0	4	0	47	0	0	47	3	0	30	1	34	4	25	2	2	33	118
Total	25	1	3	0	29	0	137	2	0	139	9	0	89	1	99	25	73	4	2	104	371
07:00 AM	8	1	4	0	13	1	54	2	0	57	3	0	28	0	31	5	20	0	0	25	126
07:15 AM	14	4	3	0	21	3	49	2	0	54	3	0	22	0	25	10	19	2	1	32	132
07:30 AM	12	4	5	0	21	2	42	0	0	44	1	1	35	0	37	10	32	5	1	48	150
07:45 AM	8	1	5	0	14	1	50	3	0	54	6	1	20	0	27	14	38	1	0	53	148
Total	42	10	17	0	69	7	195	7	0	209	13	2	105	0	120	39	109	8	2	158	556
08:00 AM	8	3	4	0	15	1	38	1	0	40	4	3	19	0	26	3	29	3	0	35	116
08:15 AM	6	3	2	0	11	0	35	0	0	35	3	1	21	0	25	9	24	3	0	36	107
08:30 AM	6	1	1	2	10	1	27	2	3	33	6	2	17	0	25	9	28	1	0	38	106
08:45 AM	5	1	6	2	14	1	45	2	1	49	5	1	20	0	26	13	29	0	4	46	135
Total	25	8	13	4	50	3	145	5	4	157	18	7	77	0	102	34	110	7	4	155	464
09:00 AM	2	1	2	1	6	1	49	1	2	53	9	1	17	2	29	12	29	1	0	42	130
09:15 AM	3	1	1	1	6	0	31	2	0	33	8	3	22	0	33	15	43	3	0	61	133
09:30 AM	7	2	3	0	12	2	41	3	1	47	3	0	19	1	23	13	16	2	0	31	113
09:45 AM	5	2	6	0	13	1	40	1	0	42	2	2	12	0	16	8	26	3	1	38	109
Total	17	6	12	2	37	4	161	7	3	175	22	6	70	3	101	48	114	9	1	172	485
10:00 AM	2	0	2	2	6	1	37	1	0	39	1	0	14	0	15	11	24	1	0	36	96
10:15 AM	1	0	2	0	3	4	30	0	0	34	5	0	19	0	24	17	26	1	1	45	106
10:30 AM	5	1	1	2	9	2	39	3	2	46	5	0	14	0	19	11	25	3	1	40	114
10:45 AM	1	3	2	1	7	2	29	3	0	34	3	0	17	0	20	8	33	1	1	43	104
Total	9	4	7	5	25	9	135	7	2	153	14	0	64	0	78	47	108	6	3	164	420
11:00 AM	3	0	2	0	5	3	30	6	0	39	5	1	11	0	17	9	32	7	0	48	109
11:15 AM	4	2	3	1	10	3	38	4	0	45	7	1	6	0	14	16	27	4	0	47	116
11:30 AM	6	2	4	0	12	1	40	2	1	44	2	0	9	0	11	7	34	3	0	44	111
11:45 AM	7	1	1	2	11	1	34	3	0	38	3	2	17	0	22	13	39	3	2	57	128
Total	20	5	10	3	38	8	142	15	1	166	17	4	43	0	64	45	132	17	2	196	464
12:00 PM	2	2	1	0	5	1	45	4	1	51	3	2	13	0	18	11	39	3	2	55	129
12:15 PM	5	3	2	0	10	4	32	5	0	41	7	2	16	1	26	9	42	5	3	59	136
12:30 PM	3	1	0	0	4	2	35	7	2	46	7	1	15	1	24	14	33	5	2	54	128
12:45 PM	3	3	3	0	9	4	46	4	0	54	3	2	9	1	15	18	44	5	1	68	146
Total	13	9	6	0	28	11	158	20	3	192	20	7	53	3	83	52	158	18	8	236	539

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Clover Leaf Pkwy Southbound					99th Ave NE Westbound					Clover Leaf Pkwy Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
01:00 PM	1	0	1	0	2	4	39	3	0	46	4	1	14	0	19	18	36	3	0	57	124
01:15 PM	3	1	2	0	6	3	40	4	0	47	4	1	19	0	24	12	25	3	2	42	119
01:30 PM	5	2	5	0	12	0	28	7	0	35	6	2	22	0	30	14	31	3	1	49	126
01:45 PM	6	0	3	0	9	1	33	4	0	38	2	1	14	0	17	20	36	5	2	63	127
Total	15	3	11	0	29	8	140	18	0	166	16	5	69	0	90	64	128	14	5	211	496
02:00 PM	2	2	1	0	5	1	31	3	0	35	6	2	18	2	28	24	36	1	4	65	133
02:15 PM	5	1	1	0	7	3	34	7	0	44	2	2	13	0	17	29	48	3	1	81	149
02:30 PM	5	4	2	1	12	2	40	7	0	49	3	1	12	0	16	16	43	6	4	69	146
02:45 PM	1	0	2	0	3	2	39	6	0	47	3	2	20	0	25	25	64	2	0	91	166
Total	13	7	6	1	27	8	144	23	0	175	14	7	63	2	86	94	191	12	9	306	594
03:00 PM	1	2	3	1	7	4	50	3	0	57	6	2	15	0	23	19	73	5	2	99	186
03:15 PM	4	4	3	1	12	2	48	4	0	54	8	0	22	0	30	25	70	11	2	108	204
03:30 PM	2	2	5	0	9	5	52	5	0	62	4	4	17	0	25	32	95	4	2	133	229
03:45 PM	3	2	2	1	8	6	52	7	2	67	4	1	17	0	22	28	63	3	1	95	192
Total	10	10	13	3	36	17	202	19	2	240	22	7	71	0	100	104	301	23	7	435	811
04:00 PM	2	2	2	1	7	11	67	8	0	86	4	4	16	3	27	36	82	10	2	130	250
04:15 PM	8	6	1	0	15	10	42	11	0	63	10	5	16	1	32	23	68	9	1	101	211
04:30 PM	4	1	2	0	7	2	49	6	0	57	5	5	13	0	23	39	54	10	6	109	196
04:45 PM	8	3	3	2	16	3	51	9	0	63	4	3	26	1	34	38	71	9	7	125	238
Total	22	12	8	3	45	26	209	34	0	269	23	17	71	5	116	136	275	38	16	465	895
05:00 PM	5	1	7	0	13	7	44	7	1	59	4	2	34	2	42	38	85	12	6	141	255
05:15 PM	7	1	6	7	21	2	38	2	8	50	5	2	20	2	29	34	83	11	5	133	233
05:30 PM	8	1	2	4	15	4	41	5	2	52	8	1	16	0	25	28	61	5	3	97	189
05:45 PM	5	1	2	2	10	6	37	8	1	52	3	0	19	6	28	29	56	12	12	109	199
Total	25	4	17	13	59	19	160	22	12	213	20	5	89	10	124	129	285	40	26	480	876
06:00 PM	6	3	2	0	11	1	60	9	0	70	4	1	23	1	29	19	58	7	6	90	200
06:15 PM	1	5	2	1	9	6	35	5	0	46	3	1	20	0	24	25	36	3	6	70	149
06:30 PM	10	4	5	0	19	4	40	2	0	46	4	1	22	1	28	19	44	3	5	71	164
06:45 PM	3	0	1	0	4	1	36	4	0	41	1	0	11	1	13	19	39	6	1	65	123
Total	20	12	10	1	43	12	171	20	0	203	12	3	76	3	94	82	177	19	18	296	636
07:00 PM	2	1	2	0	5	1	39	4	0	44	2	2	9	0	13	18	46	4	0	68	130
07:15 PM	6	2	1	0	9	1	30	3	0	34	4	2	15	0	21	25	30	5	0	60	124
07:30 PM	2	0	3	0	5	2	29	1	0	32	5	1	16	2	24	20	41	6	0	67	128

Bolton & Menk, Inc.

12224 Nicollet Avenue
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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Clover Leaf Pkwy Southbound					99th Ave NE Westbound					Clover Leaf Pkwy Northbound					99th Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:45 PM	2	1	4	1	8	3	32	5	0	40	1	1	8	0	10	14	31	2	0	47	105
Total	12	4	10	1	27	7	130	13	0	150	12	6	48	2	68	77	148	17	0	242	487
08:00 PM	2	0	2	0	4	4	23	5	1	33	6	0	7	2	15	16	34	3	0	53	105
08:15 PM	1	0	2	0	3	3	24	5	0	32	0	1	8	2	11	20	33	5	0	58	104
08:30 PM	1	2	1	0	4	3	23	6	1	33	3	0	13	0	16	12	29	1	1	43	96
08:45 PM	3	0	1	0	4	2	17	2	0	21	1	1	5	0	7	19	27	1	0	47	79
Total	7	2	6	0	15	12	87	18	2	119	10	2	33	4	49	67	123	10	1	201	384
09:00 PM	3	0	1	0	4	6	30	5	0	41	2	0	10	0	12	15	24	3	1	43	100
09:15 PM	1	0	0	0	1	1	22	5	0	28	5	0	4	0	9	13	24	3	0	40	78
09:30 PM	3	1	0	0	4	2	12	1	0	15	1	2	1	0	4	9	17	3	0	29	52
09:45 PM	0	1	0	0	1	1	5	3	0	9	1	0	5	0	6	7	17	2	0	26	42
Total	7	2	1	0	10	10	69	14	0	93	9	2	20	0	31	44	82	11	1	138	272
10:00 PM	0	0	0	0	0	1	12	1	0	14	1	0	5	0	6	12	17	5	0	34	54
10:15 PM	0	0	1	0	1	2	11	1	0	14	0	0	5	0	5	13	16	1	0	30	50
10:30 PM	1	0	2	0	3	0	7	2	0	9	1	0	2	0	3	5	10	1	0	16	31
10:45 PM	0	0	0	0	0	2	6	3	0	11	0	0	2	0	2	6	10	3	0	19	32
Total	1	0	3	0	4	5	36	7	0	48	2	0	14	0	16	36	53	10	0	99	167
11:00 PM	0	0	0	0	0	0	5	0	0	5	1	1	4	0	6	6	16	0	0	22	33
11:15 PM	0	0	0	0	0	2	5	0	0	7	0	0	1	0	1	3	9	2	0	14	22
11:30 PM	1	0	0	0	1	0	3	0	0	3	0	1	1	0	2	9	11	2	0	22	28
11:45 PM	0	0	0	0	0	0	1	1	0	2	0	0	2	0	2	7	4	1	0	12	16
Total	1	0	0	0	1	2	14	1	0	17	1	2	8	0	11	25	40	5	0	70	99
Grand Total	304	100	159	36	599	169	2602	256	29	3056	270	84	1118	33	1505	1185	2703	271	105	4264	9424
Apprch %	50.8	16.7	26.5	6		5.5	85.1	8.4	0.9		17.9	5.6	74.3	2.2		27.8	63.4	6.4	2.5		
Total %	3.2	1.1	1.7	0.4	6.4	1.8	27.6	2.7	0.3	32.4	2.9	0.9	11.9	0.4	16	12.6	28.7	2.9	1.1	45.2	
Cars +	299	93	156	31	579	165	2570	251	21	3007	260	80	1092	22	1454	1164	2659	268	92	4183	9223
% Cars +	98.4	93	98.1	86.1	96.7	97.6	98.8	98	72.4	98.4	96.3	95.2	97.7	66.7	96.6	98.2	98.4	98.9	87.6	98.1	97.9
Trucks	5	7	3	5	20	4	32	5	8	49	10	4	26	11	51	21	44	3	13	81	201
% Trucks	1.6	7	1.9	13.9	3.3	2.4	1.2	2	27.6	1.6	3.7	4.8	2.3	33.3	3.4	1.8	1.6	1.1	12.4	1.9	2.1

Bolton & Menk, Inc.

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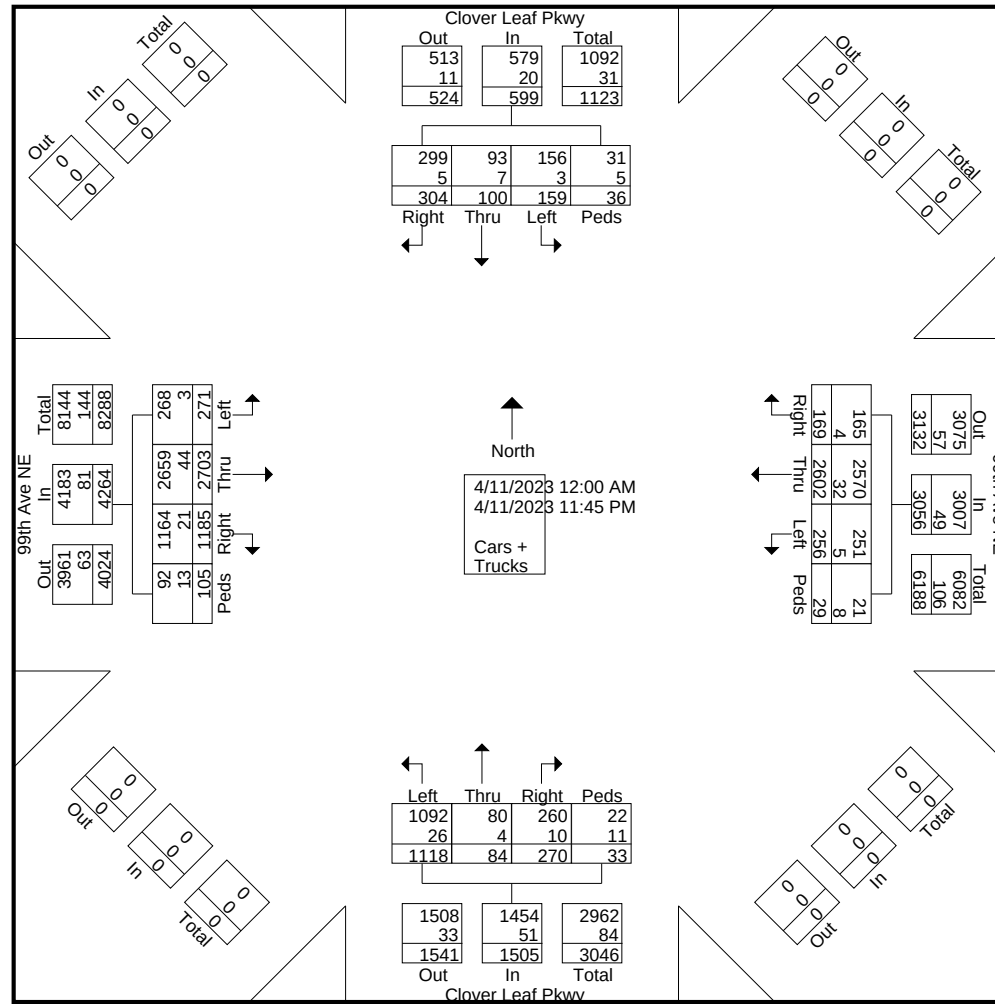
File Name : 99th Ave and Clover Leaf Pkwy_04112023_0000-2400

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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota

	Clover Leaf Pkwy Southbound					99th Ave NE Westbound					Clover Leaf Pkwy Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	8	1	4	0	13	1	54	2	0	57	3	0	28	0	31	5	20	0	0	25	126
07:15 AM	14	4	3	0	21	3	49	2	0	54	3	0	22	0	25	10	19	2	1	32	132
07:30 AM	12	4	5	0	21	2	42	0	0	44	1	1	35	0	37	10	32	5	1	48	150
07:45 AM	8	1	5	0	14	1	50	3	0	54	6	1	20	0	27	14	38	1	0	53	148
Total Volume	42	10	17	0	69	7	195	7	0	209	13	2	105	0	120	39	109	8	2	158	556
% App. Total	60.9	14.5	24.6	0		3.3	93.3	3.3	0		10.8	1.7	87.5	0		24.7	69	5.1	1.3		
PHF	.750	.625	.850	.000	.821	.583	.903	.583	.000	.917	.542	.500	.750	.000	.811	.696	.717	.400	.500	.745	.927

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

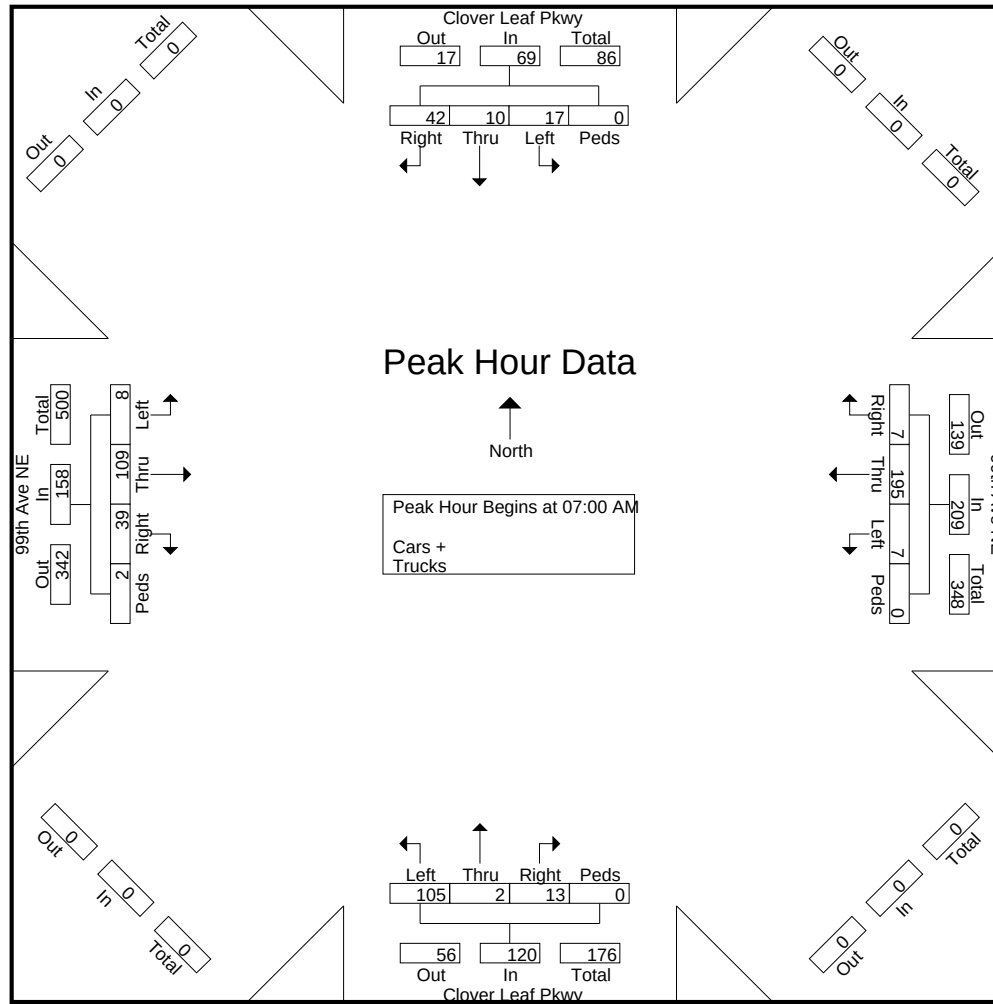
File Name : 99th Ave and Clover Leaf Pkwy_04112023_0000-2400

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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota



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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota

	Clover Leaf Pkwy Southbound					99th Ave NE Westbound					Clover Leaf Pkwy Northbound					99th Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	4	1	2	0	7	2	49	6	0	57	5	5	13	0	23	39	54	10	6	109	196
04:45 PM	8	3	3	2	16	3	51	9	0	63	4	3	26	1	34	38	71	9	7	125	238
05:00 PM	5	1	7	0	13	7	44	7	1	59	4	2	34	2	42	38	85	12	6	141	255
05:15 PM	7	1	6	7	21	2	38	2	8	50	5	2	20	2	29	34	83	11	5	133	233
Total Volume	24	6	18	9	57	14	182	24	9	229	18	12	93	5	128	149	293	42	24	508	922
% App. Total	42.1	10.5	31.6	15.8		6.1	79.5	10.5	3.9		14.1	9.4	72.7	3.9		29.3	57.7	8.3	4.7		
PHF	.750	.500	.643	.321	.679	.500	.892	.667	.281	.909	.900	.600	.684	.625	.762	.955	.862	.875	.857	.901	.904

12224 Nicollet Avenue
Burnsville, MN 55337

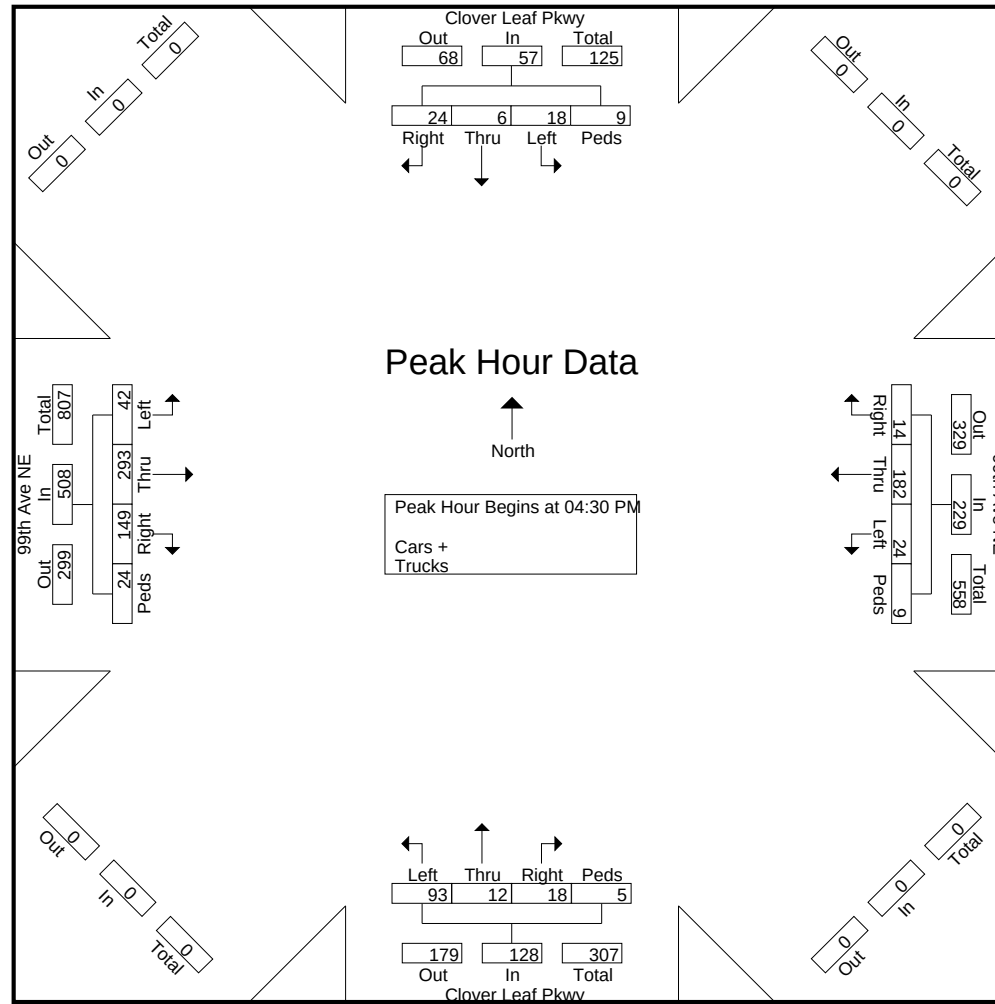
File Name : 99th Ave and Clover Leaf Pkwy_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE and Clover Leaf Pkwy
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave Ne Westbound					Frontage Rd Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM	0	0	0	0	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	2
05:30 AM	0	0	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4
05:45 AM	0	0	0	0	0	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0	3
Total	0	0	0	0	0	7	0	0	1	8	1	0	0	0	1	0	0	0	0	0	9
06:00 AM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
06:15 AM	0	0	0	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8
06:30 AM	0	0	0	0	0	1	0	0	0	1	4	0	0	0	4	0	0	0	0	0	5

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave Ne Westbound					Frontage Rd Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	0	0	0	0	4	0	0	0	4	4	0	0	0	4	0	0	0	0	0	8
Total	0	0	0	0	0	15	0	0	0	15	8	0	0	0	8	0	0	0	0	0	23
07:00 AM	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0	5
07:15 AM	0	0	0	0	0	8	0	0	0	8	2	0	0	0	2	0	0	0	0	0	10
07:30 AM	0	0	0	0	0	11	0	0	0	11	2	0	0	0	2	0	0	0	0	0	13
07:45 AM	0	0	0	0	0	8	0	0	0	8	5	0	0	0	5	0	0	0	0	0	13
Total	0	0	0	0	0	31	0	0	0	31	10	0	0	0	10	0	0	0	0	0	41
08:00 AM	0	0	0	0	0	7	0	0	0	7	8	0	0	0	8	0	0	0	0	0	15
08:15 AM	0	0	0	0	0	4	0	0	0	4	7	0	0	0	7	0	0	0	0	0	11
08:30 AM	0	0	0	0	0	3	0	0	0	3	10	0	0	0	10	0	0	0	0	0	13
08:45 AM	0	0	0	0	0	7	0	0	0	7	2	0	0	0	2	0	0	0	0	0	9
Total	0	0	0	0	0	21	0	0	0	21	27	0	0	0	27	0	0	0	0	0	48
09:00 AM	0	0	0	0	0	20	0	0	0	20	11	0	0	0	11	0	0	0	0	0	31
09:15 AM	0	0	0	0	0	36	0	1	0	37	10	0	0	0	10	0	0	0	0	0	47
09:30 AM	0	0	0	0	0	2	0	0	0	2	5	0	0	0	5	0	0	0	0	0	7
09:45 AM	0	0	0	0	0	2	0	1	1	4	2	0	0	0	2	0	0	0	0	0	6
Total	0	0	0	0	0	60	0	2	1	63	28	0	0	0	28	0	0	0	0	0	91
10:00 AM	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3	0	0	0	0	0	4
10:15 AM	0	0	0	0	0	4	0	2	0	6	7	0	0	0	7	0	0	0	0	0	13
10:30 AM	0	0	0	0	0	0	0	0	2	2	2	0	0	0	2	0	0	0	0	0	4
10:45 AM	0	0	0	0	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	6	0	2	3	11	12	0	0	0	12	0	0	0	0	0	23
11:00 AM	0	0	0	0	0	2	0	0	0	2	2	0	0	0	2	0	0	0	0	0	4
11:15 AM	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0	5
11:30 AM	0	0	0	0	0	5	0	1	0	6	2	0	0	0	2	0	0	0	0	0	8
11:45 AM	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
Total	0	0	0	0	0	16	0	1	0	17	5	0	0	0	5	0	0	0	0	0	22
12:00 PM	0	0	0	0	0	9	0	0	1	10	2	0	0	0	2	0	0	0	0	0	12
12:15 PM	0	0	0	0	0	5	0	0	1	6	0	0	0	0	0	0	0	0	0	0	6
12:30 PM	0	0	0	0	0	5	0	2	1	8	0	0	0	0	0	0	0	0	0	0	8
12:45 PM	0	0	0	0	0	7	0	1	0	8	2	0	0	0	2	0	0	0	0	0	10
Total	0	0	0	0	0	26	0	3	3	32	4	0	0	0	4	0	0	0	0	0	36

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave Ne Westbound					Frontage Rd Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
01:00 PM	0	0	0	0	0	5	0	0	0	5	1	0	0	0	1	0	0	0	0	0	6
01:15 PM	0	0	0	0	0	6	0	2	1	9	2	0	0	0	2	0	0	0	0	0	11
01:30 PM	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	0	0	0	0	0	2
01:45 PM	0	0	0	0	0	7	0	0	1	8	0	0	0	0	0	0	0	0	0	0	8
Total	0	0	0	0	0	19	0	2	2	23	4	0	0	0	4	0	0	0	0	0	27
02:00 PM	0	0	0	0	0	7	0	0	0	7	1	0	0	0	1	0	0	0	0	0	8
02:15 PM	0	0	0	0	0	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0	5
02:30 PM	0	0	0	0	0	1	0	1	0	2	1	0	0	0	1	0	0	0	0	0	3
02:45 PM	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3	0	0	0	0	0	4
Total	0	0	0	0	0	12	0	1	0	13	7	0	0	0	7	0	0	0	0	0	20
03:00 PM	0	0	0	0	0	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0	5
03:15 PM	0	0	0	0	0	11	0	0	0	11	3	0	0	0	3	0	0	0	0	0	14
03:30 PM	0	0	0	0	0	5	0	0	0	5	5	0	0	0	5	0	0	0	0	0	10
03:45 PM	0	0	0	0	0	19	0	2	2	23	0	0	0	0	0	0	0	0	0	0	23
Total	0	0	0	0	0	39	0	2	2	43	9	0	0	0	9	0	0	0	0	0	52
04:00 PM	0	0	0	0	0	28	0	0	0	28	4	0	0	0	4	0	0	0	0	0	32
04:15 PM	0	0	0	0	0	18	0	0	2	20	4	0	0	0	4	0	0	0	0	0	24
04:30 PM	0	0	0	0	0	8	0	0	1	9	2	0	0	0	2	0	0	0	0	0	11
04:45 PM	0	0	0	0	0	7	0	0	0	7	5	0	0	0	5	0	0	0	0	0	12
Total	0	0	0	0	0	61	0	0	3	64	15	0	0	0	15	0	0	0	0	0	79
05:00 PM	0	0	0	0	0	5	0	1	0	6	5	0	0	0	5	0	0	0	0	0	11
05:15 PM	0	0	0	0	0	9	0	0	2	11	6	0	0	0	6	0	0	0	0	0	17
05:30 PM	0	0	0	0	0	11	0	0	0	11	4	0	0	0	4	0	0	0	0	0	15
05:45 PM	0	0	0	0	0	5	0	2	0	7	1	0	0	0	1	0	0	0	0	0	8
Total	0	0	0	0	0	30	0	3	2	35	16	0	0	0	16	0	0	0	0	0	51
06:00 PM	0	0	0	0	0	11	0	1	0	12	2	0	0	0	2	0	0	0	0	0	14
06:15 PM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
06:30 PM	0	0	0	0	0	1	0	0	1	2	1	0	0	0	1	0	0	0	0	0	3
06:45 PM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	16	0	1	1	18	3	0	0	0	3	0	0	0	0	0	21
07:00 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:15 PM	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3	0	0	0	0	0	4
07:30 PM	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

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99th Ave NE at Frontage Rd
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	Southbound					99th Ave Ne Westbound					Frontage Rd Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:45 PM	0	0	0	0	0	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0	3
Total	0	0	0	0	0	7	0	0	0	7	4	0	0	0	4	0	0	0	0	0	11
08:00 PM	0	0	0	0	0	4	0	1	1	6	1	0	0	0	1	0	0	0	0	0	7
08:15 PM	0	0	0	0	0	2	0	1	2	5	3	0	0	0	3	0	0	0	0	0	8
08:30 PM	0	0	0	0	0	3	0	0	1	4	1	0	0	0	1	0	0	0	0	0	5
08:45 PM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	11	0	2	4	17	5	0	0	0	5	0	0	0	0	0	22
09:00 PM	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
09:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
09:30 PM	0	0	0	0	0	1	0	0	1	2	1	0	0	0	1	0	0	0	0	0	3
09:45 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
Total	0	0	0	0	0	6	0	0	1	7	4	0	0	0	4	0	0	0	0	0	11
10:00 PM	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0	2
10:45 PM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	6	0	1	0	7	0	0	0	0	0	0	0	0	0	0	7
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Grand Total	0	0	0	0	0	393	0	20	23	436	163	0	0	0	163	0	0	0	0	0	599
Apprch %	0	0	0	0		90.1	0	4.6	5.3		100	0	0	0		0	0	0	0		
Total %	0	0	0	0	0	65.6	0	3.3	3.8	72.8	27.2	0	0	0	27.2	0	0	0	0	0	
Cars +	0	0	0	0	0	392	0	19	12	423	153	0	0	0	153	0	0	0	0	0	576
% Cars +	0	0	0	0	0	99.7	0	95	52.2	97	93.9	0	0	0	93.9	0	0	0	0	0	96.2
Trucks	0	0	0	0	0	1	0	1	11	13	10	0	0	0	10	0	0	0	0	0	23
% Trucks	0	0	0	0	0	0.3	0	5	47.8	3	6.1	0	0	0	6.1	0	0	0	0	0	3.8

12224 Nicollet Avenue
Burnsville, MN 55337

12224 Nicollet Avenue
Burnsville, MN 55337

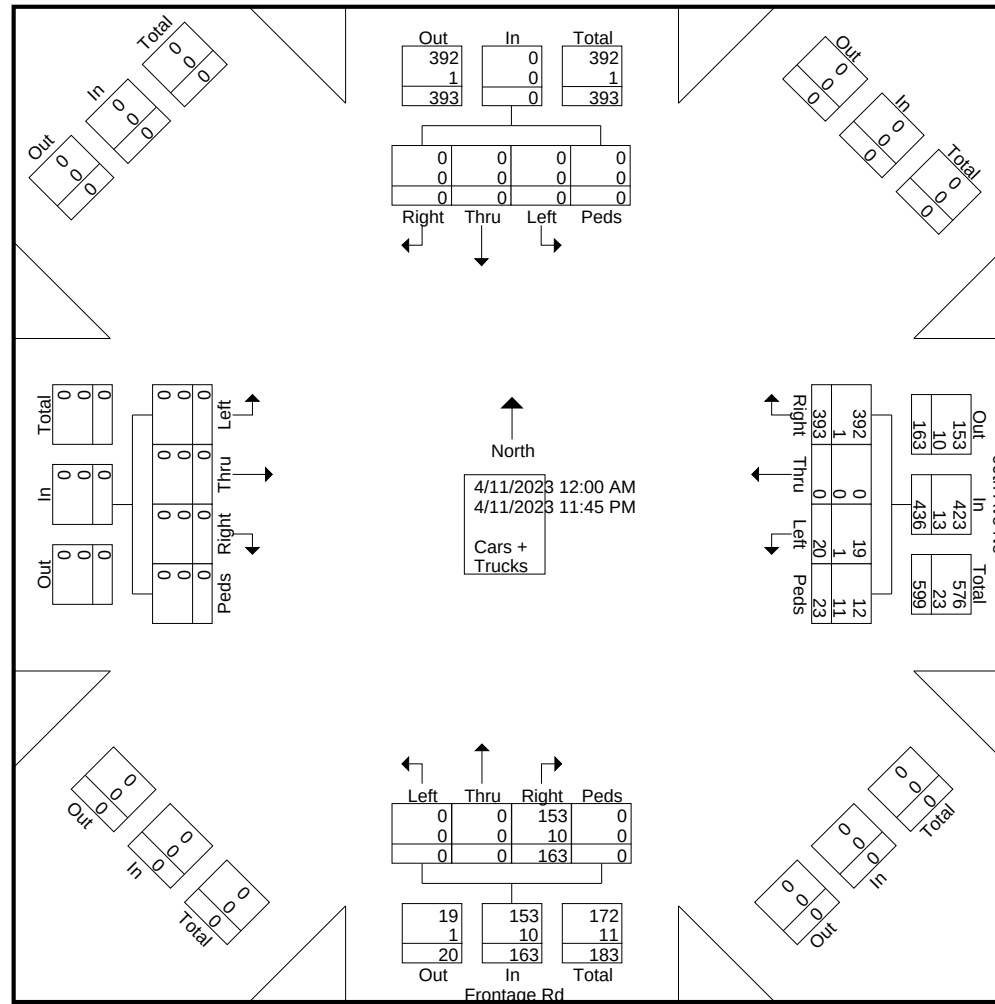
File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

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99th Ave NE at Frontage Rd
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

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99th Ave NE at Frontage Rd
Blaine, Minnesota

	Southbound					99th Ave Ne Westbound					Frontage Rd Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:30 AM																					
08:30 AM	0	0	0	0	0	3	0	0	0	3	10	0	0	0	10	0	0	0	0	0	13
08:45 AM	0	0	0	0	0	7	0	0	0	7	2	0	0	0	2	0	0	0	0	0	9
09:00 AM	0	0	0	0	0	20	0	0	0	20	11	0	0	0	11	0	0	0	0	0	31
09:15 AM	0	0	0	0	0	36	0	1	0	37	10	0	0	0	10	0	0	0	0	0	47
Total Volume	0	0	0	0	0	66	0	1	0	67	33	0	0	0	33	0	0	0	0	0	100
% App. Total	0	0	0	0	0	98.5	0	1.5	0	100	100	0	0	0	100	0	0	0	0	0	100
PHF	.000	.000	.000	.000	.000	.458	.000	.250	.000	.453	.750	.000	.000	.000	.750	.000	.000	.000	.000	.000	.532

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

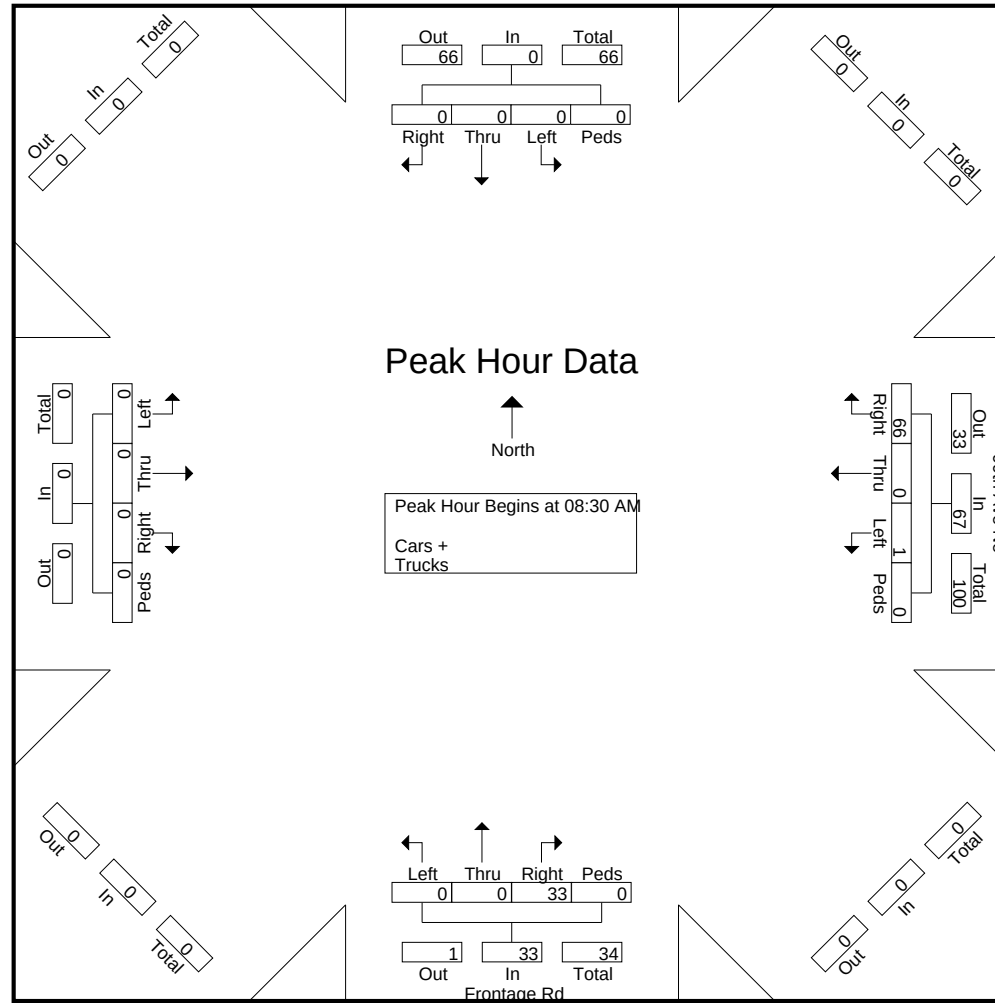
File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE at Frontage Rd
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE at Frontage Rd
Blaine, Minnesota

	Southbound					99th Ave Ne Westbound					Frontage Rd Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:45 PM																					
03:45 PM	0	0	0	0	0	19	0	2	2	23	0	0	0	0	0	0	0	0	0	0	23
04:00 PM	0	0	0	0	0	28	0	0	0	28	4	0	0	0	4	0	0	0	0	0	32
04:15 PM	0	0	0	0	0	18	0	0	2	20	4	0	0	0	4	0	0	0	0	0	24
04:30 PM	0	0	0	0	0	8	0	0	1	9	2	0	0	0	2	0	0	0	0	0	11
Total Volume	0	0	0	0	0	73	0	2	5	80	10	0	0	0	10	0	0	0	0	0	90
% App. Total	0	0	0	0	0	91.2	0	2.5	6.2		100	0	0	0		0	0	0	0		
PHF	.000	.000	.000	.000	.000	.652	.000	.250	.625	.714	.625	.000	.000	.000	.625	.000	.000	.000	.000	.000	.703

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

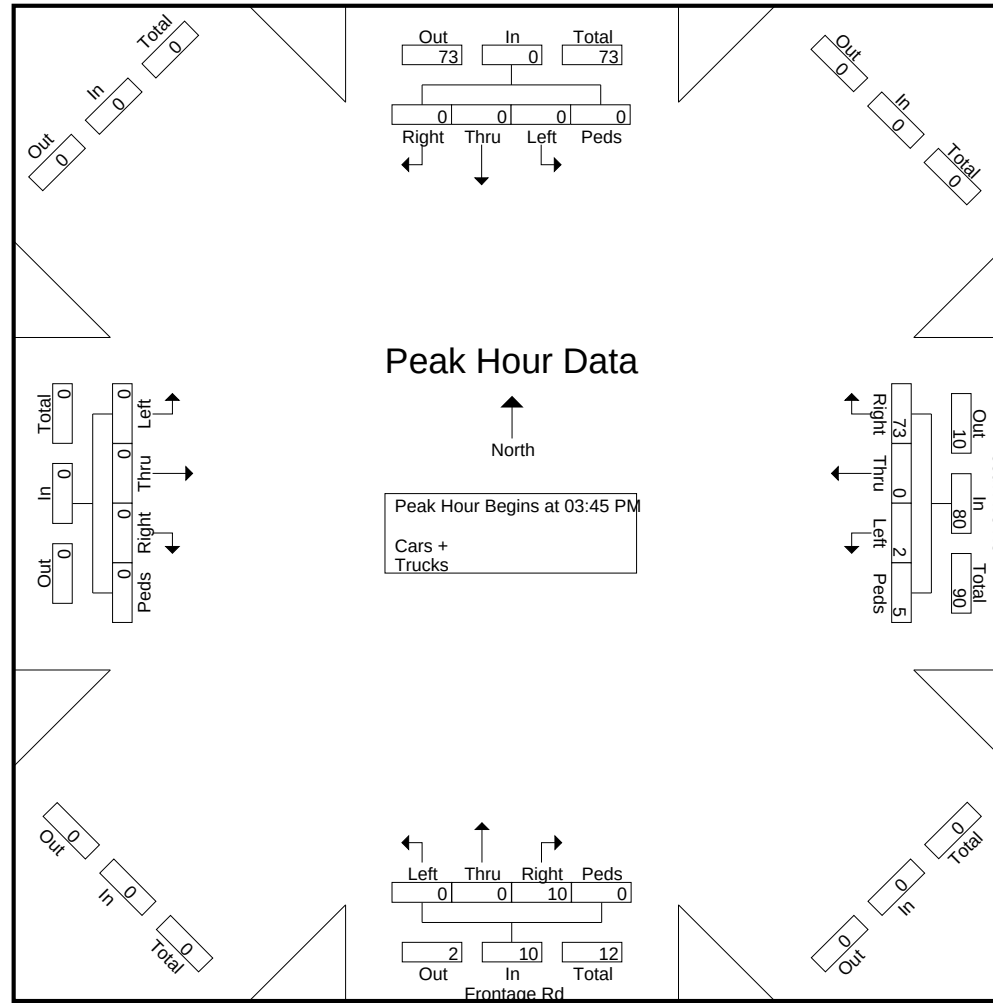
File Name : 99th Ave and Frontage Rd_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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99th Ave NE at Frontage Rd
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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University Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	University Ave NE Southbound					101st Ave NE Westbound					University Ave NE Northbound					101st Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
12:00 AM	1	7	3	0	11	0	0	2	0	2	3	30	4	0	37	1	3	2	0	6	56
12:15 AM	0	7	0	0	7	0	0	2	0	2	3	13	3	0	19	2	5	1	0	8	36
12:30 AM	1	4	0	0	5	1	3	0	0	4	0	16	1	0	17	4	1	4	0	9	35
12:45 AM	1	7	1	0	9	1	3	1	0	5	5	16	2	0	23	2	1	1	0	4	41
Total	3	25	4	0	32	2	6	5	0	13	11	75	10	0	96	9	10	8	0	27	168
01:00 AM	2	10	1	0	13	0	3	0	0	3	1	14	2	0	17	3	1	4	0	8	41
01:15 AM	1	4	0	0	5	1	2	1	0	4	8	11	1	0	20	3	3	2	0	8	37
01:30 AM	1	6	2	0	9	1	3	1	0	5	4	8	4	0	16	1	1	1	0	3	33
01:45 AM	2	4	4	0	10	2	2	0	0	4	2	12	2	0	16	2	2	3	0	7	37
Total	6	24	7	0	37	4	10	2	0	16	15	45	9	0	69	9	7	10	0	26	148
02:00 AM	0	7	1	0	8	1	1	0	0	2	2	10	0	0	12	2	2	0	0	4	26
02:15 AM	0	3	0	0	3	1	0	0	0	1	3	16	1	0	20	1	2	0	0	3	27
02:30 AM	1	6	0	0	7	0	0	0	0	0	1	17	1	0	19	1	2	2	0	5	31
02:45 AM	1	3	1	0	5	0	1	1	0	2	3	6	3	0	12	0	1	3	0	4	23
Total	2	19	2	0	23	2	2	1	0	5	9	49	5	0	63	4	7	5	0	16	107
03:00 AM	0	13	0	0	13	2	1	1	0	4	1	6	0	0	7	0	1	1	0	2	26
03:15 AM	2	10	0	0	12	1	2	0	0	3	1	3	1	1	6	0	1	0	1	2	23
03:30 AM	0	18	1	0	19	0	0	2	0	2	1	4	2	0	7	4	1	3	0	8	36
03:45 AM	2	12	0	0	14	0	4	2	0	6	1	5	0	0	6	2	1	0	0	3	29
Total	4	53	1	0	58	3	7	5	0	15	4	18	3	1	26	6	4	4	1	15	114
04:00 AM	1	21	0	0	22	1	6	9	0	16	2	5	2	0	9	5	2	1	0	8	55
04:15 AM	4	32	1	0	37	0	4	10	0	14	0	8	0	0	8	5	3	0	0	8	67
04:30 AM	4	66	0	0	70	0	7	4	0	11	0	3	0	0	3	3	3	2	0	8	92
04:45 AM	4	54	3	0	61	1	9	12	0	22	0	9	3	0	12	7	3	0	0	10	105
Total	13	173	4	0	190	2	26	35	0	63	2	25	5	0	32	20	11	3	0	34	319
05:00 AM	11	66	4	1	82	1	8	14	0	23	1	5	2	0	8	14	2	3	0	19	132
05:15 AM	4	105	1	0	110	0	12	20	0	32	0	10	4	0	14	10	6	3	0	19	175
05:30 AM	9	130	2	1	142	0	23	25	0	48	4	15	7	0	26	19	5	4	0	28	244
05:45 AM	8	119	3	0	130	3	19	24	0	46	3	16	5	0	24	15	5	0	0	20	220
Total	32	420	10	2	464	4	62	83	0	149	8	46	18	0	72	58	18	10	0	86	771
06:00 AM	14	139	5	0	158	5	20	32	0	57	3	27	6	0	36	16	9	5	0	30	281
06:15 AM	17	209	3	1	230	3	14	32	0	49	9	32	8	1	50	26	10	7	0	43	372
06:30 AM	20	218	7	0	245	9	29	60	0	98	12	51	13	0	76	18	19	4	0	41	460

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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University Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	University Ave NE Southbound					101st Ave NE Westbound					University Ave NE Northbound					101st Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	18	211	9	0	238	5	32	44	1	82	7	65	9	1	82	27	19	9	0	55	457
Total	69	777	24	1	871	22	95	168	1	286	31	175	36	2	244	87	57	25	0	169	1570
07:00 AM	13	210	9	0	232	9	44	55	0	108	9	94	12	0	115	23	16	7	0	46	501
07:15 AM	14	252	10	0	276	9	42	64	0	115	15	75	11	0	101	23	24	11	0	58	550
07:30 AM	24	267	15	0	306	10	42	62	0	114	17	79	12	0	108	33	46	16	0	95	623
07:45 AM	17	237	10	0	264	7	35	53	1	96	13	97	15	1	126	37	44	17	0	98	584
Total	68	966	44	0	1078	35	163	234	1	433	54	345	50	1	450	116	130	51	0	297	2258
08:00 AM	22	152	7	0	181	5	30	43	0	78	23	80	17	2	122	29	23	13	0	65	446
08:15 AM	9	163	7	0	179	10	26	40	0	76	15	68	9	0	92	18	33	16	0	67	414
08:30 AM	16	179	5	0	200	4	18	42	0	64	15	79	16	0	110	19	23	12	0	54	428
08:45 AM	13	157	8	0	178	17	30	26	0	73	20	95	15	1	131	14	36	16	1	67	449
Total	60	651	27	0	738	36	104	151	0	291	73	322	57	3	455	80	115	57	1	253	1737
09:00 AM	12	113	21	0	146	9	28	16	0	53	15	91	18	0	124	14	42	19	0	75	398
09:15 AM	13	154	20	1	188	13	24	34	0	71	14	97	45	3	159	23	37	14	0	74	492
09:30 AM	9	137	11	0	157	10	35	37	0	82	17	88	16	1	122	14	13	21	0	48	409
09:45 AM	13	101	8	0	122	11	31	24	1	67	11	82	12	0	105	24	18	14	0	56	350
Total	47	505	60	1	613	43	118	111	1	273	57	358	91	4	510	75	110	68	0	253	1649
10:00 AM	10	94	6	0	110	3	22	28	0	53	17	73	10	0	100	11	22	17	0	50	313
10:15 AM	9	104	10	0	123	11	27	21	0	59	16	71	15	0	102	18	20	13	0	51	335
10:30 AM	11	96	11	0	118	8	34	26	1	69	12	83	12	0	107	21	28	12	0	61	355
10:45 AM	9	88	3	0	100	9	27	21	0	57	14	87	10	0	111	16	24	13	1	54	322
Total	39	382	30	0	451	31	110	96	1	238	59	314	47	0	420	66	94	55	1	216	1325
11:00 AM	9	82	5	0	96	7	26	17	0	50	18	83	8	0	109	8	25	12	0	45	300
11:15 AM	6	88	8	1	103	8	25	19	0	52	22	100	13	0	135	16	20	18	0	54	344
11:30 AM	15	91	11	0	117	10	32	18	0	60	15	91	18	0	124	11	28	18	0	57	358
11:45 AM	15	92	11	0	118	11	23	24	1	59	15	111	31	0	157	13	29	20	0	62	396
Total	45	353	35	1	434	36	106	78	1	221	70	385	70	0	525	48	102	68	0	218	1398
12:00 PM	7	83	10	0	100	10	32	16	0	58	19	119	15	1	154	17	21	26	1	65	377
12:15 PM	9	106	18	3	136	12	27	19	1	59	21	126	9	1	157	12	25	29	1	67	419
12:30 PM	14	93	8	0	115	16	21	21	0	58	25	118	10	0	153	15	25	16	2	58	384
12:45 PM	9	106	14	1	130	10	25	22	1	58	28	109	24	0	161	22	28	26	0	76	425
Total	39	388	50	4	481	48	105	78	2	233	93	472	58	2	625	66	99	97	4	266	1605

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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University Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	University Ave NE Southbound					101st Ave NE Westbound					University Ave NE Northbound					101st Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
01:00 PM	9	106	15	1	131	9	28	17	1	55	20	132	13	0	165	17	27	15	0	59	410
01:15 PM	11	115	7	0	133	13	31	23	0	67	18	150	11	0	179	24	14	25	0	63	442
01:30 PM	12	109	4	0	125	10	29	19	1	59	29	151	13	0	193	24	17	15	0	56	433
01:45 PM	12	107	10	1	130	15	16	27	1	59	23	155	14	0	192	15	30	19	0	64	445
Total	44	437	36	2	519	47	104	86	3	240	90	588	51	0	729	80	88	74	0	242	1730
02:00 PM	13	116	10	0	139	11	24	27	0	62	22	153	20	0	195	19	34	22	0	75	471
02:15 PM	6	122	13	0	141	9	27	12	0	48	43	186	26	0	255	19	29	16	0	64	508
02:30 PM	15	129	13	0	157	8	30	26	0	64	28	206	27	0	261	22	28	27	1	78	560
02:45 PM	16	88	15	0	119	10	27	25	0	62	43	252	22	0	317	20	42	30	0	92	590
Total	50	455	51	0	556	38	108	90	0	236	136	797	95	0	1028	80	133	95	1	309	2129
03:00 PM	11	120	12	0	143	14	31	23	0	68	33	240	16	0	289	12	50	23	0	85	585
03:15 PM	17	125	16	0	158	13	42	32	0	87	46	308	37	0	391	18	53	37	2	110	746
03:30 PM	16	133	33	2	184	17	42	16	0	75	58	292	26	1	377	23	66	35	1	125	761
03:45 PM	19	108	11	2	140	19	38	20	1	78	47	314	15	1	377	25	61	45	0	131	726
Total	63	486	72	4	625	63	153	91	1	308	184	1154	94	2	1434	78	230	140	3	451	2818
04:00 PM	16	140	21	0	177	20	48	36	0	104	58	363	39	0	460	26	46	24	0	96	837
04:15 PM	15	132	11	0	158	23	53	28	0	104	50	319	34	0	403	24	62	39	1	126	791
04:30 PM	24	143	23	0	190	21	35	29	0	85	54	373	26	1	454	21	32	33	0	86	815
04:45 PM	18	103	27	0	148	19	43	29	0	91	55	359	44	1	459	16	58	36	0	110	808
Total	73	518	82	0	673	83	179	122	0	384	217	1414	143	2	1776	87	198	132	1	418	3251
05:00 PM	13	111	23	0	147	25	43	37	0	105	59	339	20	0	418	14	51	34	0	99	769
05:15 PM	12	119	19	2	152	22	37	25	0	84	52	300	19	0	371	18	50	44	3	115	722
05:30 PM	21	118	10	1	150	15	38	32	1	86	39	295	19	1	354	27	45	33	2	107	697
05:45 PM	16	99	21	0	136	17	27	33	0	77	49	224	19	3	295	13	33	34	1	81	589
Total	62	447	73	3	585	79	145	127	1	352	199	1158	77	4	1438	72	179	145	6	402	2777
06:00 PM	16	117	14	0	147	18	46	27	0	91	47	178	21	0	246	10	24	28	0	62	546
06:15 PM	13	112	16	0	141	17	21	24	0	62	28	204	14	1	247	18	26	22	0	66	516
06:30 PM	11	92	16	0	119	21	28	28	2	79	24	145	17	0	186	15	32	23	0	70	454
06:45 PM	15	84	12	0	111	14	21	22	0	57	26	136	16	1	179	12	25	21	1	59	406
Total	55	405	58	0	518	70	116	101	2	289	125	663	68	2	858	55	107	94	1	257	1922
07:00 PM	9	74	22	0	105	7	25	19	0	51	28	142	13	6	189	12	23	16	7	58	403
07:15 PM	10	67	9	0	86	8	26	15	2	51	25	123	8	1	157	11	27	14	1	53	347
07:30 PM	8	75	12	0	95	11	28	15	1	55	27	126	15	0	168	11	39	18	1	69	387

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

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University Ave NE and 101st Ave NE
Blaine, Minnesota

Groups Printed- Cars + - Trucks

	University Ave NE Southbound					101st Ave NE Westbound					University Ave NE Northbound					101st Ave NE Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:45 PM	10	53	15	0	78	7	22	15	0	44	14	109	14	0	137	8	15	15	0	38	297
Total	37	269	58	0	364	33	101	64	3	201	94	500	50	7	651	42	104	63	9	218	1434
08:00 PM	10	61	12	0	83	12	17	8	1	38	19	112	19	2	152	11	24	19	4	58	331
08:15 PM	7	70	7	0	84	6	16	12	0	34	34	110	9	0	153	15	22	10	0	47	318
08:30 PM	8	68	6	0	82	6	14	18	0	38	26	85	13	0	124	4	22	15	0	41	285
08:45 PM	6	58	8	0	72	6	14	1	0	21	16	82	10	0	108	14	29	19	0	62	263
Total	31	257	33	0	321	30	61	39	1	131	95	389	51	2	537	44	97	63	4	208	1197
09:00 PM	10	66	13	0	89	13	16	7	0	36	14	72	11	0	97	15	14	17	1	47	269
09:15 PM	4	36	3	0	43	7	12	7	0	26	15	70	11	0	96	9	22	9	0	40	205
09:30 PM	9	37	2	0	48	2	9	4	0	15	11	60	12	0	83	7	15	14	1	37	183
09:45 PM	6	32	7	0	45	5	3	5	0	13	14	63	8	0	85	4	9	6	0	19	162
Total	29	171	25	0	225	27	40	23	0	90	54	265	42	0	361	35	60	46	2	143	819
10:00 PM	9	36	4	0	49	4	4	6	0	14	13	77	10	0	100	5	17	8	0	30	193
10:15 PM	6	25	5	0	36	7	8	2	0	17	19	53	14	0	86	2	7	8	0	17	156
10:30 PM	2	21	3	0	26	2	5	5	0	12	7	65	4	0	76	5	11	5	0	21	135
10:45 PM	4	21	0	0	25	3	4	2	0	9	7	43	8	0	58	7	7	3	0	17	109
Total	21	103	12	0	136	16	21	15	0	52	46	238	36	0	320	19	42	24	0	85	593
11:00 PM	4	23	1	0	28	4	1	2	0	7	10	49	7	0	66	2	10	3	0	15	116
11:15 PM	2	19	2	0	23	0	3	2	0	5	10	36	4	0	50	2	4	4	0	10	88
11:30 PM	3	5	2	0	10	2	2	1	0	5	12	26	5	0	43	3	8	3	0	14	72
11:45 PM	1	7	2	0	10	0	2	3	0	5	8	21	4	0	33	4	5	5	0	14	62
Total	10	54	7	0	71	6	8	8	0	22	40	132	20	0	192	11	27	15	0	53	338
Grand Total	902	8338	805	18	10063	760	1950	1813	18	4541	1766	9927	1186	32	12911	1247	2029	1352	34	4662	32177
Apprch %	9	82.9	8	0.2		16.7	42.9	39.9	0.4		13.7	76.9	9.2	0.2		26.7	43.5	29	0.7		
Total %	2.8	25.9	2.5	0.1	31.3	2.4	6.1	5.6	0.1	14.1	5.5	30.9	3.7	0.1	40.1	3.9	6.3	4.2	0.1	14.5	
Cars +	883	8248	788	10	9929	754	1925	1790	10	4479	1742	9784	1155	16	12697	1229	1981	1333	21	4564	31669
% Cars +	97.9	98.9	97.9	55.6	98.7	99.2	98.7	98.7	55.6	98.6	98.6	98.6	97.4	50	98.3	98.6	97.6	98.6	61.8	97.9	98.4
Trucks	19	90	17	8	134	6	25	23	8	62	24	143	31	16	214	18	48	19	13	98	508
% Trucks	2.1	1.1	2.1	44.4	1.3	0.8	1.3	1.3	44.4	1.4	1.4	1.4	2.6	50	1.7	1.4	2.4	1.4	38.2	2.1	1.6

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

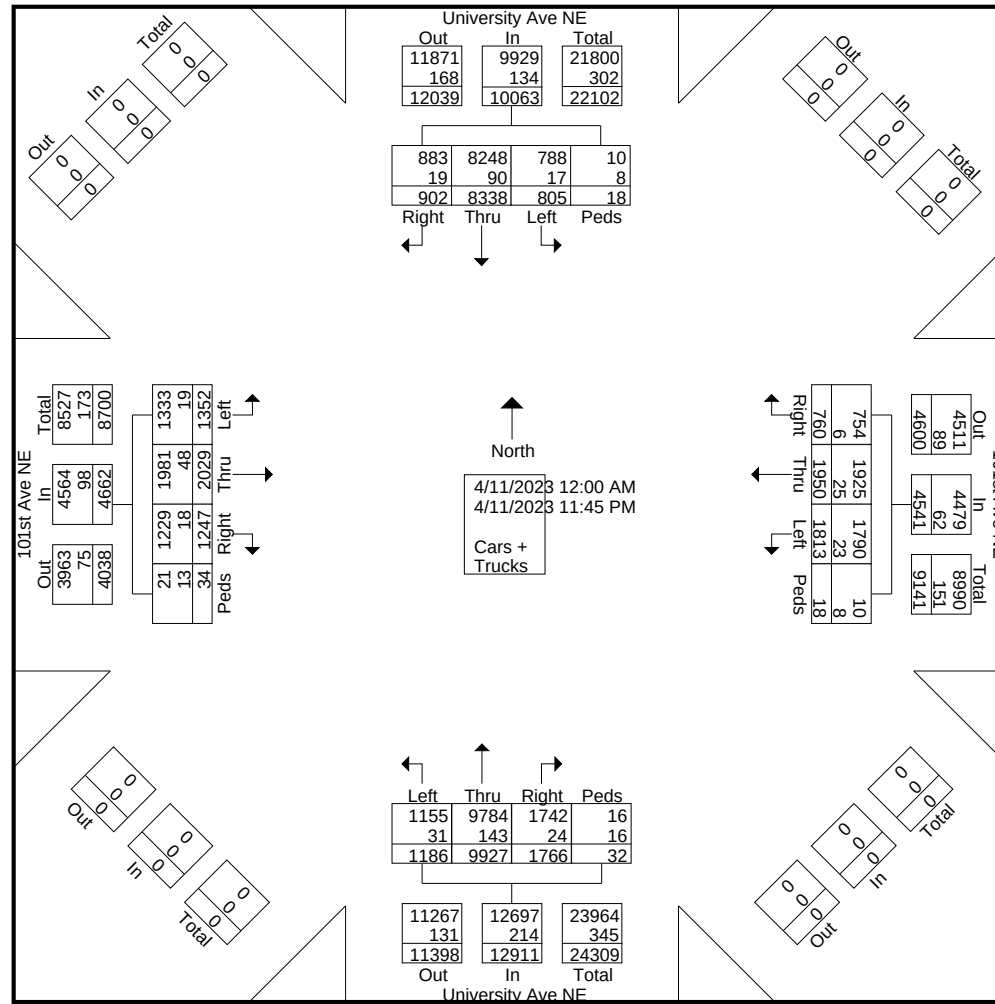
File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

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University Ave NE and 101st Ave NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

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University Ave NE and 101st Ave NE
Blaine, Minnesota

	University Ave NE Southbound					101st Ave NE Westbound					University Ave NE Northbound					101st Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 AM to 12:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	13	210	9	0	232	9	44	55	0	108	9	94	12	0	115	23	16	7	0	46	501
07:15 AM	14	252	10	0	276	9	42	64	0	115	15	75	11	0	101	23	24	11	0	58	550
07:30 AM	24	267	15	0	306	10	42	62	0	114	17	79	12	0	108	33	46	16	0	95	623
07:45 AM	17	237	10	0	264	7	35	53	1	96	13	97	15	1	126	37	44	17	0	98	584
Total Volume	68	966	44	0	1078	35	163	234	1	433	54	345	50	1	450	116	130	51	0	297	2258
% App. Total	6.3	89.6	4.1	0		8.1	37.6	54	0.2		12	76.7	11.1	0.2		39.1	43.8	17.2	0		
PHF	.708	.904	.733	.000	.881	.875	.926	.914	.250	.941	.794	.889	.833	.250	.893	.784	.707	.750	.000	.758	.906

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

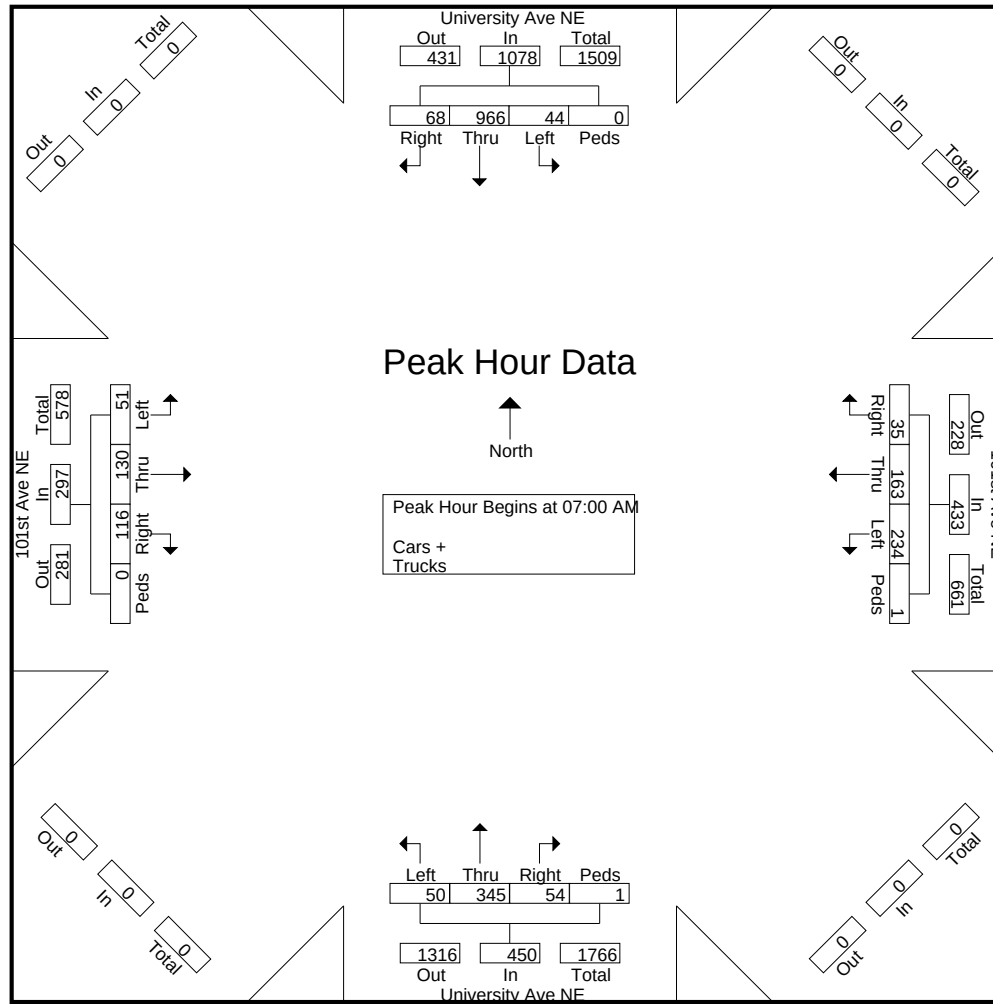
File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 7

University Ave NE and 101st Ave NE
Blaine, Minnesota



Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 8

University Ave NE and 101st Ave NE
Blaine, Minnesota

	University Ave NE Southbound					101st Ave NE Westbound					University Ave NE Northbound					101st Ave NE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:15 PM to 11:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	16	140	21	0	177	20	48	36	0	104	58	363	39	0	460	26	46	24	0	96	837
04:15 PM	15	132	11	0	158	23	53	28	0	104	50	319	34	0	403	24	62	39	1	126	791
04:30 PM	24	143	23	0	190	21	35	29	0	85	54	373	26	1	454	21	32	33	0	86	815
04:45 PM	18	103	27	0	148	19	43	29	0	91	55	359	44	1	459	16	58	36	0	110	808
Total Volume	73	518	82	0	673	83	179	122	0	384	217	1414	143	2	1776	87	198	132	1	418	3251
% App. Total	10.8	77	12.2	0		21.6	46.6	31.8	0		12.2	79.6	8.1	0.1		20.8	47.4	31.6	0.2		
PHF	.760	.906	.759	.000	.886	.902	.844	.847	.000	.923	.935	.948	.813	.500	.965	.837	.798	.846	.250	.829	.971

Bolton & Menk, Inc.

12224 Nicollet Avenue
Burnsville, MN 55337

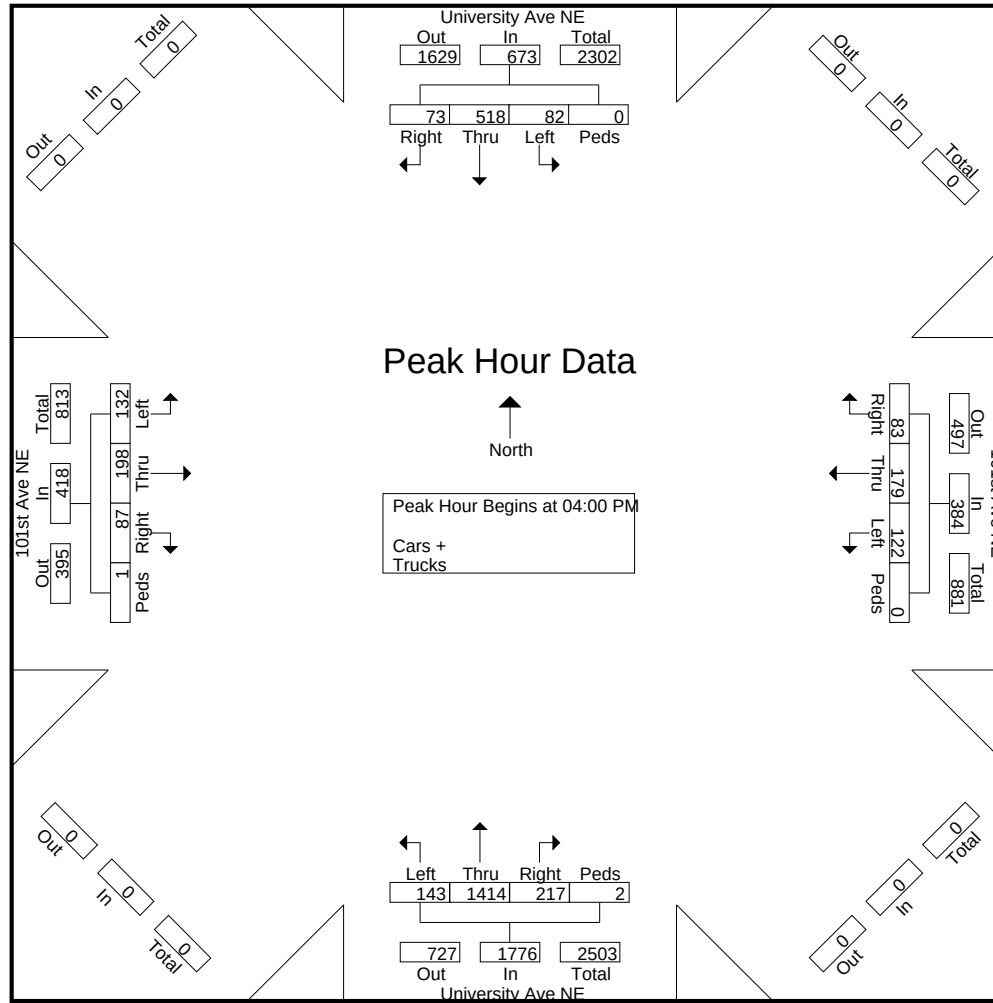
File Name : University Ave at 101st Ave NE_04112023_0000-2400

Site Code : 7

Start Date : 4/11/2023

Page No : 9

University Ave NE and 101st Ave NE
Blaine, Minnesota



Intersection Safety Screening

Intersection: 99th Ave NE at 5th St NE

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity		Intersection Characteristics	
Fatal (K)	0	Entering Volume	1,275
Serious Injury (A)	0	Environment	Urban
Minor Injury (B)	0	Lighting	Lit
Possible Injury (C)	0	Traffic Control	Thru-Stop
Property Damage (PDO)	1		
Total Crashes	1		

Annual crash cost = \$2,600

Statewide comparison = Urban, Thru/STOP

Total Crash Rate		Fatal & Serious Injury Crash Rate	
Observed	0.429	Observed	0.000
Statewide Average	0.128	Statewide Average	0.311
Critical Rate	0.950	Critical Rate	26.460
Critical Index	0.45	Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.43 per MEV; this is 55% below the critical rate. Based on similar statewide intersections, an additional 2 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: 99th Ave NE at 6th St NE

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity	
Fatal (K)	0
Serious Injury (A)	0
Minor Injury (B)	0
Possible Injury (C)	0
Property Damage (PDO)	1
Total Crashes	1

Intersection Characteristics	
Entering Volume	1,275
Environment	Urban
Lighting	Lit
Traffic Control	Thru-Stop

Annual crash cost = \$2,600

Statewide comparison = Urban, Thru/STOP

Total Crash Rate	
Observed	0.429
Statewide Average	0.128
Critical Rate	0.950
Critical Index	0.45

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	0.311
Critical Rate	26.460
Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.43 per MEV; this is 55% below the critical rate. Based on similar statewide intersections, an additional 2 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: 97th Ave NE at University Ave Frontage Rd

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity	
Fatal (K)	0
Serious Injury (A)	0
Minor Injury (B)	0
Possible Injury (C)	1
Property Damage (PDO)	0
Total Crashes	1

Intersection Characteristics	
Entering Volume	541
Environment	Urban
Lighting	Lit
Traffic Control	Thru-Stop

Annual crash cost = \$24,000

Statewide comparison = Urban, Thru/STOP

Total Crash Rate	
Observed	1.012
Statewide Average	0.128
Critical Rate	1.560
Critical Index	0.65

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	0.311
Critical Rate	58.090
Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 1.01 per MEV; this is 35% below the critical rate. Based on similar statewide intersections, an additional 1 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: 99th Ave NE at 101st Ave NE

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity	
Fatal (K)	0
Serious Injury (A)	0
Minor Injury (B)	0
Possible Injury (C)	1
Property Damage (PDO)	5
Total Crashes	6

Intersection Characteristics	
Entering Volume	8,985
Environment	Urban
Lighting	Lit
Traffic Control	Thru-Stop

Annual crash cost = \$37,000

Statewide comparison = Urban, Thru/STOP

Total Crash Rate	
Observed	0.366
Statewide Average	0.128
Critical Rate	0.390
Critical Index	0.94

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	0.311
Critical Rate	5.120
Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.37 per MEV; this is 6% below the critical rate. Based on similar statewide intersections, an additional 1 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: 99th Ave NE at University Ave Frontage Rd

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity		Intersection Characteristics	
Fatal (K)	0	Entering Volume	576
Serious Injury (A)	0	Environment	Urban
Minor Injury (B)	0	Lighting	Lit
Possible Injury (C)	1	Traffic Control	Thru-Stop
Property Damage (PDO)	1		
Total Crashes	2		

Annual crash cost = \$26,600

Statewide comparison = Urban, Thru/STOP

Total Crash Rate		Fatal & Serious Injury Crash Rate	
Observed	1.901	Observed	0.000
Statewide Average	0.128	Statewide Average	0.311
Critical Rate	1.500	Critical Rate	54.790
Critical Index	1.27	Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 1.90 per MEV; this is 1.3 times the critical rate. If crashes were reduced by 1 over five years, this intersection would perform within normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: Clover Leaf Pkwy at 99th Ave NE

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity	
Fatal (K)	0
Serious Injury (A)	0
Minor Injury (B)	0
Possible Injury (C)	1
Property Damage (PDO)	10
Total Crashes	11

Intersection Characteristics	
Entering Volume	9,221
Environment	Urban
Lighting	Lit
Traffic Control	Signal

Annual crash cost = \$50,000

Statewide comparison = Signal, Low Volume (<=20K)

Total Crash Rate	
Observed	0.653
Statewide Average	0.508
Critical Rate	0.990
Critical Index	0.66

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	0.690
Critical Rate	6.250
Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.65 per MEV; this is 34% below the critical rate. Based on similar statewide intersections, an additional 6 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: University Ave NE at 101st Ave NE

Statewide Averages based on 2016-2020 crashes

Crashes by Crash Severity	
Fatal (K)	0
Serious Injury (A)	1
Minor Injury (B)	4
Possible Injury (C)	8
Property Damage (PDO)	21
Total Crashes	34

Intersection Characteristics	
Entering Volume	30,250
Environment	Urban
Lighting	Lit
Traffic Control	Signal

Annual crash cost = \$580,600

Statewide comparison = Signal, High Volume (>20K)

Total Crash Rate	
Observed	0.615
Statewide Average	0.592
Critical Rate	0.870
Critical Index	0.71

Fatal & Serious Injury Crash Rate	
Observed	1.809
Statewide Average	0.824
Critical Rate	3.290
Critical Index	0.55

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.62 per MEV; this is 29% below the critical rate. Based on similar statewide intersections, an additional 15 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 1.81 per 100 MEV; this is 45% below the critical rate. The intersection operates within the normal range.



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SIGNAL WARRANTS ANALYSIS FOR

**99th Avenue at 101st Avenue
Blaine, Minnesota
2023- Existing Conditions**

LOCATION: 99th Ave at 101st Ave
COUNTY: Anoka

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: SB 101st Avenue	2
45	Major App3: NB 99th Avenue	2
30	Minor App2: EB 99th Avenue	1
	Minor App4:	

0.70 FACTOR USED?

YES

POPULATION < 10,000?

No

N/A

No

THRESHOLDS 1A/1B:

420/630

105/52

105/52

Hour	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A/1B	MINOR APP. 2	MINOR 2 1A/1B	MINOR APP. 4	MINOR 4 (	MET SAME 1A/1B
0:00 - 1:00	23	15	38	/	2	/	0	/	/
1:00 - 2:00	27	16	43	/	0	/	0	/	/
2:00 - 3:00	19	5	24	/	0	/	0	/	/
3:00 - 4:00	7	17	24	/	0	/	0	/	/
4:00 - 5:00	16	56	72	/	7	/	0	/	/
5:00 - 6:00	38	135	173	/	15	/	0	/	/
6:00 - 7:00	107	256	363	/	22	/	0	/	/
7:00 - 8:00	184	344	528	X/	32	/	0	/	/
8:00 - 9:00	196	250	446	X/	17	/	0	/	/
9:00 - 10:00	208	249	457	X/	43	/	0	/	/
10:00 - 11:00	171	206	377	/	16	/	0	/	/
11:00 - 12:00	196	208	404	/	16	/	0	/	/
12:00 - 13:00	235	225	460	X/	16	/	0	/	/
13:00 - 14:00	203	224	427	X/	20	/	0	/	/
14:00 - 15:00	301	225	526	X/	22	/	0	/	/
15:00 - 16:00	477	295	772	X/X	27	/	0	/	/
16:00 - 17:00	469	300	769	X/X	60	/X	0	/	/X
17:00 - 18:00	432	278	710	X/X	43	/	0	/	/
18:00 - 19:00	285	265	550	X/	20	/	0	/	/
19:00 - 20:00	249	193	442	X/	16	/	0	/	/
20:00 - 21:00	208	130	338	/	9	/	0	/	/
21:00 - 22:00	138	97	235	/	11	/	0	/	/
22:00 - 23:00	98	51	149	/	3	/	0	/	/
23:00 - 24:00	71	23	94	/	2	/	0	/	/

Met (Hr) Required (Hr)

Warrant 1A	0	8	Not satisfied
Warrant 1B	1	8	Not satisfied
Warrant 2	0	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	2	8	Not satisfied

LOCATION: 99th Ave at 101st Ave

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: SB 101st Avenue	2
45	Major App3: NB 99th Avenue	2
30	Minor App2: EB 99th Avenue	1
	Minor App4:	

0.70 FACTOR USED? YES

POPULATION < 10,000? No

EXISTING SIGNAL ? No

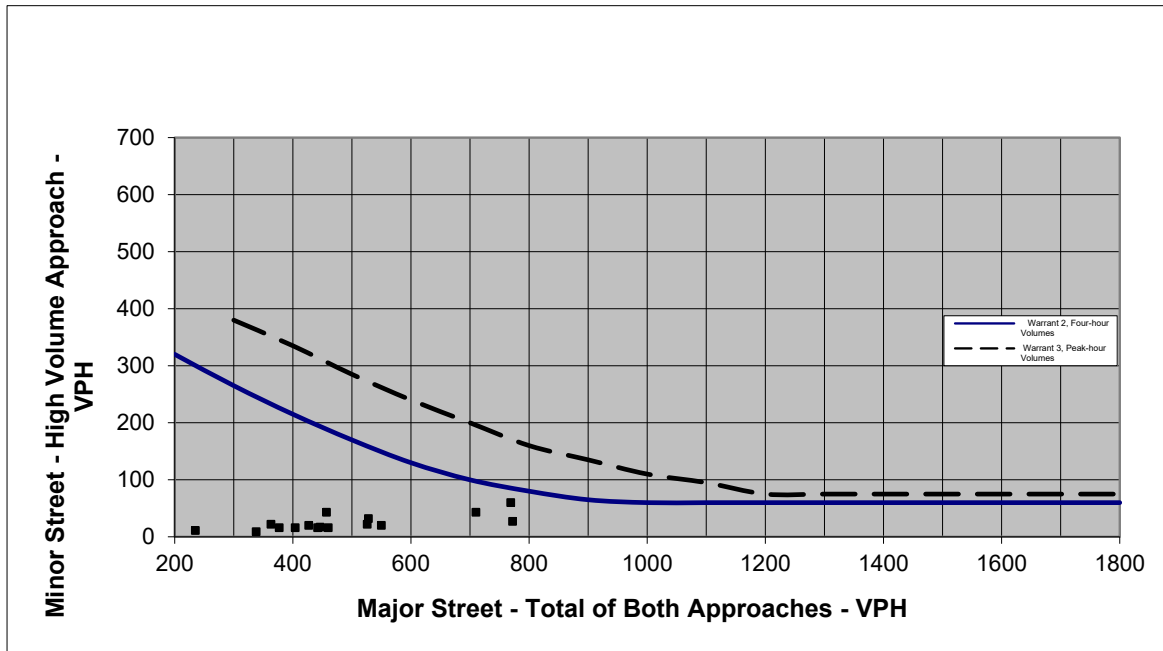


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Pe	Major	Actual Hourly Count
200	320		38	2
300	265	380	43	0
400	215	335	24	0
500	170	285	24	0
600	130	240	72	7
700	100	200	173	15
800	80	160	363	22
900	65	135	528	32
1000	60	110	446	17
1100	60	95	457	43
1200	60	75	377	16
1300	60	75	404	16
1400	60	75	460	16
1500	60	75	427	20
1600	60	75	526	22
1700	60	75	772	27
1800	60	75	769	60
			710	43
			550	20
			442	16
			338	9
			235	11
			149	3
			94	2



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SIGNAL WARRANTS ANALYSIS FOR

**99th Avenue at 101st Avenue
Blaine, Minnesota
2023- Build Conditions**

LOCATION: 99th Ave at 101st Ave
COUNTY: Anoka

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: SB 101st Avenue	2
45	Major App3: NB 99th Avenue	2
30	Minor App2: EB 99th Avenue	1
	Minor App4:	

0.70 FACTOR USED?

YES

POPULATION < 10,000?

No

N/A

No

THRESHOLDS 1A/1B:

420/630

105/52

Hour	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A/1B	MINOR APP. 2	MINOR 2 1A/1B	MINOR APP. 4	MINOR 4 (	MET SAME 1A/1B
0:00 - 1:00	38	24	62	/	4	/	0		/
1:00 - 2:00	43	24	67	/	0	/	0		/
2:00 - 3:00	28	7	35	/	0	/	0		/
3:00 - 4:00	10	27	37	/	0	/	0		/
4:00 - 5:00	28	83	111	/	23	/	0		/
5:00 - 6:00	61	202	263	/	52	/X	0		/
6:00 - 7:00	192	391	583	X/	73	/X	0		/
7:00 - 8:00	352	527	879	X/X	111	X/X	0		X/X
8:00 - 9:00	396	388	784	X/X	59	/X	0		/X
9:00 - 10:00	455	406	861	X/X	143	X/X	0		X/X
10:00 - 11:00	296	313	609	X/	52	/X	0		/
11:00 - 12:00	319	324	643	X/X	53	/X	0		/X
12:00 - 13:00	390	348	738	X/X	51	/	0		/
13:00 - 14:00	338	344	682	X/X	65	/X	0		/X
14:00 - 15:00	486	345	831	X/X	73	/X	0		/X
15:00 - 16:00	858	473	1331	X/X	90	/X	0		/X
16:00 - 17:00	791	461	1252	X/X	205	X/X	0		X/X
17:00 - 18:00	700	430	1130	X/X	140	X/X	0		X/X
18:00 - 19:00	464	407	871	X/X	67	/X	0		/X
19:00 - 20:00	412	295	707	X/X	52	/X	0		/X
20:00 - 21:00	343	201	544	X/	28	/	0		/
21:00 - 22:00	226	150	376	/	35	/	0		/
22:00 - 23:00	157	79	236	/	10	/	0		/
23:00 - 24:00	113	36	149	/	7	/	0		/

Met (Hr) Required (Hr)

Warrant 1A	4	8	Not satisfied
Warrant 1B	11	8	Satisfied
Warrant 2	5	4	Satisfied
Warrant 3	3	1	Satisfied
Warrant 7	14	8	Satisfied, check accident record

LOCATION: 99th Ave at 101st Ave

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: SB 101st Avenue	2
45	Major App3: NB 99th Avenue	2
30	Minor App2: EB 99th Avenue	1
	Minor App4:	

0.70 FACTOR USED? YES

POPULATION < 10,000? No

EXISTING SIGNAL ? No

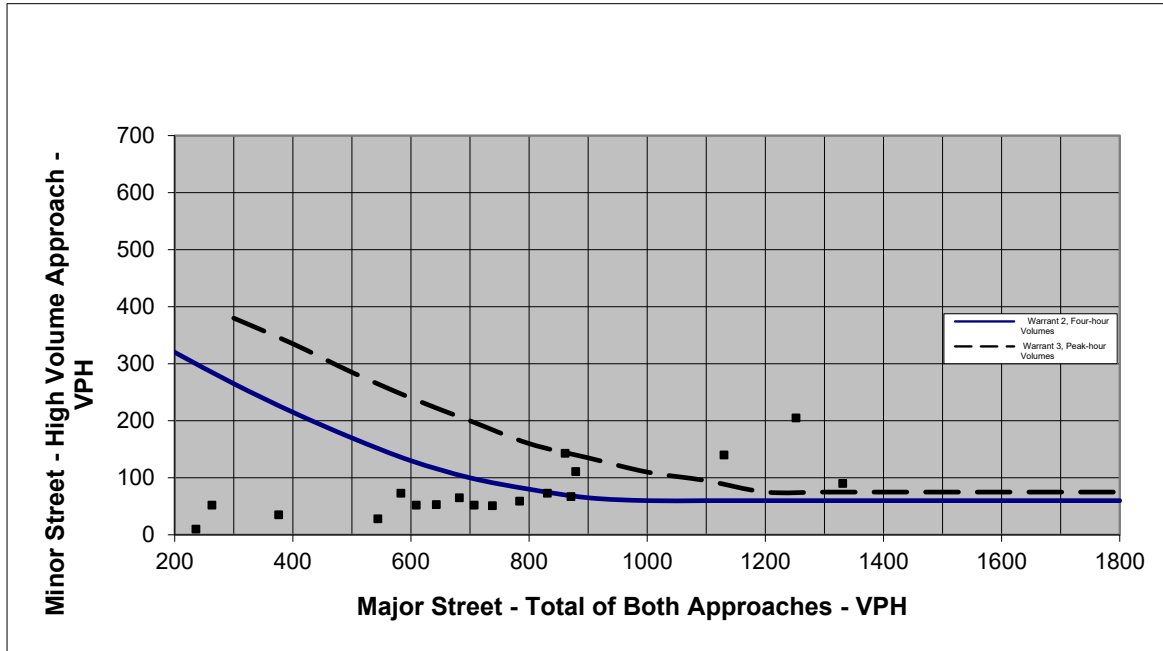


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Pe	Major	Actual Hourly Count
200	320		62	4
300	265	380	67	0
400	215	335	35	0
500	170	285	37	0
600	130	240	111	23
700	100	200	263	52
800	80	160	583	73
900	65	135	879	111
1000	60	110	784	59
1100	60	95	861	143
1200	60	75	609	52
1300	60	75	643	53
1400	60	75	738	51
1500	60	75	682	65
1600	60	75	831	73
1700	60	75	1331	90
1800	60	75	1252	205
			1130	140
			871	67
			707	52
			544	28
			376	35
			236	10
			149	7



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SIGNAL WARRANTS ANALYSIS FOR

**99th Avenue at Clover Leaf Parkway
Blaine, Minnesota
2023- Existing Conditions**

LOCATION: 99th Ave NE at Clover Leaf Pkwy

COUNTY: Anoka

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: EB 99th Avenue	2
45	Major App3: WB 99th Avenue	2
30	Minor App2: NB Clover Leaf Parkway	1
30	Minor App4: SB Clover Leaf Parkway	1

0.70 FACTOR USED?

YES

POPULATION < 10,000?

No

N/A

No

THRESHOLDS 1A/1B:

420/630

105/52

105/52

Hour	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A/1B	MINOR APP. 2	MINOR 2 1A/1B	MINOR APP. 4	MINOR 4 (	MET SAME 1A/1B
0:00 - 1:00	25	11	36	/	5	/	0	/	/
1:00 - 2:00	25	12	37	/	4	/	1	/	/
2:00 - 3:00	20	4	24	/	1	/	1	/	/
3:00 - 4:00	7	17	24	/	2	/	0	/	/
4:00 - 5:00	15	37	52	/	17	/	7	/	/
5:00 - 6:00	44	91	135	/	37	/	9	/	/
6:00 - 7:00	102	139	241	/	94	/X	17	/	/
7:00 - 8:00	156	209	365	/	114	X/X	48	/	/
8:00 - 9:00	151	153	304	/	93	/X	34	/	/
9:00 - 10:00	171	172	343	/	87	/X	27	/	/
10:00 - 11:00	161	151	312	/	71	/X	16	/	/
11:00 - 12:00	194	165	359	/	56	/X	25	/	/
12:00 - 13:00	228	189	417	/	70	/X	22	/	/
13:00 - 14:00	206	166	372	/	82	/X	22	/	/
14:00 - 15:00	297	175	472	X/	77	/X	20	/	/
15:00 - 16:00	428	238	666	X/X	89	/X	28	/	/X
16:00 - 17:00	449	269	718	X/X	100	/X	31	/	/X
17:00 - 18:00	454	201	655	X/X	104	/X	34	/	/X
18:00 - 19:00	278	203	481	X/	85	/X	32	/	/
19:00 - 20:00	242	150	392	/	60	/X	20	/	/
20:00 - 21:00	200	117	317	/	40	/	12	/	/
21:00 - 22:00	137	93	230	/	27	/	7	/	/
22:00 - 23:00	99	48	147	/	15	/	4	/	/
23:00 - 24:00	70	17	87	/	11	/	1	/	/

Met (Hr) Required (Hr)

Warrant 1A	0	8	Not satisfied
Warrant 1B	3	8	Not satisfied
Warrant 2	1	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	6	8	Not satisfied

LOCATION: 99th Ave NE at Clover Leaf Pkwy

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

0.70 FACTOR USED? YES

POPULATION < 10,000? No

EXISTING SIGNAL ? No

Speed	Approach Description	Lanes
45	Major App1: EB 99th Avenue	2
45	Major App3: WB 99th Avenue	2
30	Minor App2: NB Clover Leaf Parkway	1
30	Minor App4: SB Clover Leaf Parkway	1

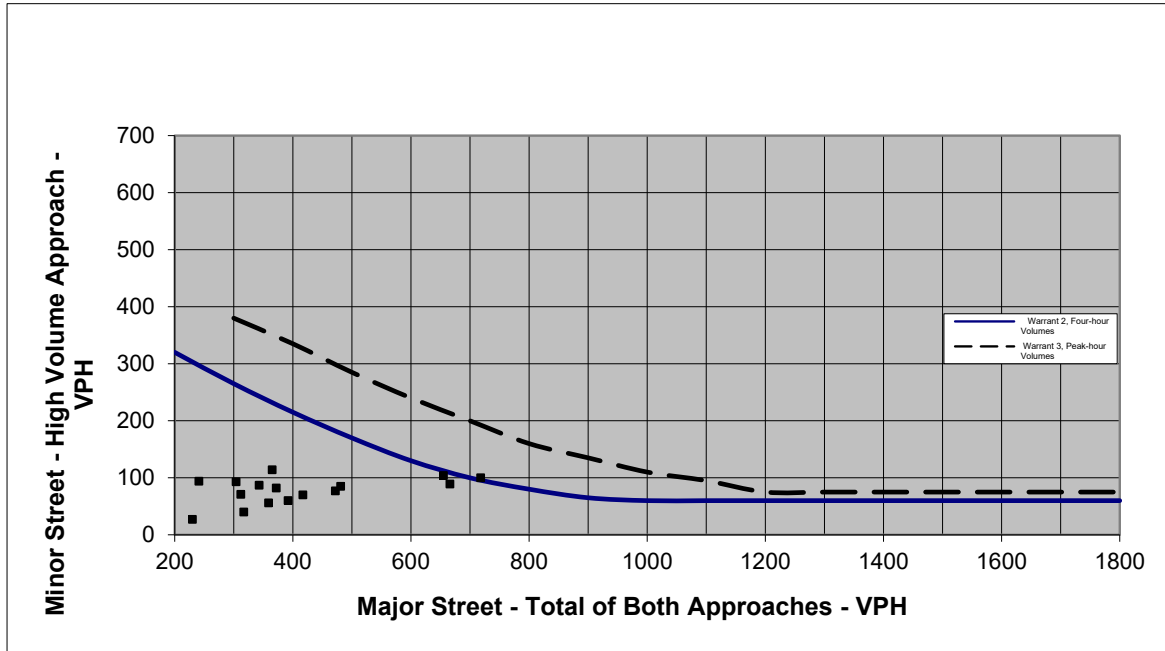


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Pe	Major	Actual Hourly Count
200	320		36	5
300	265	380	37	4
400	215	335	24	1
500	170	285	24	2
600	130	240	52	17
700	100	200	135	37
800	80	160	241	94
900	65	135	365	114
1000	60	110	304	93
1100	60	95	343	87
1200	60	75	312	71
1300	60	75	359	56
1400	60	75	417	70
1500	60	75	372	82
1600	60	75	472	77
1700	60	75	666	89
1800	60	75	718	100
			655	104
			481	85
			392	60
			317	40
			230	27
			147	15
			87	11



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SIGNAL WARRANTS ANALYSIS FOR

**99th Avenue at Clover Leaf Parkway
Blaine, Minnesota
2023- Build Conditions**

LOCATION: 99th Ave NE at Clover Leaf Pkwy

COUNTY: Anoka

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: EB 99th Avenue	2
45	Major App3: WB 99th Avenue	2
30	Minor App2: NB Clover Leaf Parkway	1
30	Minor App4: SB Clover Leaf Parkway	1

0.70 FACTOR USED?

YES

POPULATION < 10,000?

No

N/A

No

THRESHOLDS 1A/1B:

420/630

105/52

105/52

Hour	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A/1B	MINOR APP. 2	MINOR 2 1A/1B	MINOR APP. 4	MINOR 4 (	MET SAME 1A/1B
0:00 - 1:00	25	11	36	/	6	/	0	/	/
1:00 - 2:00	26	12	38	/	4	/	1	/	/
2:00 - 3:00	20	4	24	/	1	/	1	/	/
3:00 - 4:00	7	17	24	/	2	/	0	/	/
4:00 - 5:00	15	37	52	/	20	/	7	/	/
5:00 - 6:00	45	91	136	/	40	/	7	/	/
6:00 - 7:00	104	139	243	/	99	/X	15	/	/
7:00 - 8:00	158	208	366	/	123	X/X	42	/	/
8:00 - 9:00	154	153	307	/	105	X/X	30	/	/
9:00 - 10:00	173	171	344	/	99	/X	23	/	/
10:00 - 11:00	163	150	313	/	76	/X	14	/	/
11:00 - 12:00	196	164	360	/	63	/X	22	/	/
12:00 - 13:00	231	187	418	/	80	/X	20	/	/
13:00 - 14:00	208	165	373	/	92	/X	19	/	/
14:00 - 15:00	301	173	474	X/	87	/X	18	/	/
15:00 - 16:00	435	236	671	X/X	101	/X	25	/	/X
16:00 - 17:00	453	265	718	X/X	119	X/X	28	/	X/X
17:00 - 18:00	458	198	656	X/X	115	X/X	29	/	X/X
18:00 - 19:00	281	201	482	X/	93	/X	29	/	/
19:00 - 20:00	245	149	394	/	69	/X	18	/	/
20:00 - 21:00	202	115	317	/	46	/	10	/	/
21:00 - 22:00	138	92	230	/	31	/	6	/	/
22:00 - 23:00	99	47	146	/	17	/	3	/	/
23:00 - 24:00	71	17	88	/	13	/	1	/	/

Met (Hr) Required (Hr)

Warrant 1A	2	8	Not satisfied
Warrant 1B	3	8	Not satisfied
Warrant 2	2	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	8	8	Satisfied, check accident record

LOCATION: 99th Ave NE at Clover Leaf Pkwy

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

0.70 FACTOR USED? YES

POPULATION < 10,000? No

EXISTING SIGNAL ? No

Speed	Approach Description	Lanes
45	Major App1: EB 99th Avenue	2
45	Major App3: WB 99th Avenue	2
30	Minor App2: NB Clover Leaf Parkway	1
30	Minor App4: SB Clover Leaf Parkway	1

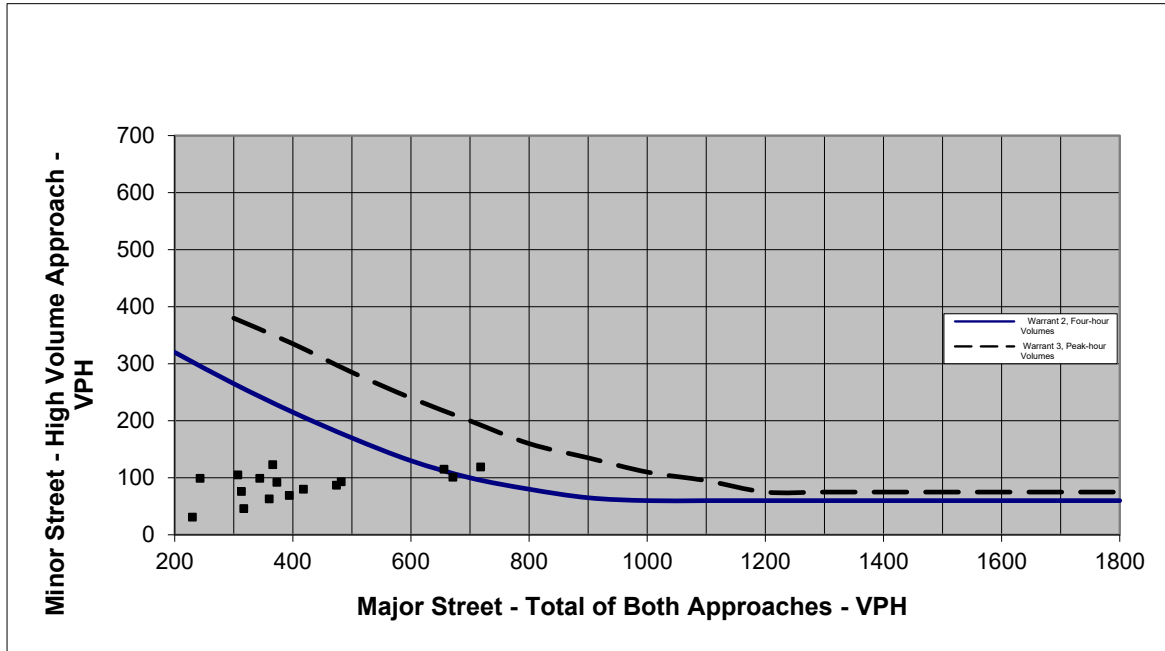


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Pe	Major	Actual Hourly Count
200	320		36	6
300	265	380	38	4
400	215	335	24	1
500	170	285	24	2
600	130	240	52	20
700	100	200	136	40
800	80	160	243	99
900	65	135	366	123
1000	60	110	307	105
1100	60	95	344	99
1200	60	75	313	76
1300	60	75	360	63
1400	60	75	418	80
1500	60	75	373	92
1600	60	75	474	87
1700	60	75	671	101
1800	60	75	718	119
			656	115
			482	93
			394	69
			317	46
			230	31
			146	17
			88	13



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ALL WAY STOP WARRANT ANALYSIS FOR 99th Avenue at 101st Avenue Blaine, Minnesota 2023- Existing Conditions

LOCATION: 99th Ave at 101st Ave

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: SB 101st Avenue	2
45	Major App3: NB 99th Avenue	2
30	Minor App2: EB 99th Avenue	1
	Minor App4:	

0.70 FACTOR USED?

Yes

HOUR	210				140		WARRANT MET
	MAJOR	MAJOR	MINOR	MINOR	MAJOR TOTAL Σ (APP. 1 & APP. 3)	MINOR TOTAL APP. 2 + APP. 4	
0:00 - 1:00	23	15	3	0	38	3	/
1:00 - 2:00	27	16	0	0	43	0	/
2:00 - 3:00	19	5	0	0	24	0	/
3:00 - 4:00	7	17	0	0	24	0	/
4:00 - 5:00	16	56	7	0	72	7	/
5:00 - 6:00	38	135	18	0	173	18	/
6:00 - 7:00	107	256	28	0	363	28	X/
7:00 - 8:00	184	344	37	0	528	37	X/
8:00 - 9:00	196	250	21	0	446	21	X/
9:00 - 10:00	208	249	59	0	457	59	X/
10:00 - 11:00	171	206	21	0	377	21	X/
11:00 - 12:00	196	208	21	0	404	21	X/
12:00 - 13:00	235	225	22	0	460	22	X/
13:00 - 14:00	203	224	30	0	427	30	X/
14:00 - 15:00	301	225	28	0	526	28	X/
15:00 - 16:00	477	295	36	0	772	36	X/
16:00 - 17:00	469	300	74	0	769	74	X/
17:00 - 18:00	432	278	62	0	710	62	X/
18:00 - 19:00	285	265	24	0	550	24	X/
19:00 - 20:00	249	193	23	0	442	23	X/
20:00 - 21:00	208	130	11	0	338	11	X/
21:00 - 22:00	138	97	14	0	235	14	X/
22:00 - 23:00	98	51	4	0	149	4	/
23:00 - 24:00	71	23	3	0	94	3	/

Allway Stop Warrant: Met (Hr) 0 Required (Hr) 8 Not satisfied

REMARKS:



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ALL WAY STOP WARRANT ANALYSIS FOR 99th Avenue at 101st Avenue Blaine, Minnesota 2023- Build Conditions

LOCATION: 99th Ave at 101st Ave

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

Speed	Approach Description	Lanes
45	Major App1: SB 101st Avenue	2
45	Major App3: NB 99th Avenue	2
30	Minor App2: EB 99th Avenue	1
	Minor App4:	

0.70 FACTOR USED? Yes

HOUR	210				140		WARRANT MET
	MAJOR	MAJOR	MINOR	MINOR	MAJOR TOTAL Σ (APP. 1 & APP. 3)	MINOR TOTAL APP. 2 + APP. 4	
0:00 - 1:00	38	24	8	0	62	8	/
1:00 - 2:00	43	24	0	0	67	0	/
2:00 - 3:00	28	7	0	0	35	0	/
3:00 - 4:00	10	27	0	0	37	0	/
4:00 - 5:00	28	83	24	0	111	24	/
5:00 - 6:00	61	202	60	0	263	60	X/
6:00 - 7:00	192	391	91	0	583	91	X/
7:00 - 8:00	352	527	125	0	879	125	X/
8:00 - 9:00	396	388	70	0	784	70	X/
9:00 - 10:00	455	406	188	0	861	188	X/X
10:00 - 11:00	296	313	67	0	609	67	X/
11:00 - 12:00	319	324	67	0	643	67	X/
12:00 - 13:00	390	348	69	0	738	69	X/
13:00 - 14:00	338	344	93	0	682	93	X/
14:00 - 15:00	486	345	91	0	831	91	X/
15:00 - 16:00	858	473	115	0	1331	115	X/
16:00 - 17:00	791	461	244	0	1252	244	X/X
17:00 - 18:00	700	430	194	0	1130	194	X/X
18:00 - 19:00	464	407	79	0	871	79	X/
19:00 - 20:00	412	295	72	0	707	72	X/
20:00 - 21:00	343	201	35	0	544	35	X/
21:00 - 22:00	226	150	45	0	376	45	X/
22:00 - 23:00	157	79	13	0	236	13	X/
23:00 - 24:00	113	36	10	0	149	10	/

Allway Stop Warrant: Met (Hr) 3 Required (Hr) 8 Not satisfied

REMARKS: _____



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ALL WAY STOP WARRANT ANALYSIS FOR 99th Avenue at Clover Leaf Parkway Blaine, Minnesota 2023- Existing Conditions

LOCATION: 99th Ave NE at Clover Leaf Pkwy

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

0.70 FACTOR USED?

Yes

Speed	Approach Description	Lanes
45	Major App1: EB 99th Avenue	2
45	Major App3: WB 99th Avenue	2
30	Minor App2: NB Clover Leaf Parkway	1
30	Minor App4: SB Clover Leaf Parkway	1

HOUR	210				140		WARRANT MET
	MAJOR	MAJOR	MINOR	MINOR	MAJOR TOTAL Σ (APP. 1 & APP. 3)	MINOR TOTAL APP. 2 + APP. 4	
0:00 - 1:00	25	11	6	0	36	6	/
1:00 - 2:00	25	12	4	1	37	5	/
2:00 - 3:00	20	4	1	1	24	2	/
3:00 - 4:00	7	17	2	0	24	2	/
4:00 - 5:00	15	37	20	11	52	31	/
5:00 - 6:00	44	91	40	14	135	54	/
6:00 - 7:00	102	139	98	29	241	127	X/
7:00 - 8:00	156	209	120	69	365	189	X/X
8:00 - 9:00	151	153	102	46	304	148	X/X
9:00 - 10:00	171	172	98	35	343	133	X/
10:00 - 11:00	161	151	78	20	312	98	X/
11:00 - 12:00	194	165	64	35	359	99	X/
12:00 - 13:00	228	189	80	28	417	108	X/
13:00 - 14:00	206	166	90	29	372	119	X/
14:00 - 15:00	297	175	84	26	472	110	X/
15:00 - 16:00	428	238	100	33	666	133	X/
16:00 - 17:00	449	269	111	42	718	153	X/X
17:00 - 18:00	454	201	114	46	655	160	X/X
18:00 - 19:00	278	203	91	42	481	133	X/
19:00 - 20:00	242	150	66	26	392	92	X/
20:00 - 21:00	200	117	45	15	317	60	X/
21:00 - 22:00	137	93	31	10	230	41	X/
22:00 - 23:00	99	48	16	4	147	20	/
23:00 - 24:00	70	17	11	1	87	12	/

Allway Stop Warrant: Met (Hr) 4 Required (Hr) 8 Not satisfied

REMARKS: _____



Real People. Real Solutions.

ALL WAY STOP WARRANT ANALYSIS FOR 99th Avenue at Clover Leaf Parkway Blaine, Minnesota 2023- Build Conditions

LOCATION: 99th Ave NE at Clover Leaf Pkwy

COUNTY: Anoka

REF. POINT:

DATE: 4/27/2023

OPERATOR: CW

0.70 FACTOR USED?

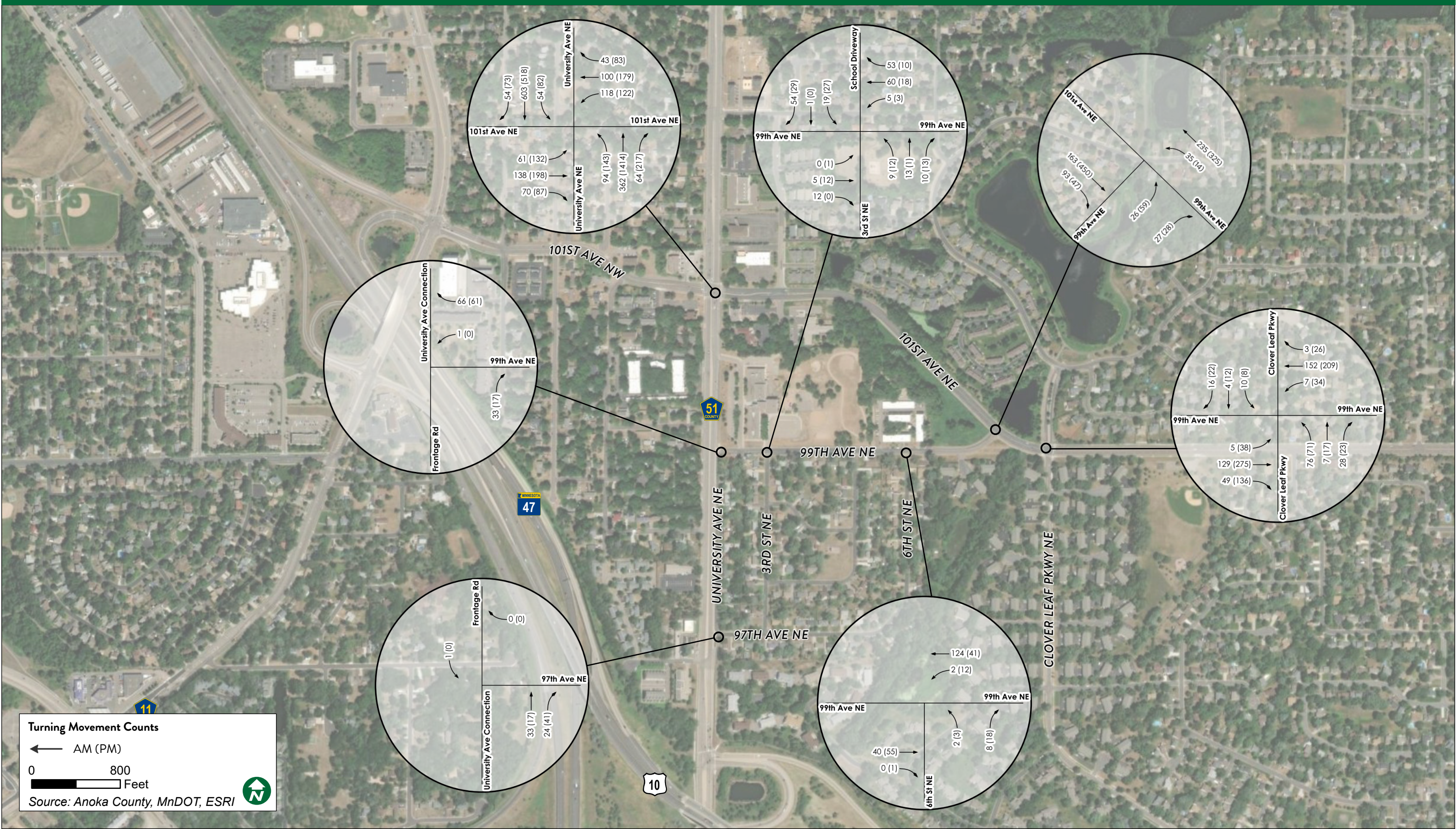
Yes

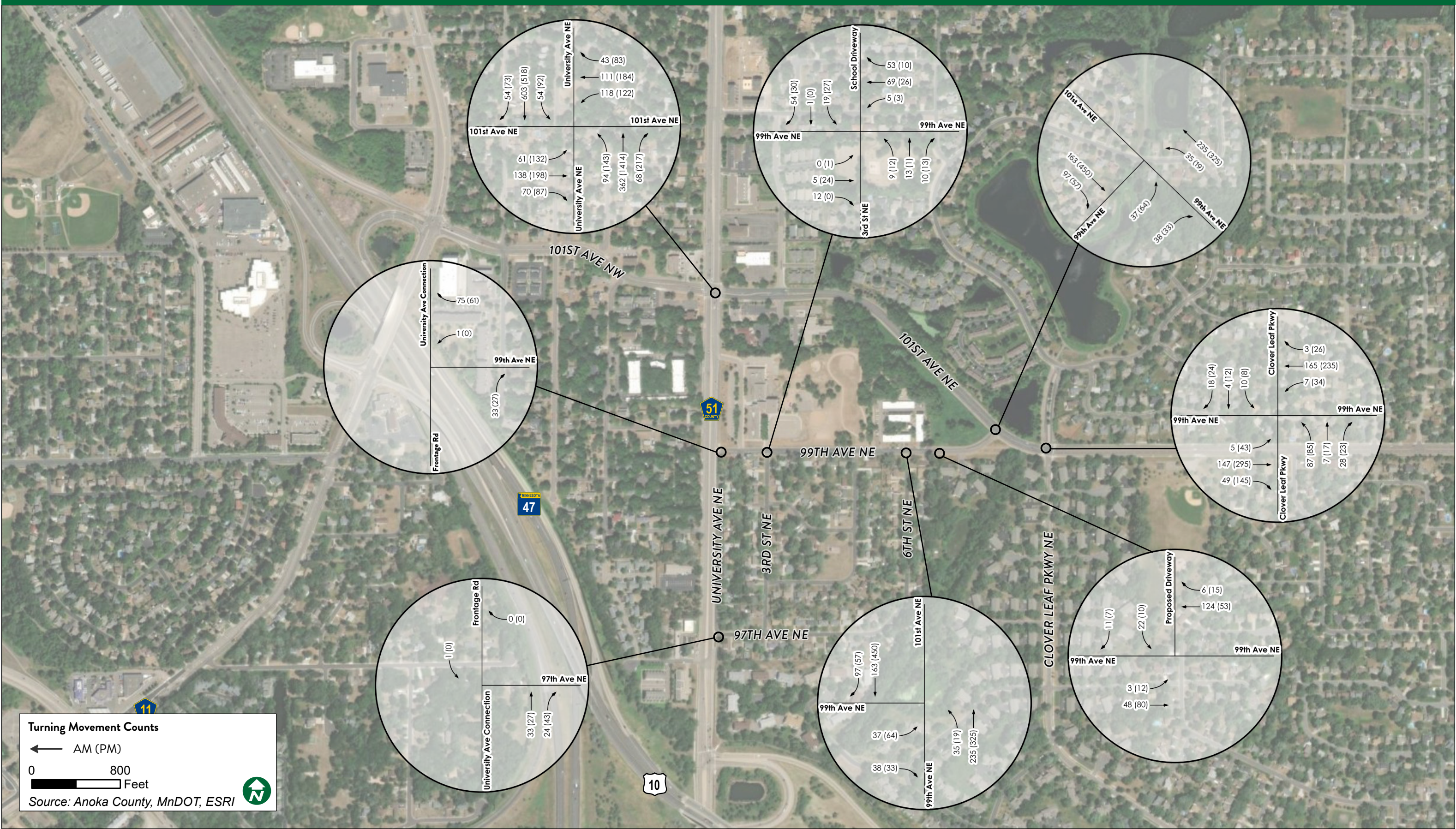
Speed	Approach Description	Lanes
45	Major App1: EB 99th Avenue	2
45	Major App3: WB 99th Avenue	2
30	Minor App2: NB Clover Leaf Parkway	1
30	Minor App4: SB Clover Leaf Parkway	1

HOUR	210				140		WARRANT MET
	MAJOR	MAJOR	MINOR	MINOR	MAJOR TOTAL Σ (APP. 1 & APP. 3)	MINOR TOTAL APP. 2 + APP. 4	
0:00 - 1:00	25	11	7	0	36	7	/
1:00 - 2:00	26	12	4	1	38	5	/
2:00 - 3:00	20	4	1	1	24	2	/
3:00 - 4:00	7	17	2	0	24	2	/
4:00 - 5:00	15	37	24	10	52	34	/
5:00 - 6:00	45	91	44	12	136	56	/
6:00 - 7:00	104	139	105	26	243	131	X/
7:00 - 8:00	158	208	131	61	366	192	X/X
8:00 - 9:00	154	153	117	41	307	158	X/X
9:00 - 10:00	173	171	113	30	344	143	X/X
10:00 - 11:00	163	150	85	18	313	103	X/
11:00 - 12:00	196	164	74	31	360	105	X/
12:00 - 13:00	231	187	93	26	418	119	X/
13:00 - 14:00	208	165	102	26	373	128	X/
14:00 - 15:00	301	173	96	24	474	120	X/
15:00 - 16:00	435	236	115	29	671	144	X/X
16:00 - 17:00	453	265	134	38	718	172	X/X
17:00 - 18:00	458	198	128	40	656	168	X/X
18:00 - 19:00	281	201	101	38	482	139	X/
19:00 - 20:00	245	149	77	23	394	100	X/
20:00 - 21:00	202	115	52	13	317	65	X/
21:00 - 22:00	138	92	37	9	230	46	X/
22:00 - 23:00	99	47	18	3	146	21	/
23:00 - 24:00	71	17	13	1	88	14	/

Allway Stop Warrant: Met (Hr) 6 Required (Hr) 8 Not satisfied

REMARKS: _____





March 25, 2024 Neighborhood meeting summary PC24-0018

About 20 neighbors attended the neighborhood meeting on March 25, 2024 at the Mary Ann Young to learn about the development at 111 99th Ave NE in Blaine. Two City Council members were in attendance as well. The Developer presented on the proposed project and answered questions from the audience. Unfortunately, the technology was not working as expected, but the developer past around site plans that were available. Some of the audience questions were related to traffic, school, neighborhood and environmental impacts. These questions were addressed one by one. In addition, some neighbors had questions or concerns about the public hearing process and why there was another proposal brought forward. The Developer explained the Development Flex zoning and the need to have proposed projects reviewed through a conditional use permit. In addition, the Developer advised residents of the upcoming public hearing meeting for the Planning Commission and the meeting for the City Council.



City of Blaine

Planning Commission

April 9, 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Homan.

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

4. Public Hearing

- 4.3.** 2024-775 Case File No. 24-0018 // 99th Apartments Sand Companies // 111 99th Avenue NE
The applicant is requesting a conditional use permit to allow for the construction of a 48-unit apartment in a Development Flex (DF) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner and Teresa Barnes, Project Engineer.

Megan Carr, Sand Companies, stated she was proposing to construct 48 units on this site. She explained she had spoken with the city staff and the Alexandra House regarding this proposal. She noted adjustments have been made to address the concerns that were raised with the previous development. She indicated it was her plan to manage the property long

term. She thanked the commission for their consideration and stated she was available for comments or questions.

Chair Goracke indicated the previous plan for this property had 111 units and the project before the commission was now for 48 units. Ms. Carr reported her focus was on family housing, which meant this building would have a mix of one, two and three bedroom units. She indicated her ideal building size was between 40 and 60 units. She was recommending 48 units for this property after hearing the feedback from the neighbors on the previous project. She commented further on the green features that would be incorporated into this building.

The public hearing for Case File 24-0018 was opened at 7:32PM.

Rose Cragel, 10093 Pleasure Creek Parkway, stated her community would be overwhelmed by this apartment building with 48 units. She anticipated this building would have 100 to 150 extra people. She indicated this was a private area of Blaine that had a lot of senior citizens. She urged the commission to consider how much extra activity and traffic would be created and how this would adversely impact the existing residents. She recommended another area be considered for this project.

Sue Langeenbrunner, 9873 7th Street NE, reported her driveway came out right where the new building driveway was proposed. She explained she preferred the design of this building, over the previous design. She believed the building was well done. However, she indicated her main concern was with how traffic would adversely impact 101st and 99th.

Michelle Foard, 9807 6th Street NE, stated she moved to this neighborhood in 1986. She commented on how traffic has changed over the years along 101st and 99th. She discussed how she uses 97th to get to 6th Street. She expressed concern with how traffic and the speed of traffic would impact the pedestrians in the neighborhood, especially in the summer months.

Jeremy Schroeder, commented on the enrollment outlook for the school district. He discussed the new developments that were being constructed in the area and stated he believed this would stress the school system. He stated traffic in the area was already difficult and noted he feared how this would be made worse by the proposed roundabout. He urged the city to think about the people in this neighborhood.

Jane Daniels, 770 96th Lane NE, stated she has lived in this neighborhood for over 42 years. She indicated she walks in her neighborhood every day. She reported in the 1990's she was a Planning and Zoning Commissioner and then served on the City Council for a number of years. She discussed how this landowner has had this property for sale many times over the years and a number of projects have been turned down over the years. She commented on how the development flex zoning district offered the city more options and control over developments and building materials. She explained she has had to call the city numerous times to have this property cleaned up and mowed over the years. She was of the opinion that the proposed 48 apartments would not be a problem for the neighborhood. She supported the neighborhood having a more diverse housing population and younger families. She believed this development would be an asset to the community and she encouraged the commission to support this project.

Diane Lloyd, 9737 6th Street NE, explained traffic was a problem on 6th Street and this development would compound these concerns. She suggested sidewalks be installed for the children trying to get to the schools. She recommended 97th not be connected to 6th Street.

Lori Saroya, 782 101st Avenue NE, indicated she was a Ward 1 City Councilmember. She explained the bigger issue with this project was how Ward 1 residents have been treated. She was of the opinion there has been a lot of neglect in Ward 1 and it was difficult for people to accept a new massive apartment building when there has been a rise in crime and improper upkeep of roads and parks. She noted she has lived in her home for the past 20 years in Ward 1 and she has witnessed what everyone else was trying to convey. She wanted people to understand that this was not a good location or a good time to bring this project forward. She suggested this massive apartment building be considered once the Northtown Area was redeveloped. She feared there were too many issues in this neighborhood and the development did not seem fair. She recommended this project be moved to Ward 2 or Ward 3 as this area was not a good space. She explained the 48 units was too large for this 3.5 acre site. She was concerned with how many people could be crammed onto this space. She indicated the rezoning for this property was originally denied in 2022 and a motion to rescind was made by former Councilmember Jeppson. She was concerned about what was going on behind the scenes and with the fact former councilmembers were afraid to vote against the previous project. She questioned why the decision on this project was already made by staff. She understood the city council had not formally discussed purchasing this property and noted she brought this action up to the Community Development Director and City Manager in December of 2023. She felt staff was making decisions to move projects forward without consulting residents or the councilmembers. She reported she was interested in exploring if this property could be used to meet future park needs. She indicated she sympathized with the property owner because they wanted to sell their property, but this project was not the solution. She believed the city had other options. She commented on how the Veterans Park of Blaine has a donated F-5 jet and stated this would be the perfect space for this jet. She contested that there were environmental concerns and endangered species on this property. She suggested something better be envisioned for this property with nature trails, a veterans memorial and a playground for children. She was of the opinion this would be the fair thing to do for the residents of Ward 1. She wished the city had a way to do the right thing for residents instead of rubber stamping projects.

The public hearing was closed at 7:57PM.

Chair Goracke explained the public hearing was a time for hearing questions and was not a time for debate. He stated the previous project had 111 apartment units and the proposed project would have 48 units. He commented on how the number of traffic trips would be less than previously considered.

City Planner Sellman requested Project Engineer Barnes to respond to the traffic concerns and that the developer speak to the number of residents that would be in the proposed building.

Project Engineer Barnes discussed the timeframe for the traffic study noting it was completed in April of 2023. She indicated the city also has a significant amount of historical traffic data taken over a broad period of time with counts for these roadways that was taken

into consideration for the traffic study. She discussed why the project had to have access from 99th Avenue. She stated there was a potential to cut 97th off from University Avenue. She explained this option was being evaluated by staff because traffic counts on 99th Avenue would then be increased, along with response times from emergency personnel. She reported it was her understanding the city would be installing sidewalks on both sides of 99th Avenue in 2025 as part of a capital improvement street reconstruction project. She commented on the proposed roundabout at 99th and Cloverleaf Parkway noting this project was being further studied and discussed how warrants would change if this development were to move forward.

Chair Goracke suggested a solar powered speed sign be installed in this neighborhood to assist with slowing traffic down in the area.

Ms. Carr commented on the visitor parking that had been included in the project and stated she did not anticipate there would be any overflow issues. She estimated this building would have 125 to 130 total residents.

Chair Goracke asked how occupancy levels would be enforced. Ms. Carr stated all individuals that live in a unit would have to be listed on the lease. She indicated all individuals over 18 would have a criminal background check conducted on them and income verifications would be conducted. She reported with each lease renewal the individuals living within a unit would be verified. She commented further on the guest policy Sand Companies has in place.

City Planner Sellman explained the watershed district completed an environmental review of this property and the findings do not stop a project, but provide mitigation measures. She reported the size of this project did not meet the threshold for an EAW. She addressed the comment that staff was making decisions on behalf of the city council. She clarified that staff provides recommendations based on city code, city policies and direction of the city council. She indicated there was a recommendation from staff before the planning commission. She explained city staff members were working professionals that took their jobs very seriously and provided the planning commission and city council with professional recommendations. She stated the comment made that something was happening behind the scenes was not pertinent. She commented on Councilmember Saroya's request from December for the city to purchase this property. She reported one individual councilmember can't make a request to purchase a property, rather there is a process and this process was described to Councilmember Saroya through an email exchange.

Chair Goracke explained he respected Councilmember Saroya but stated after living in Blaine for 32 years, he believed the city had tremendous staff members but they did not run the show or set agenda items. Rather applicants brought items forward and staff did the groundwork to answer questions. He indicated some of the comments made by Councilmember Saroya were beyond the purview of the planning commission. He reported the planning commission was not looking at the zoning for this property, rather was being asked to consider the conditional use permit.

Commissioner Olson stated as a resident of Blaine for the past 25 years, she was a member of the community too. She indicated her street was a thoroughfare as well, and those speeding down the street were her neighbors. She commented she was a fan of the driver

awareness signs. She explained she cared about Blaine, she would not be bullied and she would do her part to make the best decisions should could for the community. She reported she worked in real estate and noted Blaine needed more housing options. She indicated she had a new apartment building going into her neighborhood. She stated she appreciated the process that had to be followed for these types of projects and thanked all of the residents who were in attendance.

Chair Goracke commented on how he was recently pulled over by the Blaine Police Department for speeding in his neighborhood.

Commissioner Deonauth asked staff to speak further to the safety of the Alexandra House. City Planner Sellman reported staff and the developer had met with representatives from the Alexandra House to go over the proposal. She indicated the Alexandra House did not have concerns with the new proposal and appreciated the affordability within this project because this may be an option for some of their residents.

Commissioner Swanson stated she lived very close to this property for 30 years. She commented on how crime in this neighborhood was a concern, but indicated this has a lot to do with the bus system. She appreciated the fact the tenants of this building would be background checked.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0018 based on the following conditions:

Case 24-0018:

- 1. The elevations and site plan shall be consistent with the attached plans.**
- 2. The following setbacks shall be met:**
 - **Front (101st Avenue and 99th Avenue): 50-foot building/50 foot parking**
 - **Rear (west): 25 foot building/50 foot parking**
 - **Side (north): 25 foot building - no parking is proposed on this side of the building**
 - **Side (south): 25 foot building/15 foot parking**
 - **Driveway: 30 feet**
- 3. The following tree quantities are required:**
 - **Overstory: 11**
 - **Conifers: 11**
 - **Shrubs: 76**
 - **Ornamental: 11**
- 4. A final plat shall be approved prior to issuance of a building permit.**
- 5. All disturbed areas, except for those within stormwater basins or associated buffers, shall be sodded.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-94

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.1

Resolution Accepting a Bid from Dresel Contracting, Inc. in the Amount of \$6,487,204.55 for the 2024 Southwest Area Street Reconstruction, Improvement Project No. 24-07 and Authorizing Associated Budget Amendments

Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the 2024 Southwest Area Street Reconstructions project on April 1, 2024 with Resolution 24-68.

The project will reconstruct the following streets:

Area 1

- 89th Avenue (from University Avenue to MN Trunk Highway 65)

Area 2

- 85th Avenue (from dead end west of Lincoln Street to Central Avenue Service Road)
- Lincoln Street (from 85th Avenue to 89th Avenue)

Area 3

- 85th Avenue (from Lincoln Street to MN-65)

Area 4

- Central Avenue Service Road (From 500 feet south of 87th Avenue to the cul-de-sac just south of 89th Avenue)

The project will be a two year project with completion expected in the fall of 2025.

Background

Bids were received electronically at 10:00 AM, April 30, 2024, for Project No. 24-07. A total of 5 bids were received ranging from \$6,487,204.55 to \$7,484,383.18. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$6,265,949.50
Dresel Contracting, Inc.	\$6,487,204.55
GMH Asphalt Corporation	\$6,537,633.25
Park Construction Company	\$6,803,607.22

Bids have been checked and tabulated, and it has been determined that Dresel Contracting, Inc. of Chisago City, Minnesota is the lowest bidder. The Engineering Department has worked with Dresel Contracting, Inc. on previous contracts and recommends that the low bid be accepted, and a contract entered into with Dresel Contracting, Inc.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$7,135,925.00. The funding sources for this project are the Pavement Management Funds, Public Utility Funds, Municipal State Aid Funds and Special Assessments and there are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) fund, Public Utility Funds and Municipal State Aid System funds. The 2023 CIP PMP project budget included \$113,500 for consulting and the 2024 PMP CIP includes \$5,760,000 of funding for consulting, construction, and contingencies for a total PMP project budget of \$5,873,500. Stormwater, sanitary sewer and water utility funds also had CIP budget amounts appropriated as listed in the table below.

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2407)	\$5,873,500	\$7,254,800
Water Utility Funds (U2415)	\$521,000	\$1,234,300
Storm Utility Funds (U2350)	\$500,000	\$500,000

Sewer Utility Funds (U2404)	\$93,000	\$93,000
Total	\$6,987,500	\$9,082,100

To date, \$968,247 has been encumbered for engineering consulting fees, leaving a remaining total project budget of \$8,113,853. Staff anticipates improvements to begin in 2024 and be completed in 2025. Based on the progress of the project, bonding for 2024 pavement management projects may be sized accordingly. Upon issuance of the bonds, the City Council will approve annual debt service property tax levies and utility rates to fund the repayment of the bonds.

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 24-07 Project Area Map



City of Blaine

Signature Copy

Resolution: RES 24-94

Resolution Accepting a Bid from Dresel Contracting, Inc. in the Amount of \$6,487,204.55 for the 2024 Southwest Area Street Reconstruction, Improvement Project No. 24-07 and Authorizing Associated Budget Amendments

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 24-07, said bids were received on April 30, 2024, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Dresel Contracting, Inc.	\$6,487,204.55
GMH Asphalt Corporation	\$6,537,633.25
Park Construction Company	\$6,803,607.22

AND WHEREAS, Dresel Contracting, Inc. of Chisago City, Minnesota is the lowest responsible bidder.

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

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Dresel Contracting, Inc. for the designated improvements in the amount of \$6,487,204.55.
2. A 10% contingency is hereby approved to bring the total project budget to \$7,135,925.00 and the City Manager or her designee is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

BE IT FURTHER RESOLVED, that the City Council of the City of Blaine hereby authorizes the following project and budget amendments associated with the 2024 Southwest Area Street Reconstruction Improvements:

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2407)	\$5,873,500	\$7,254,800

Water Utility Funds (U2415)	\$521,000	\$1,234,300
Storm Utility Funds (U2350)	\$500,000	\$500,000
Sewer Utility Funds (U2404)	\$93,000	\$93,000
Total	\$6,987,500	\$9,082,100

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

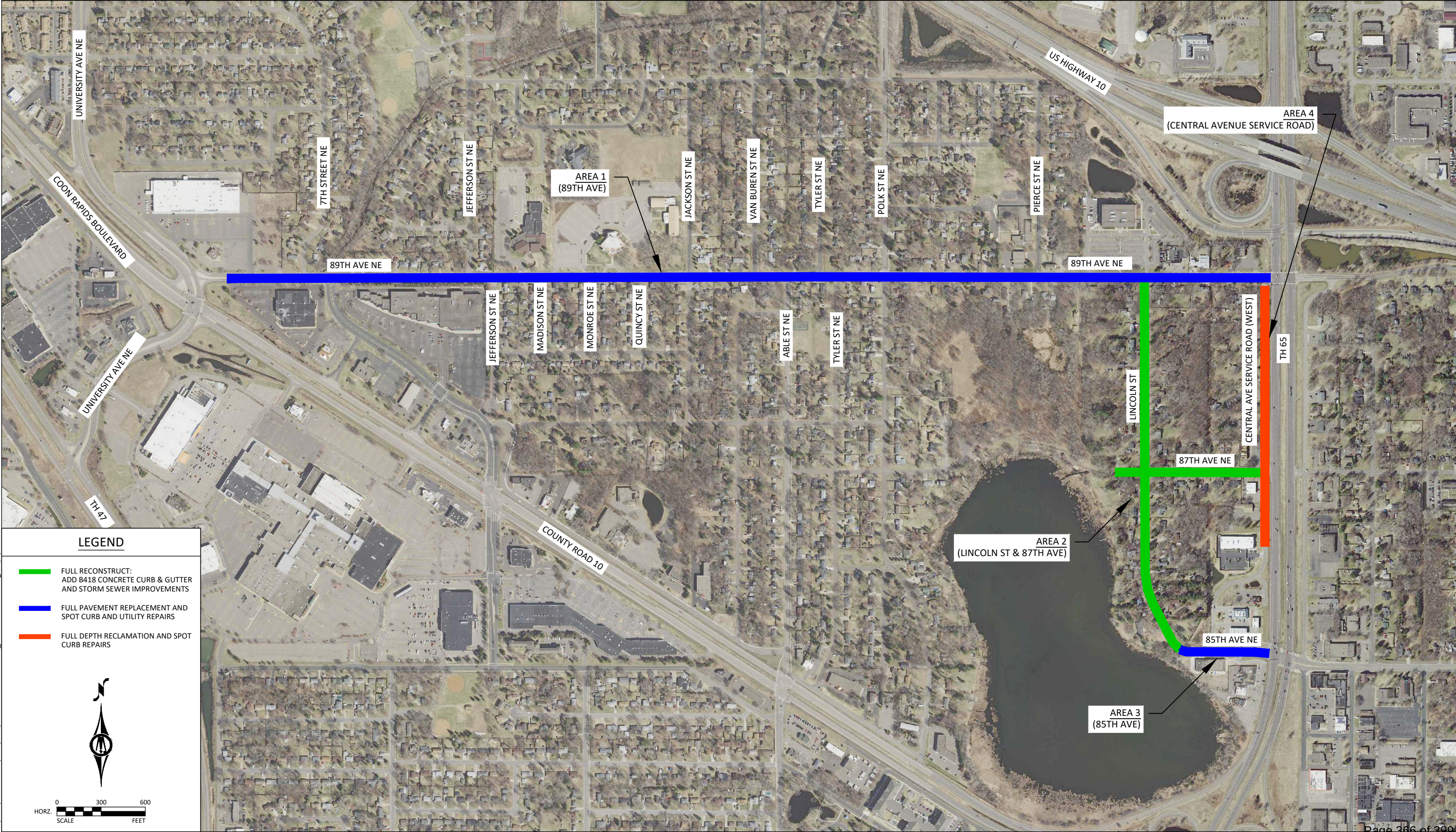


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk





City of Blaine

Staff Report

File Number: RES 24-100

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Resolution

Administration - Jason Zimmerman, Finance Director

Agenda Item # 11.2

Resolution Awarding the Sale of \$11,610,000 General Obligation Tax Abatement Bonds, Series 2024A; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment

Executive Summary

Council is requested to approve the competitive negotiated sale of \$12,550,000 of General Obligation Tax Abatement Bonds in order to finance the construction of ten lighted artificial turf all-purpose fields on the existing National Sports Center campus, consistent with the Funding Agreement and other project related agreements associated with the 105th Avenue Redevelopment Area.

Background

Minnesota law allows political subdivisions - cities, counties, school districts, and towns - to issue property tax abatement bonds, per [Minnesota State Statutes Section 469.1814](#), in order to promote local economic growth. The statute allows proceeds of Tax Abatement Bonds to be used to (1) pay for public improvements that benefit the property, (2) to acquire and convey land or other property, as provided under this section, (3) to reimburse the property owner for the cost of improvements made to the property, or (4) to pay the costs of issuance of the bonds. These bonds are often used to facilitate economic development in ways not allowed by tax increment financing, which includes financing community recreation and cultural facilities. The statutory authority creates an abatement levy based on the property value of parcels subject to the abatement. The authority to use tax abatement applies separately to each taxing jurisdiction, which differs from TIF.

As part of the 105th Avenue Redevelopment District, discussions between the National Sports Center (NSC), Minnesota Amateur Sports Commission (MASC), the project developer, and the City began in April 2023 to identify a process in which the developer could acquire rights to a portion of the MASC property. Based on the legislation with which the property was originally acquired, statutory language allows MASC to lease up to 16 acres of property for private development. This lease can be executed for up to 30 years, with two optional extensions of an additional 30 years each, for a total of 90 years. This

provision was included to provide the NSC with a means to raise funding for operations of the campus.

Through negotiation, the NSC/MASC identified the need for artificial turf all-purpose fields as compensation for leasing the allowable 16 acres on the north side of 105th Avenue. In order to finance the project, an amount of \$12 million was identified to complete the installation of ten lighted artificial turf all-purpose fields. Turf is proposed to be installed on fields 25-32, 55, and 56 per the attached campus map. The NSC has stated that this investment has the potential to increase their revenue by 10-15% while also greatly increasing their ability to compete for national tournaments. Increased utilization of the campus will also drive economic growth for the City, as visitors are likely to patronize local businesses and restaurants. In order to raise the \$12 million of requested funding, staff is recommending approval of the attached resolution for the sale of General Obligation Bonds, Series 2024A.

From the onset, the intent has been to finance this project with new values not currently included in the City's property tax calculation. The anticipated debt structure, which requires approximately \$125 million in value to generate sufficient annual property taxes, was established during the Public Hearing held at the April 15 City Council Meeting and accomplishes the goal set forth to underwrite the project with contributions from new property tax base. If not for the City's willingness to issue bonds, the developer would not be able to secure the ground lease of 16 acres on the MASC site, and no development, nor new tax values would be generated. Upon conclusion of the debt service in 2040, the new value will be incorporated into the City's overall tax base. While access to this property is vital to the 105th Avenue Redevelopment and serves as the first phase of the overall master plan, this bond sale does not include or commit the City to financing any other activities related to the redevelopment area. The disbursement of bond proceeds will follow the amended funding agreement approved at the April 15 City Council Meeting.

Under the property tax abatement authority, the amount of property taxes abated annually for the Bonds, together with any outstanding annual abatements, may not exceed 10% of the City's net tax capacity ("NTC") or \$200,000, whichever is greater. For property taxes payable in 2024, the City's NTC is approximately \$114,685,940, which provides property tax abatement authority of approximately \$11,468,594. The maximum annual debt service on the principal amount of the bonds is anticipated to be approximately \$1,300,000 by 2031, remaining at that level until the conclusion of the debt schedule. Since the City does not have any outstanding abatements, this amount is well below the statutory limit.

As part of the overall financing package, the Spring Lake Park School District and Anoka County have also agreed to participate in the tax abatement, which is important to the viability of the project and demonstrates the multi-jurisdictional support of this development. On April 9, the County and School District held separate public hearings related to establishing the tax abatement, with no public appearing for comment. The County (April 23) and School District (April 25) subsequently approved the tax abatement and associated pledge agreements. The terms of the agreement include:

- Maximum County contribution of \$5.3 million
- Maximum School District contribution of \$6.0 million
- Distribution of collected taxes by the County and School District to be sent to Blaine by July 15 and January 15 of each year

- The bonds are to be general obligations of the City for which its full faith, credit and taxing powers are pledged

While the final terms of the bond structure are subject to the bids received on the sale date, the overall structure has been designed to consider state statutes which limit an abatement to 15 years when more than one political subdivision participates. The general outline of the bonds considers the utilization of capitalized interest due to the delay in Minnesota's property tax collection process and increasing levels of principal repayment consistent with the master developers' construction timeline. While a General Obligation of the City, the bonds have been designed to be repaid with property taxes generated by new development.

On April 15, 2024, city staff along with representatives from Baker Tilly, the city's independent municipal advisor, participated in a call with Standard & Poor's Global Ratings (S&P) to evaluate the creditworthiness of Blaine's general obligation debt. On May 25, 2024, S&P affirmed Blaine's AAA rating, citing very strong financial management, a very strong economy, and strong budgetary performance. The AAA rating, which is the highest rating assigned by S&P, includes a stable outlook which reflects the expectation that Blaine's continued economic growth, paired with strong management policies and practices, will support balanced operations and a strong overall financial profile while absorbing potentially substantial increases in debt levels over the next two years.

Bids on the bonds were due at 11:00 a.m. on Monday, May 6. A representative from Baker Tilly will be at the meeting to deliver the completed resolution, inform the Council of the bid amounts, and recommend Council action.

Consistent with past practice, as the sale and City Council meeting are scheduled for the same date, the initial resolution for the award of sale is a draft outline. The resolution will be updated upon bid opening on the afternoon of May 6, prior to Council consideration for approval.

Strategic Plan Relationship

The issuance of debt will finance the construction of ten (10) lighted, artificial turf all-purpose fields on the National Sports Center campus and authorize the ground lease to unlock 16 acres of state-owned land for private development within the 105th Avenue Redevelopment area. The proposed project aligns with the city's adopted 2023-2026 Strategic Plan and the priority of economic development.

Board/Commission Review

N/A

Financial Impact

Proceeds of the bond sale will be used to fund the construction of ten lighted artificial turf all-purpose fields on the existing National Sports Center (NSC) campus, consistent with previously approved funding, site control, reciprocal easement, and guaranty agreements. The associated debt service is anticipated to be financed through property taxes generated by new development and associated pledge agreements.

Public Outreach/Input

On April 15, 2024, the City Council:

- Held a public hearing and adopted a resolution establishing the parcels for inclusion in the tax abatement. No public commentary was provided.
- Received a staff report and adopted a resolution providing for the competitive negotiated sale of \$12,550,000 General Obligation Tax Abatement Bonds, Series 2024A and set the sale date for May 6, 2024.

Staff Recommendation

By motion, adopt the resolution awarding the competitive negotiated sale of \$12,550,000 General Obligation Tax Abatement Bonds, Series 2024A; fixing their form and specifications, directing their execution and delivery, and providing for their payment.

Attachment List

1. Abatement Award Resolution



City of Blaine

Signature Copy

Resolution: RES 24-100

Resolution Awarding the Sale of \$11,610,000 General Obligation Tax Abatement Bonds, Series 2024A; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment

See attached.

Extract of Minutes of Meeting of the
of the City Council of the City of Blaine, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Blaine, Minnesota, was duly held in the City Hall in said City on Monday, the 6th day of May, 2024, commencing at 7:00 P.M.

The following members were present:

and the following were absent:

* * *

* * *

* * *

The Mayor announced that the next order of business was the consideration of the proposals which had been received for the purchase of the City's \$11,610,000 General Obligation Tax Abatement Bonds, Series 2024A.

The City Finance Director presented a tabulation of the proposals which had been received in the manner specified in the Terms of Proposal for the Bonds. The proposals are summarized on **EXHIBIT A** attached hereto.

After due consideration of proposals, Councilmember _____ introduced the following resolution, and moved its adoption:

RESOLUTION NO. _____

**A RESOLUTION AWARDING THE SALE OF
\$11,610,000 GENERAL OBLIGATION
TAX ABATEMENT BONDS, SERIES 2024A
FIXING THEIR FORM AND SPECIFICATIONS;
DIRECTING THEIR EXECUTION AND DELIVERY;
AND PROVIDING FOR THEIR PAYMENT**

BE IT RESOLVED By the City Council (the “Council”) of the City of Blaine, Anoka and Ramsey Counties, Minnesota (the “City”) as follows:

Section 1. Sale of Bonds.

1.01. Background; Findings. It is determined that:

(a) The City is authorized by Minnesota Statutes, Chapter 475 and Sections 469.1812 through 469.1815, as amended (collectively, the “Abatement Act”) to utilize property tax abatements on specified parcels in order to accomplish certain public purposes, including the acquisition, construction and installation of certain improvements, including without limitation approximately ten turf fields with associated lighting and ancillary infrastructure as part of the National Sports Center campus in the City (the “Project”).

(b) On April 15, 2024 the City held a public hearing regarding, and adopted a resolution (the “Abatement Resolution”) approving, property tax abatements in the maximum amount of \$13,000,000 on certain property in the City (as modified from time to time in accordance with the Abatement Resolution, the “Abatement Parcels”) pursuant to the Abatement Act (the “Abatements”).

(c) In addition, (i) on April 9, 2024, Independent School District No. 16 (Spring Lake Park Schools) (the “School District”) held a public hearing regarding, and on April 25, 2024, adopted a resolution (the “District Abatement Resolution”) approving, the pledge to the City of property tax abatements in the maximum amount of \$6,000,000 on certain property in the City pursuant to the Abatement Act and (ii) on April 9, 2024, Anoka County, Minnesota (the “County”) held a public hearing regarding, and on April 23, 2024, adopted a resolution (the “County Abatement Resolution”) approving, the pledge to the City of property tax abatements in the maximum amount of \$5,300,000 on certain property in the City pursuant to the Abatement Act. To the extent that such abatements are paid to the City, such amounts are “Abatements” as defined herein and may reduce the amount of the property tax abatements collected and pledged by the City pursuant to its Abatement Resolution.

(d) It is determined that it is necessary and expedient that the City issue the Bonds to finance the Project.

(e) The City is authorized by Minnesota Statutes, Section 475.60, subdivision 2(9) to negotiate the sale of the Bonds, if the City has retained an independent municipal advisor in connection with such sale. The City has retained Baker Tilly Municipal Advisors, LLC as an

independent municipal advisor in connection with the sale of the Bonds. The actions of the City staff and the City's municipal advisor in negotiating the sale of the Bonds are ratified and confirmed in all aspects.

1.02. Award to the Purchaser and Interest Rates. The proposal of Fidelity Capital Markets, Boston, Massachusetts (the "Purchaser") to purchase the Bonds of the City described in the official statement thereof is found and determined to be the most favorable offer received and is hereby accepted. The successful proposal is to purchase the Bonds at a price of \$12,525,032.15 (par amount of \$11,610,000.00, plus original issue premium of \$988,534.55 less an underwriter's discount of \$73,502.40), for Bonds bearing interest as follows:

<u>Year of Maturity</u>	<u>Interest Rate</u>	<u>Year of Maturity</u>	<u>Interest Rate</u>
2027	5.00%	2034	5.00%
2028	5.00	2035	4.00
2029	5.00	2036	4.00
2030	5.00	2037	4.00
2031	5.00	2038	4.00
2032	5.00	2039	4.00
2033	5.00	2040	4.00

1.03. Purchase Contract. Any amount paid by the Purchaser over the minimum purchase price shall be credited to the Debt Service Fund hereinafter created or deposited in the Construction Fund hereinafter created, as determined by the City Finance Director after consultation with the City's municipal advisor. The City Finance Director is directed to retain the good faith deposit of the Purchaser, pending completion of the sale of the Bonds. The Mayor and City Manager are authorized to execute a contract with the Purchaser on behalf of the City, if requested by the Purchaser.

1.04. Terms and Principal Amount of Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act in the total principal amount of \$11,610,000, originally dated as of the date of delivery, in fully registered form in the denominations of \$5,000 each or any integral multiple thereof, numbered No. R-1 and upward, bearing interest as above set forth, and maturing serially on February 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2027	\$60,000	2034	\$930,000
2028	325,000	2035	980,000
2029	580,000	2036	1,025,000
2030	620,000	2037	1,070,000
2031	795,000	2038	1,120,000
2032	835,000	2039	1,165,000
2033	885,000	2040	1,220,000

For purpose of complying with Minnesota Statutes, Section 475.54, Subdivision 1, the maturity schedule for the Bonds will be combined with the maturity schedule for all of the general obligation debt of the City.

As may be requested by the Purchaser, one or more term Bonds (the “Term Bonds”) may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

1.05. Optional Redemption. The City may elect on February 1, 2033, and on any day thereafter to prepay Bonds maturing on or after February 1, 2034. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing February 1, 2025, to the registered owners thereof of record as of the close of business on the 15th day of the immediately preceding month, whether or not that day is a business day.

2.03. Registration. The City will appoint, and will maintain, a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar will keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of any Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate

and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the 15th day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. Whenever any Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. All Bonds surrendered upon any transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered, as of the applicable record date, in the bond register as the absolute owner of such Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds, in an amount sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to the Registrar that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to the Registrar and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, written notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) at least 30 days prior to the redemption date to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints U.S. Bank Trust Company, National Association, St. Paul, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon 30 days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of this Council, the City Manager must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the City Finance Director and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that all signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of any Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this Resolution. When the Bonds have been so prepared, executed and authenticated, the City Finance Director will deliver the same to the Purchaser thereof upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

2.06. Form of Bonds. The Bonds will be printed or typewritten in substantially the form set forth in **EXHIBIT B** attached hereto.

2.07 Approving Legal Opinion. The City Finance Director is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, which will be complete except as to dating thereof and will cause the opinion to be printed on or accompany each Bond.

Section 3. Payment; Security; Pledges and Covenants.

3.01 Debt Service Fund. The Bonds are payable from the General Obligation Tax Abatement Bonds, Series 2024A Debt Service Fund (the “Debt Service Fund”) hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. Amounts in the Debt Service Fund are irrevocably pledged to the Bonds. To the Debt Service Fund hereby created, there is hereby pledged and irrevocably appropriated and there will be credited: (A) the proceeds of general ad valorem property taxes herein or hereafter levied and the Abatements, which may include property tax abatement amounts paid by the County and the School District in lieu of property tax abatements collected by the City; (B) capitalized interest financed from Bond proceeds, if any; (C) the amount over the minimum purchase price paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; and (D) all investment earnings on funds in the Debt Service Fund; and (E) any and all other moneys which are properly available and are appropriated by the City Council to the Debt Service Fund. If a payment of principal or interest on the Bonds becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the City Finance Director is directed to pay such principal or interest from other funds of the City, and such fund will be reimbursed for those advances out of the proceeds of Abatements and Taxes when collected.

3.02 Construction Fund. The proceeds of the Bonds, less the appropriations made in Section 3.01, together with any other funds appropriated for the Project will be deposited in a separate construction fund (the “Construction Fund”) to be used solely to defray expenses of the Project and the payment of principal and interest on the Bonds prior to the completion and payment of all costs of the Project. Any balance remaining in the Construction Fund after completion of the Project and the costs thereof paid, may be used as provided in Minnesota Statutes, Section 475.65. Thereafter, the Construction Fund is to be closed and any remaining balances therein and subsequent collections of taxes for the Project are to be deposited in the Debt Service Fund.

3.03. Pledge of Tax Levy. For the purpose of paying the principal of and interest on the Bonds, there is hereby levied a direct annual irrepealable ad valorem property tax (the “Taxes”) upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The taxes will be credited to the Debt Service Fund above provided and will be in the years (being each year of collection) and amounts as set forth in **Exhibit C**.

It is hereby determined that the estimated collections of Abatements and the foregoing Taxes will produce at least 5% in excess of the amount needed to meet when due the principal and interest payments on the Bonds.

3.04. Certification to County Auditors as to Debt Service Fund Amount. It is hereby determined that the estimated collections of Abatements and the foregoing Taxes will produce at

least 5% in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The amount of the Abatements is at least equal to the principal amount of the Bonds. The tax levy herein provided is irrevocable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the City Finance Director may certify to the County Auditors of Anoka and Ramsey Counties, Minnesota (collectively the "County Auditor") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the County Auditor will thereupon reduce the levy collectible during such year by the amount so certified in the manner and to the extent permitted by Section 475.61, subdivision 3 of the Act.

3.05. Registration of Resolution. The City Clerk is directed to file a certified copy of this resolution with the County Auditors of Anoka and Ramsey Counties and to obtain the certificate required by Minnesota Statutes, Section 475.63.

3.06 General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of monies in the general fund of the City which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Service Fund when a sufficient balance is available therein.

Section 4. Authentication of Transcript.

4.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds, certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, may be deemed representations of the City as to the facts and representations stated therein as it relates to the City.

4.02. Certification as to Official Statement. The Mayor, City Manager, and Finance Director, or any of them, are hereby authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Official Statement is, as of the date thereof, a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement, as it relates to the City and the Bonds.

4.03. Other Certificates. The Mayor, City Manager, and Finance Director, or any of them, are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, City Manager, and Finance Director, or any of them, shall also execute and deliver to

the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

4.04 Electronic Signatures. The electronic signature of the Mayor, City Manager, and Finance Director, or any of them, to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) “electronic signature” means (a) a manually signed original signature that is then transmitted by electronic means or (b) a signature obtained through DocuSign or Adobe or a similarly digitally auditable signature gathering process; and (ii) “transmitted by electronic means” means sent in the form of a facsimile or sent via the internet as a portable document format (“pdf”) or other replicating image attached to an electronic mail or internet message.

Section 5. Tax Covenants.

5.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the Code), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds. To that end, the City will comply with all requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments and limitations on amounts invested at a yield greater than the yield on the Bonds.

5.02 Rebate. The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States (unless the City qualifies for any exception to the rebate requirements based on timely expenditure of proceeds of the Bonds, in accordance with the Code and applicable Treasury Regulations).

5.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds, or to cause or permit them to be used, in such a manner as to cause the Bonds to be “private activity bonds” within the meaning of Sections 103 and 141 through 150 of the Code. The Bonds are payable from generally applicable taxes and there is no private payment or private security directly or indirectly pledged to the payment thereof.

5.04. No Designation of Qualified Tax-Exempt Obligations. The Bonds have not been designated as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

5.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

Section 6. Book-Entry System; Limited Obligation of City.

6.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

6.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar) of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.,” will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

6.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

6.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this Resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

6.05. Payments to Cede & Co. Notwithstanding any other provision of this Resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 7. Abatement Agreement. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the (a) Tax Abatement Pledge Agreement between the City and the County, dated on or about the date of the issuance of the Bonds (the "County Abatement Agreement"); and (b) Tax Abatement Pledge Agreement between the City and the School District, dated on or about the date of the issuance of the Bonds (the "District Abatement Agreement," and together with the County Abatement Agreement the "Abatement Agreements"), as originally executed and as may be amended from time to time in accordance with the terms thereof.

Section 8. Continuing Disclosure.

8.01. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Resolution, failure of the City to comply with the Continuing Disclosure Certificate is not an event of default with respect to the Bonds; however any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

8.02. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

Section 9. Defeasance. When all Bonds and all accrued interest thereon, have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in

full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full or by depositing irrevocably in escrow, with a suitable institution qualified by law as an escrow agent for this purpose, cash or securities which are backed by the full faith and credit of the United States of America, or any other security authorized under Minnesota law for such purpose, bearing interest payable at such times and at such rates and maturing on such dates and in such amounts as shall be required and sufficient, subject to sale and/or reinvestment in like securities, to pay said obligation(s), which may include any interest payment on such Bond and/or principal amount due thereon at a stated maturity (or if irrevocable provision shall have been made for permitted prior redemption of such principal amount, at such earlier redemption date). If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Approved this 6th day of May, 2024, by the City Council of the City of Blaine, Minnesota.

CITY OF BLAINE, MINNESOTA

Mayor

ATTEST:

City Clerk

EXHIBIT A
PROPOSALS



\$12,550,000*

**City of Blaine, Minnesota
General Obligation Tax Abatement Bonds, Series 2024A
S&P Rating: AAA**

Sale Date: May 6, 2024

BBI: 4.07%

Average Maturity: 10.466 Years

Bidder	TIC
Fidelity Capital Markets	3.3898%
KeyBanc Capital Markets	3.4089%
Hilltop Securities Inc.	3.4295%
Piper Sandler & Co.	3.4301%
UBS Financial Services Inc.	3.4328%
Jefferies LLC	3.4458%
Mesirow Financial, Inc.	3.4615%
J.P. Morgan Securities LLC	3.4624%
Janney Montgomery Scott LLC	3.4682%
The Baker Group	3.4696%
BOK Financial Securities, Inc.	3.4704%
Robert W. Baird & Co., Incorporated	3.4817%
Fifth Third Securities, Inc.	3.4838%

Winning Bidder Information	Maturity	Interest Rate	Reoffering Yield	Reoffering Price
FIDELITY CAPITAL MARKETS	2/1/2027	5.00%	3.05%	104.958%
Morgan Stanley & Co. LLC	2/1/2028	5.00%	2.90%	107.256%
Raymond James & Associates, Inc.	2/1/2029	5.00%	2.84%	109.379%
FHN Financial Capital Markets	2/1/2030	5.00%	2.81%	111.399%
Advisors Asset Management, Inc.	2/1/2031	5.00%	2.80%	113.295%
Ramirez & Co., Inc.	2/1/2032	5.00%	2.83%	114.862%
American Veterans Group, PBC	2/1/2033	5.00%	2.85%	116.408%
SumRidge Partners, LLC	2/1/2034	5.00%	2.88%	116.158%
SAMCO Capital Markets, Inc.	2/1/2035	4.00%	3.05%	107.185%
Cabrera Capital Markets, LLC	2/1/2036	4.00%	3.17%	106.245%
	2/1/2037	4.00%	3.30%	105.236%
	2/1/2038	4.00%	3.42%	104.315%
	2/1/2039	4.00%	3.52%	103.555%
	2/1/2040	4.00%	3.65%	102.577%

Purchase Price: \$13,564,147.60*

Net Interest Cost: \$4,647,239.21*

TIC: 3.3898%*

* Subsequent to bid opening, the par amount decreased to \$11,610,000; and the price, net interest cost, and true interest cost have changed to \$12,525,032.15, \$4,381,930.91, and 3.4049%, respectively.

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EXHIBIT B
FORM OF BOND

No. R-_____

\$_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTIES OF ANOKA AND RAMSEY
CITY OF BLAINE

GENERAL OBLIGATION TAX ABATEMENT BOND, SERIES 2024A

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____ %	February 1, 20__	May 30, 2024	092765 L

Registered Owner: Cede & Co.

The City of Blaine, Minnesota, a duly organized and existing municipal corporation in Anoka and Ramsey Counties, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum set forth above on the Maturity Date specified above, unless called for earlier redemption, with interest thereon from the date hereof at the annual Rate specified above (calculated on the basis of a 360-day year of twelve 30-day months), payable February 1 and August 1 in each year, commencing February 1, 2025, to the person in whose name this Bond is registered at the close of business on the 15th day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by U.S. Bank Trust Company, National Association, St. Paul, Minnesota, as Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2033, and on any date thereafter to prepay Bonds due on or after February 1, 2034. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify the Depository Trust Company (“DTC”) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

The City Council has not designated the issue of Bonds of which this Bond forms a part as “qualified tax exempt obligations” within the meaning of Section 265(b)(3) of the Internal

Revenue Code of 1986, as amended (the “Code”) relating to disallowance of interest expense for financial institutions.

This Bond is one of an issue in the aggregate principal amount of \$11,610,000 all of like original issue date and tenor, except as to number, denomination, maturity date, redemption privilege and interest rate, all issued pursuant to a resolution adopted by the City Council on May 6, 2024 (the “Resolution”), for the purpose of providing money to finance certain public improvements, including the acquisition, construction and installation of certain improvements, including without limitation approximately ten turf fields with associated lighting and ancillary infrastructure as part of the National Sports Center campus in the City, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 469 and 475, as amended. The principal hereof and interest hereon are payable from property tax abatements and from ad valorem taxes levied on all taxable property in the City, all as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property, in the City in the event of any deficiency in property tax abatements, and ad valorem taxes pledged, which taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by the owner’s attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner’s attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed in regular and due form, time and manner, that prior to the issuance of this bond the City Council of the City has provided funds for the payment of principal and interest on the bonds of this issue as the same become due, but the full faith and credit of the City is pledged for their payment and additional taxes will be levied, if required for such purpose, without limitation as to the rate or amount; and that this bond, together

with all other indebtedness of the City outstanding on the date of its issuance, does not exceed any constitutional or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Blaine, Anoka and Ramsey Counties, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: May 30, 2024

CITY OF BLAINE, MINNESOTA

City Manager

Mayor

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION**

By _____
Authorized Representative

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants
in common

TEN ENT -- as tenants
by entireties

JT TEN -- as joint tenants
with right of
survivorship and
not as tenants in
common

UNIF GIFT MIN ACT
____ Custodian ____
(Cust) (Minor)
under Uniform Gift or Transfer to
Minors Act
of.....
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to,

or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: _____

(Include information for all joint owners if this Bond
is held by joint account.)

Please insert social security or other
identifying number of assignee

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

Date of Registration

May 30, 2024

Registered Owner

Cede & Co.

Federal ID #13-2555119

Signature of Registrar

EXHIBIT C

Tax Levy

 **\$11,610,000**

City of Blaine, Minnesota

General Obligation Tax Abatement Bonds, Series 2024A

Post-Sale Tax Levies

Payment Date	Principal	Coupon	Interest	Total P+I	Capitalized Interest	105% Overlevy	City Abatement Revenue	Net Levy	Levy/Collection Year
02/01/2025	-	-	344,563.06	344,563.06	(344,563.06)	-	-	-	2023/2024
02/01/2026	-	-	514,700.00	514,700.00	(36,029.00)	502,604.55	-	502,604.55	2024/2025
02/01/2027	60,000.00	5.000%	514,700.00	574,700.00	-	603,435.00	60,000.00	543,435.00	2025/2026
02/01/2028	325,000.00	5.000%	511,700.00	836,700.00	-	878,535.00	325,000.00	553,535.00	2026/2027
02/01/2029	580,000.00	5.000%	495,450.00	1,075,450.00	-	1,129,222.50	580,000.00	549,222.50	2027/2028
02/01/2030	620,000.00	5.000%	466,450.00	1,086,450.00	-	1,140,772.50	620,000.00	520,772.50	2028/2029
02/01/2031	795,000.00	5.000%	435,450.00	1,230,450.00	-	1,291,972.50	795,000.00	496,972.50	2029/2030
02/01/2032	835,000.00	5.000%	395,700.00	1,230,700.00	-	1,292,235.00	835,000.00	457,235.00	2030/2031
02/01/2033	885,000.00	5.000%	353,950.00	1,238,950.00	-	1,300,897.50	885,000.00	415,897.50	2031/2032
02/01/2034	930,000.00	5.000%	309,700.00	1,239,700.00	-	1,301,685.00	930,000.00	371,685.00	2032/2033
02/01/2035	980,000.00	4.000%	263,200.00	1,243,200.00	-	1,305,360.00	980,000.00	325,360.00	2033/2034
02/01/2036	1,025,000.00	4.000%	224,000.00	1,249,000.00	-	1,311,450.00	1,025,000.00	286,450.00	2034/2035
02/01/2037	1,070,000.00	4.000%	183,000.00	1,253,000.00	-	1,315,650.00	1,070,000.00	245,650.00	2035/2036
02/01/2038	1,120,000.00	4.000%	140,200.00	1,260,200.00	-	1,323,210.00	1,120,000.00	203,210.00	2036/2037
02/01/2039	1,165,000.00	4.000%	95,400.00	1,260,400.00	-	1,323,420.00	1,165,000.00	158,420.00	2037/2038
02/01/2040	1,220,000.00	4.000%	48,800.00	1,268,800.00	-	1,332,240.00	1,220,000.00	112,240.00	2038/2039
Total	\$11,610,000.00	-	\$5,296,963.06	\$16,906,963.06	(380,592.06)	\$17,352,689.55	\$11,610,000.00	-	-

STATE OF MINNESOTA
COUNTIES OF ANOKA

COUNTY AUDITOR'S
CERTIFICATE AS TO TAX
LEVY AND REGISTRATION

I, the undersigned County Auditor of Anoka County, Minnesota, hereby certify that a certified copy of a resolution adopted by the City Council of the City of Blaine Minnesota, on May 6, 2024, levying taxes for the payment of its \$11,610,000 General Obligation Tax Abatement Bonds, Series 2024A, of said municipality dated May 30, 2024, has been filed in my office and said bonds have been entered on the register of obligations in my office and that such tax has been levied as required by law.

WITNESS My hand and official seal this _____ day of _____, 2024.

County Auditor
Anoka County, Minnesota

STATE OF MINNESOTA
COUNTIES OF RAMSEY

COUNTY AUDITOR'S
CERTIFICATE AS TO TAX
LEVY AND REGISTRATION

I, the undersigned County Auditor of Ramsey County, Minnesota, hereby certify that a certified copy of a resolution adopted by the City Council of the City of Blaine Minnesota, on May 6, 2024, levying taxes for the payment of its \$11,610,000 General Obligation Tax Abatement Bonds, Series 2024A, of said municipality dated May 30, 2024, has been filed in my office and said bonds have been entered on the register of obligations in my office and that such tax has been levied as required by law.

WITNESS My hand and official seal this _____ day of _____, 2024.

County Auditor
Ramsey County, Minnesota



City of Blaine

Staff Report

File Number: ORD 24-2549

Agenda Date	Status
May 6, 2024	
In Control	File Type
City Council	Ordinance

Administration - Erik Thorvig, Community Development Director

Agenda Item # 11.3

Second Reading
Amend Chapter 90 - Vegetation, Article II. Weeds and Tall Grass

Executive Summary

Council is asked to consider second reading and adopt an ordinance to allow property owners and occupants to install and maintain managed natural landscapes.

Background

Minnesota Statute 412.925 was signed into law last year and requires that municipalities allow property owners and occupants to install and maintain managed natural landscapes that may exceed 8 inches in height and be allowed to go to seed. The landscapes must be maintained and cannot include noxious weeds. Additionally, weeds and grasses not part of a managed natural landscape cannot exceed 8 inches in height or be allowed to go to seed. The law went into effect July 1, 2023, and supersedes any local regulations requiring residents to maintain a managed turf-grass lawn. Managed natural landscape properties will be recorded and tracked through iMS (city code enforcement and permitting software) for documentation and will not include any official permitting or review unless a complaint is received. First reading was held April 15 and no amendments were recommended.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

My motion, adopt the ordinance.

Attachment List

1. MN Statute 412.925



City of Blaine

Signature Copy

Ordinance: ORD 24-2549

Second Reading

Amend Chapter 90 - Vegetation, Article II. Weeds and Tall Grass

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

Sec. 90-31. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~*Land management plan* means a written plan relating to the management of the native lawn area. This plan shall include a legal description of the property to be planted in native lawn; a statement of intent and purpose of the lawn; a general description of the vegetation types, plants and plant succession involved; any borders, natural or manmade screens or barriers around the native lawn; the specific management/maintenance techniques to be employed; and a list of all adjoining or certified property owners.~~

Managed natural landscape means a planned, intentional, and maintained planting of native or nonnative grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plants. Managed natural landscapes does not include turf grass lawns left unattended for the purpose of returning to a natural state.

~~*Native lawn* means a lawn consisting of grasses and flowering plants which are native to, or adapted to, the state, which are commonly found in meadow and prairie plant communities, except noxious weeds. This does not include turf grasses or plantings consisting exclusively of wildflowers, without tall grasses.~~

Ornamental plants mean grasses, perennials, annuals, and groundcovers purposely planted for aesthetic reasons.

Turf grasses means grasses that are commonly used in regularly cut lawn areas such as blue grass, fescue, and rye grass blends.

(Code 1980, § 11-20; Ord. No. 96-1593, 3-21-1996)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 90-32. Penalty for violation of article.

Any person who shall not abate the nuisance as directed in this article or who shall fail to comply with the provisions of any notice provided in this article, or who shall resist or obstruct the city manager or authorized representative in the abatement of a nuisance, shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to punishment as provided in section 1-7.

(Code 1963, § 109C.04; Code 1980, § 11-25; Ord. No. 592, 9-21-1978; Ord. No. 96-1593, 3-21-1996)

Sec. 90-33. Nonapplicability of article provisions.

The provisions of this article do not apply to noxious weeds as defined in Minn. Stat. § 18.87.

Sec. 90-34. Declaration of nuisance and illegality.

- (a) All turf grasses, pollinator lawns, and weeds or grass growing to a greater height greater than six eight (8) inches, measured from the base at ground level to the tip of the stalk, stem, blade, or leaf are hereby declared to be a public nuisance. All turf grasses, pollinator lawns, and weeds which have gone or are about

~~to seed are also declared a public nuisance as they or weeds or growing grass which have gone or are about to go to seed, existing on any platted lot in the city or existing on any outlot, which is created in conjunction with and by virtue of the approval of a plat, are hereby declared to be a nuisance and are hereby declared to be detrimental to the health, safety and general welfare of the residents of the city.~~

- (b) It shall be unlawful for the owner, lessee, occupant, or representative of any such owner, lessee, or occupant, of any land described in subsection (a) of this section in the city, to allow, permit, or maintain a nuisance on any such land or along the sidewalk, street, or alley adjacent thereto.

(Code 1963, § 109C.01; Code 1980, § 11-21; Ord. No. 592, 9-21-1978; Ord. No. 96-1593, 3-21-1996)

Sec. 90-35. Notice to abate.

When the owner, lessee, or occupant of any land within the city permits a nuisance to exist in violation of this article, the city manager or authorized representative, shall cause to be served a notice in writing upon the owner, lessee, or occupant if other than the owner, stating specific instructions and methods when and how the nuisance is to be controlled or eradicated. The notice shall be served personally or by U.S. mail. Service on persons living temporarily or permanently outside the city, whose property is vacant or unoccupied, may be made by sending the notice by U.S. mail to the last known address of such person, to be ascertained, if necessary, from the last tax list in the county treasurer's office. The notice shall order that the nuisance be abated within ten days after service of such notice. The notice shall also state that in the event of failure to comply, the nuisance will be abated by the city at the expense of the owner of the property.

For second and subsequent violations of this article within the same calendar year, notice shall be made by posting of the order in a clearly visible and conspicuous location at the property or structure. The notice shall order that the nuisance be abated within three days after posting of such notice. The notice shall also state that in the event of failure to comply, the nuisance will be abated by the city at the expense of the owner of the property.

(Code 1963, § 109C.02; Code 1980, § 11-22; Ord. No. 592, 9-21-1978; Ord. No. 96-1593, 3-21-1996; Ord. No. 08-2160, 5-1-2008)

Sec. 90-36. Assessment of abatement cost.

If such person fails to comply with the notice to abate within the time frame set forth in the notice, the city manager or authorized representative, shall have the nuisance cut and removed or otherwise eradicated. A record showing the cost of such work attributable to each separate lot or parcel shall be delivered to the city clerk. Notice in writing of the work done and the costs and expenses incurred, including the administration fee to be imposed pursuant to the fee schedule adopted by the council, shall be served on the owner, lessee, or occupant of the property, in accordance with the service requirements of this article. Such notice shall indicate that if the total amount is not paid to the city within 30 days of service of the notice, the amount of the costs and expenses incurred, along with the administration fee, shall be certified to the county auditor on or about October 1 of each year and shall be collected in the same manner as other taxes are collected.

(Code 1963, § 109C.03; Code 1980, § 11-23; Ord. No. 592, 9-21-1978; Ord. No. 96-1593, 3-21-1996; Ord. No. 08-2160, 5-1-2008; Ord. No. 12-2247, 4-5-2012)

Sec. 90-37. Exceptions.

- (a) ~~For native lawns.~~ The owners or their assigned managers of residential property within the city may seek approval of a land management plan to convert a portion of their property to a native lawn, one where the grasses and other growth may exceed six inches in height, provided that such land management plan shall provide such plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on the public ways, not present a hazard to structures on such affected land, and further, shall be maintained as to enhance the appearance of the property on which located. Those seeking approval to convert a portion of their property to natural lawn must submit, with their land management plan, a form provided by the city bearing the signatures of at least 51 percent of the adjoining property owners. If the majority of the adjoining property owners do not sign the form stating that they have no objections to the native lawn, the application will be denied. The term "adjoining property owners" are defined as any landowner whose property lines touch those of the applicant for a natural lawn. The city manager shall instruct the appropriate staff persons to review the lawn management plan. A managed natural landscape permitted under Minnesota Statute 412.925, as amended from time to time. The following guidelines shall be used for review:

- (1) ~~The native lawn~~ managed natural landscape shall not contain any plants classified as a noxious weed.
- (2) ~~The native lawn~~ managed natural landscape shall not encroach upon the public right-of-way or boulevard.
- (3) ~~The native lawn must be screened from view by a natural or manmade barrier, the property owner shall maintain at least a five-foot setback from all property lines, unless waived in writing by the owner of the abutting property on the side so affected. A five-foot setback shall be maintained from all buildings on site.~~ managed natural landscape may not include any plantings, which due to location and manner of growth, constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of clearance and sight line requirements.
- (4) ~~Native lawn areas shall be located in the rear yard only. A managed natural landscape plan should be submitted to the city so it may be officially recorded with the property. During the establishment of a visible managed natural landscape, a sign must be posted on the property that advises the public that a~~ "managed natural landscape is being established".

~~The privilege of maintaining a native lawn does not automatically transfer with the sale of property and must be applied for by a new owner. If within one year after receiving approval of a natural lawn management plan, the plan has not been put into effect, the approval for the plan is considered null and void. All owners of the property, including successors-in-interest, are responsible for ensuring that the managed landscape area is maintained according to current industry standards for the kind of vegetation being grown, to include seasonable cuttings as appropriate. The city reserves the right upon approval of a plan to inspect the premises to ensure compliance with the provisions of this section.~~

- (b) *Other exceptions.* Other exceptions to the tall grass and weed restrictions may include the following:
- (1) A wetland or floodplain designated on the official zoning map.
 - (2) A drainage pond or ditch which stores or conveys stormwater.
 - (3) An area currently being used as pasture land for domestic hooved animals.
 - (4) An area on which the land and vegetation appears not to be graded, landscaped, mowed, or otherwise disturbed by human mechanical means at any time. Determination of what constitutes this type of area will be based on a reasonable judgment of the present appearance of the area. The recent history of the area may be relevant in this determination.
 - (5) Publicly owned property which is being maintained in its natural state.

(Code 1980, § 11-24; Ord. No. 96-1593, 3-21-1996)

Secs. 90-38—90-70. Reserved.

INTRODUCED and read in full this 15th day of April, 2024.

PASSED by the City Council of the City of Blaine this 6th day of May, 2024.

MN STAT 412.925 NATIVE LANDSCAPES.

(a) A statutory city or home rule charter city shall allow an owner, authorized agent, or authorized occupant of any privately owned lands or premises to install and maintain a managed natural landscape. For purposes of this section, the following terms have the meanings given:

(1) "managed natural landscape" means a planned, intentional, and maintained planting of native or nonnative grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plants. Managed natural landscapes does not include turf-grass lawns left unattended for the purpose of returning to a natural state;

(2) "meadow vegetation" means grasses and flowering broad-leaf plants that are native to, or adapted to, the state of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds. "Noxious weed" has the meaning given in section [18.77, subdivision 8](#);

(3) "ornamental plants" means grasses, perennials, annuals, and groundcovers purposely planted for aesthetic reasons;

(4) "rain garden" means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes, and rivers; and

(5) "turf-grass lawn" means a lawn composed mostly of grasses commonly used in regularly cut lawns or play areas, including but not limited to bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than eight inches.

(b) Managed natural landscapes may include plants and grasses that are in excess of eight inches in height and have gone to seed, but may not include any noxious weeds and must be maintained.

(c) Except as part of a managed natural landscape as defined in this section, any weeds or grasses growing upon any lot or parcel of land in a city to a greater height than eight inches or that have gone or are about to go to seed are prohibited.