



City of Blaine

City Council

May 20, 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.** 2024-167 National Public Works Week Proclamation
Sponsors: City Council

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.** 2024-170 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

- 8.2.** 2024-178 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

- 8.3.** RES 24-105 Resolution Approving a Temporary Road Closure for the 2024 Blaine Sizzling Summer Kickoff

Sponsors: Jerome Krieger, Sr. Recreation Manager

- 8.4.** RES 24-106 Resolution Approving Temporary Road Closures for the 2024 Blaine Festival and Parade

Sponsors: Jerome Krieger, Sr. Recreation Manager

- 8.5.** RES 24-98 Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Youth Football at The Ball Park Twin Cities

Sponsors: Cathy Sorensen, City Clerk

- 8.6.** 2024-171 Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property

Sponsors: Cathy Sorensen, City Clerk

- 8.7.** RES 24-107 Resolution Authorizing City Hall and Aquatore Bandshell Security Enhancements, Interfund Transfer from the Capital Improvements Fund, and Associated Budget Amendments.

Sponsors: Brian Podany, Safety Services Manager/Police Chief

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

10. Development Business

- 10.1.** ORD 24-2550 Second 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 24-89 Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.3.** RES 24-90 Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District 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

11. Administration

- 11.1.** RES 24-99 Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of \$4,133,831.46 for the 2024 Pleasure Creek Area Street Reconstruction, Improvement Project No. 24-06
Sponsors: Daniel Schluender, Director of Engineering
- 11.2.** RES 24-103 Resolution Granting Preliminary Approval to Issue Tax Abatement Bonds for the Construction of an Event Stadium with Annual Lease Payments Pledged to the City to Pay the Bonds, and Declaration of Intent to Reimburse Prior Expenditures.
Sponsors: Erik Thorvig, Community Development Director

12. Other Business

13. Adjournment



CITY OF BLAINE

P ROCLAMATION

Public Works Week 2024

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Blaine; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Blaine to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Blaine, hereby designates the week of May 19–25, 2024, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protect our national health, safety, and advancing the quality of life for all.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Blaine to be affixed this 20th day of May 2024.

Tim Sanders, Mayor

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 5/20/2024 FOR PAYMENTS THE WEEK OF 4/26/2024**

Vendor Name	Description	Amount
ADVANCED GRAPHIX INC	Repairs to Squads	\$ 60.00
ADVANCED GRAPHIX INC	Repairs to Squads	\$ 90.00
AMAZON CAPITAL SERVICES	Modules for Dell PowerEdge Servers	\$ 183.96
AMAZON CAPITAL SERVICES	Mailers, Bins, Glue	\$ 177.18
AMAZON CAPITAL SERVICES	CPR Safety Masks (100)	\$ 51.95
AMAZON CAPITAL SERVICES	Wireless Mice	\$ 59.96
AMAZON CAPITAL SERVICES	10GBASE-T SFP+ Transceivers	\$ 979.93
AMAZON CAPITAL SERVICES	Kleenex, Toner, Organizers	\$ 144.33
AMAZON CAPITAL SERVICES	Credit	\$ (62.67)
AMAZON CAPITAL SERVICES	Credit	\$ (20.89)
AMAZON CAPITAL SERVICES	PW Laptop backpacks/Tape	\$ 108.12
AMAZON CAPITAL SERVICES	Gun cleaning supplies/HDMI cable	\$ 101.73
AMAZON CAPITAL SERVICES	Ethernet Cables	\$ 50.48
AMAZON CAPITAL SERVICES	Yellow Safety Jacket-Inspections	\$ 92.00
AMAZON CAPITAL SERVICES	Voltage Converter; Mechanics	\$ 39.58
ANOKA COUNTY	Mortgage Recordings	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	Recording Fees	\$ 46.00
ANOKA COUNTY	Recording Fees	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 92.00
ANOKA COUNTY	County Recordings	\$ 92.00
ANOKA COUNTY LICENSE BUREAU	New Registration - PD	\$ 29.00
AUTOMATIC SYSTEMS COMPANY	Sewer/Lift Station Maintenance	\$ 2,074.50
BACHMAN TRENT	Meals for training	\$ 59.12
BATTERIES PLUS BULBS	MAYC fire panel & door locks	\$ 262.30
BATTERIES PLUS BULBS	Battery for Mower 2384	\$ 152.95
BAUER BUILT INC	Tires/Installation; 1281	\$ 2,330.68
BLAINE BROTHERS INC	Air Valve; 1201	\$ 252.75
BLAINE BROTHERS INC	Fuel Tank Straps; 1203	\$ 321.42
BOYER TRUCKS	Credit	\$ (108.84)
BOYER TRUCKS	Bracket-air Tank; 1241	\$ 31.85
BOYER TRUCKS	Credit	\$ (381.40)
BOYER TRUCKS	Fuel Tank/Straps/Sending Unit	\$ 158.12
BOYER TRUCKS	Fuel Tank/Straps/Sending Unit	\$ 3,080.31
BOYER TRUCKS	Credit	\$ (174.07)
BOYER TRUCKS	Credit	\$ (338.92)
BOYER TRUCKS	Credit	\$ (310.48)
BURNS VICTORIA E	Home Improvement Grant	\$ 1,957.50

CAPITAL ONE TRADE CREDIT	Playground Maint Tools; Parks	\$ 113.95
CAPITAL ONE TRADE CREDIT	Tire Sealant for Mowers	\$ 110.16
CENTURYLINK	Telephone Service	\$ 73.76
CINTAS CORPORATION	CH Mats/Rugs	\$ 205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 219.33
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CINTAS CORPORATION	Medical supply cabinet - MAYC	\$ 13.18
CINTAS CORPORATION	CH PD med cabinet supplies	\$ 428.94
COMCAST	Public Works Internet Service	\$ 201.47
CONNEXUS ENERGY-UTILITY PAYMENTS	10605 Nassau St NE - Electric	\$ 5.83
CONNEXUS ENERGY-UTILITY PAYMENTS	March 2024 Electric	\$ 46,272.17
COON CREEK WATERSHED DISTRICT	Performance Escrow, Pleasure Creek	\$ 3,355.00
CORE & MAIN LP	2" Meters for Resale	\$ 3,761.83
CORE & MAIN LP	3/4" Residential Meters for Resale	\$ 33,600.00
COREMARK METALS	Steel Tubing for Trailer Repair	\$ 563.61
CORVAL CONSTRUCTORS INC	WTP 1 Filter & Piping Upgrades	\$ 160,623.15
DAVE PERKINS CONTRACTING INC	Water Main Repair; 9780 Cloverleaf	\$ 7,540.00
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,682.33
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees	\$ 4,000.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees	\$ 9,076.50
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fees	\$ 17,111.00
ECM PUBLISHERS INC	2024 Public Hearing Notices	\$ 64.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 129.00
ECOWATER	Permit Refund B24-01417	\$ 60.00
EMERGENCY AUTOMOTIVE TECH	Push Bumper and Wrap	\$ 1,783.97
EMERGENCY AUTOMOTIVE TECH	Spot Light Handle	\$ 198.96
EMERGENCY AUTOMOTIVE TECH	Install Upfit Equip in CSO Truck	\$ 5,773.26
FETTIG BRANDON	Fuel for squad	\$ 20.17
FLAGSHIP RECREATION	Colony Preserve Park concrete border	\$ 8,429.61
FLOCK GROUP INC	Flock Flex Batteries	\$ 1,500.00
FLOWSEAL SURFACE MAINTENANCE	2023 Crack Sealing Project, I/P 23-02	\$ 1,231.56
FRIENDLY CHEVROLET INC	Rotors for PD Stock	\$ 466.64
FRIENDLY CHEVROLET INC	Rotors for PD Stock	\$ 1,866.56
G E KNUTSON INC	South Terrace Cove-Final Escrow	\$ 25,218.79
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations	\$ 416.67
GARY CARLSON EQUIPMENT CO	Pump Rental for Valve Dig	\$ 391.00
GIMPL TAMMY	Kennel Services for March	\$ 350.00
GRAINGER	Rugs for WTP 2	\$ 1,036.20
GRAINGER	Rugs for WTP 2	\$ 535.96
GRAINGER	Storage Clipboards; Water Dig Van	\$ 101.04
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member	\$ 217.00
HIRSHFIELD'S PAINT MFG INC	CH paint	\$ 59.96
HOSE PROS LLC	Hoses/Fittings/Nozzles for #4511	\$ 188.99
IMDIEKE CHRISTOPHER	Hotel Reimbursement for School	\$ 236.52
INDELCO PLASTICS CORPORATION	Chlorine repair parts - WTP 1 & 2	\$ 938.68
JEFF BELZER'S ROSEVILLE AUTO INC	Wheel Cap/Nut; 5285	\$ 198.00
JEFF BELZER'S ROSEVILLE AUTO INC	Wheel Cap/Nut; 5285	\$ 62.45

KATH FUEL OIL SERVICE COMPANY	Bulk Oil for Shop	\$ 2,659.50
KISM LCC	Backup Alarm Dialer monitoring	\$ 2,304.00
LAWSON PRODUCTS INC	Nuts/Bolts for Sign shop	\$ 201.60
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 1,785.39
LAWSON PRODUCTS INC	Welded Nipples/Fittings/Bin; Water	\$ 443.94
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 9.75
LEAGUE OF MN CITIES INSURANCE	Workers comp insurance claim	\$ 1,875.00
LIFE SAFETY SYSTEMS INC	MAYC annual monitoring	\$ 325.00
LITTLE FALLS MACHINE INC	Loop Assy/Auger Motor/Bushing Kits	\$ 1,118.87
LITTLE FALLS MACHINE INC	Loop Assy/Auger Motor/Bushing Kits	\$ 2,346.58
MACQUEEN EQUIPMENT INC	Plug for 4622	\$ 46.28
MANAGED SERVICES INC	CH liners, towels, seat covers	\$ 543.11
MARSDEN CENTRAL LLC	March janitorial services-Garage	\$ 2,476.38
MC TOOL & SAFETY SALES	PW Safety Glasses/Gloves	\$ 834.55
MC TOOL & SAFETY SALES	Caution tape for Sign Shop	\$ 60.54
MED COMPASS	OSHA hearing tests	\$ 1,504.50
MENARDS - BLAINE	Parks Benches	\$ 609.39
MENARDS - BLAINE	Supplies for WTP 3 Maintenance	\$ 37.22
MENARDS - BLAINE	Parks Benches	\$ 123.17
MENARDS - BLAINE	MAYC-Ant killer, Plus	\$ 19.92
MENARDS - BLAINE	Galv Union/Nipple; Tanker #2321	\$ 39.98
MENARDS - BLAINE	Galv Union/Nipple; Tanker #2321	\$ 5.29
MENARDS - BLAINE	Splash RV Marine	\$ 119.76
MENARDS - BLAINE	Training building supplies/items	\$ 407.52
MENARDS - BLAINE	Training building supplies/items	\$ 87.88
MENARDS - BLAINE	Pencil Sharpener/Pencils/adaptor	\$ 13.15
MINNESOTA EQUIPMENT - HAM LAKE	Helmet Shields/Wheel Knob	\$ 19.71
MINNESOTA OCCUPATIONAL HEALTH	Random drug testing	\$ 654.00
MINNESOTA OCCUPATIONAL HEALTH	OSHA hearing tests	\$ 492.00
MTI DISTRIBUTING INC	Electric Zero Turn Mower #2439	\$ 35,396.29
NELSON SANITATION	HYDRANT METER DEPOSIT REFUND	\$ 4,655.50
NEOGOV	Subscription fee/Software setup	\$ 10,342.40
NORTHERN SANITARY SUPPLY CO	CH towels	\$ 753.35
NORTHERN SANITARY SUPPLY CO	PW Parks; Tissue/Towels/Liners	\$ 4,206.83
NORTHERN SANITARY SUPPLY CO	CH black liners	\$ 309.65
PRINT CENTRAL	Envelopes	\$ 1,214.87
PSG BRIDGER LLC	PC20-0021, Quail Creek 12th Addition	\$ 17,500.00
PSG BRIDGER LLC	PC16-0030, Quail Creek 10th Addition	\$ 3,000.00
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$ 1,840.00
RINK SYSTEMS INC	Dashboard System for Lexington AC	\$ 48,500.00
ROSEDALE CHEVROLET	Rad Surge Tank/Oil Cap; 5269	\$ 78.03
S & S INDUSTRIAL SUPPLY INC	Trailer Repair parts	\$ 52.69
SHORT ELLIOTT HENDRICKSON	Design & Construction-Pleasure Creek	\$ 41,772.89
SNAP-ON INDUSTRIAL	Battery Tester; Mechanics	\$ 937.34
STREAM BENJAMIN	Safety Glasses Reimbursement	\$ 207.24
SUBURBAN TIRE WHOLESALE INC	Tires for CSO Trucks	\$ 569.78
SUBURBAN TIRE WHOLESALE INC	Tires for PW Stock	\$ 1,464.00

TKDA AND ASSOCIATES INC	TH65 Access Improvements	\$ 11,335.73
TRIJICON INC	Optic height sights for handguns	\$ 9,928.50
TRI-STATE BOBCAT INC	Credit	\$ (235.34)
TRI-STATE BOBCAT INC	20" Bars; Chainsaws	\$ 120.00
TRI-STATE BOBCAT INC	Heavy Duty Tree Sheer #4643	\$ 18,390.00
TRI-STATE BOBCAT INC	Bobcat Trade-in #1224	\$ 32,925.87
TUCKER RUTH	Mileage Jan - March	\$ 180.43
ULINE	Paper Cutter, Paper Roll	\$ 425.71
UTILITY LOGIC LLC	Valve Box Plug/Gate Valves; Water	\$ 703.19
VERIZON WIRELESS	Telephone Service	\$ 80.02
VOLUNTEERS OF AMERICA	MAYC appreciation luncheon	\$ 255.00
WATER CONSERVATION SERVICES	Water Main Leak Detection	\$ 352.27
WATER'S EDGE INVESTMENTS LLC	PC19-0049, Harpers Haven	\$ 3,500.00
WINCAN LLC	Annual Maintenance	\$ 5,050.00
WSB & ASSOCIATES INC	LAC Hockey Rinks	\$ 8,690.75
WSB & ASSOCIATES INC	AUAR Contract - Northtown	\$ 9,633.25
XCEL ENERGY	Signal - Electric	\$ 65.77
XCEL ENERGY	Monument Lighting	\$ 11.92
XCEL ENERGY	Signal - Electric	\$ 1.23
		\$ 668,761.45

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/20/2024 FOR PAYMENTS THE WEEK OF 4/26/2024**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,682.33
G E KNUTSON INC	South Terrace Cove-Final Escrow	\$ 25,218.79
TRI-STATE BOBCAT INC	Bobcat Trade-in #1224	\$ 32,925.87
CORE & MAIN LP	3/4" Residential Meters for Resale	\$ 33,600.00
MTI DISTRIBUTING INC	Electric Zero Turn Mower #2439	\$ 35,396.29
SHORT ELLIOTT HENDRICKSON	Design & Construction-Pleasure Creek	\$ 41,772.89
CONNEXUS ENERGY-UTILITY PAYMENTS	March 2024 Electric	\$ 46,272.17
RINK SYSTEMS INC	Dashboard System for Lexington AC	\$ 48,500.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 5/20/2024 FOR PAYMENTS THE WEEK OF 5/3/2024**

Vendor Name	Description	Amount
ACME TOOLS	Fence Consortium/Deployment tools	\$ 279.41
ACME TOOLS	Fence Consortium/Deployment tools	\$ 159.00
AMAZON CAPITAL SERVICES	Card Stock, Pens, Sticky notes	\$ 38.27
AMAZON CAPITAL SERVICES	Sensor Socket; Shop	\$ 21.62
AMAZON CAPITAL SERVICES	Panduit Cable Managers	\$ 879.84
AMAZON CAPITAL SERVICES	Gifts for volunteers	\$ 17.90
AMAZON CAPITAL SERVICES	PW Calendar; Parks	\$ 5.94
AMAZON CAPITAL SERVICES	Park/Rec Supplies	\$ 112.92
AMAZON CAPITAL SERVICES	Shop towels, Pens	\$ 153.51
AMAZON CAPITAL SERVICES	3 ring binders - Planning	\$ 28.59
AMAZON CAPITAL SERVICES	Supplies for babysitting course	\$ 63.52
AMAZON CAPITAL SERVICES	Supplies for Earth day	\$ 360.18
AMAZON CAPITAL SERVICES	Seal puller; Shop tool	\$ 39.96
AMAZON CAPITAL SERVICES	Conference System, Laptop backpack	\$ 915.29
AMAZON CAPITAL SERVICES	Squad car printer power cables	\$ 51.56
AMAZON CAPITAL SERVICES	Heavy staples, Folders, Steno pads	\$ 42.92
AMAZON CAPITAL SERVICES	Under Desk Footrest (2)	\$ 65.90
AMAZON CAPITAL SERVICES	Meter Reading Tablets and Cases	\$ 265.18
AMAZON CAPITAL SERVICES	Election supplies for small totes	\$ 337.40
AMAZON CAPITAL SERVICES	Steel toe boots - Meley	\$ 145.00
AMAZON CAPITAL SERVICES	Supplies for tea party - P/R	\$ 22.97
AMAZON CAPITAL SERVICES	Copper Transceiver Module	\$ 77.99
AMAZON CAPITAL SERVICES	PW: Phone Cases/Screen protectors	\$ 1,769.14
AMAZON CAPITAL SERVICES	Folders, Tabs, Tape, Organizer	\$ 111.12
ANOKA COUNTY	Project #SAP 002-614-048	\$ 98,668.54
ANOKA COUNTY LICENSE BUREAU	Vehicle Title Conversion	\$ 1,432.13
ASTLEFORD INTERNATIONAL	Tensioner belt/Serp Belt; 1308	\$ 17.89
ASTLEFORD INTERNATIONAL	Tensioner belt/Serp Belt; 1308	\$ 154.66
AT&T MOBILITY	Bait trailer data service	\$ 66.96
AUTOMATIC SYSTEMS COMPANY	2024 Sewer/Lift Station Maintenance	\$ 2,074.50
BARR ENGINEERING COMPANY	WTP1 underdrain Design	\$ 7,240.50
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance	\$ 9,186.50
BATTERIES PLUS BULBS	Battery for 2417	\$ 152.95
BAUER BUILT INC	Tires for 1308	\$ 927.74
BAUER BUILT INC	Installation of tires for 1200	\$ 370.40
BCA-CHAU RECORDS	Pre employment background services	\$ 800.00
BCI CONSTRUCTION INC	Aquatore Bandshell Construction	\$ 255,999.35
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 12,487.87
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 9,382.72
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 9,990.29

BEAUDRY OIL & PROPANE	Fuel Delivery	\$	5,325.09
BLAINE AREA PET HOSPITAL PA	Veterinary Services for Canine Cuda	\$	98.99
BLAINE BROTHERS INC	ABS Brake repair; 1200	\$	810.47
BLAINE BROTHERS INC	Rear Springs/Breaks/Labor ; 1272	\$	10,654.54
BOLTON & MENK INC	SW Area St Reconstruction	\$	123,667.00
BOLTON & MENK INC	Lift Station 13 Force Main	\$	10,973.00
BOLTON & MENK INC	Ulysses & 117th Avenue	\$	2,935.00
BOLTON & MENK INC	Ulysses & 117th Avenue	\$	1,606.92
BOLTON & MENK INC	Ulysses/117th Roundabout	\$	3,384.00
BRAD'S CATCH BASIN REPAIR LLC	Water Main Break Repair	\$	11,948.00
CAPITAL ONE TRADE CREDIT	Pole saw/battery; Storm	\$	1,063.97
CAPITAL ONE TRADE CREDIT	Credit	\$	(1,576.97)
CAPITAL ONE TRADE CREDIT	Cordless Drill/Wire Stripper; Utilities	\$	306.84
CAPITAL ONE TRADE CREDIT	Pole pruner/battery; Storm	\$	513.00
CAPITAL ONE TRADE CREDIT	Small tools; Water	\$	127.21
CAPITAL ONE TRADE CREDIT	Pole pruners/battery; Storm	\$	2,259.94
CAPSTONE HOMES INC	Escrow Refund - 2920 127th Ave NE	\$	5,000.00
CARR'S TREE SERVICE INC	Tree Removal; Austin Park	\$	962.50
CENTER FOR ENERGY/ENVIRONMENT	EDA HIL Loans	\$	7,200.00
CENTERPOINT ENERGY	April 2024 Gas Service	\$	10,585.58
CENTERPOINT ENERGY MINNESOTA	Permit Refund B24-01408	\$	60.00
CENTRAL TURF & IRRIGATION SUPPLY	Perennial Rye Seed; Ponds/Storm	\$	3,974.40
CENTRAL TURF & IRRIGATION SUPPLY	Backpack Sprayer/Herbicide; Water	\$	349.58
CENTURYLINK	Baseball Complex Telephone	\$	127.34
CHRISTENSEN ORIN	expense report for travel	\$	195.39
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	420.50
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	36.69
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	191.21
CITY OF BLAINE	Petty cash-Lakeside Commons Park	\$	400.00
CITY OF LEXINGTON	May 2024 Sewer	\$	4,295.35
COMO LUBE & SUPPLIES INC	Disposal fees	\$	265.00
COREMARK METALS	Material for Racks/Stand; Parks	\$	205.39
CUSTOM TRUCK ONE SOURCE	Bucket Replacement/labor; 2393	\$	6,639.09
D R HORTON INC	Escrow Refund - 12684 Erskin St NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 12699 Erskin St NE	\$	5,000.00
DAVE PERKINS CONTRACTING INC	Main valve replace: 1655 101 Ave	\$	13,390.00
DELEGARD TOOL COMPANY	Tools for Mechanic Shop	\$	129.30
DETECTACHEM INC	Meth/MJ kits	\$	251.63
DOUGLAS EMILY	Meals/baggage-GSM conference	\$	150.00
E G RUD & SONS INC	Surveying for Sunrise Pond Park	\$	230.00
ELECTRIC SIGN & LIGHTING INC	Replaced camera transformer	\$	437.36
ELECTRIC SYSTEMS SOLUTIONS	Electrical work at Jim Peterson Park	\$	23,250.00
ELLIE'S COVE LLC	PC15-09 Ellie's Cove	\$	3,800.00
ESCAPE FIRE	MAYC annual sprinkler inspection	\$	535.00
FACTORY MOTOR PARTS COMPANY	Rad tank As; 5320	\$	70.19
FERGUSON ENTERPRISES INC #1657	Plant 1 Process Equipment Upgrade	\$	79.00
FERGUSON ENTERPRISES LLC #3325	Fire Hoses	\$	1,749.95

FERGUSON ENTERPRISES LLC #3325	Manhole Guard	\$	299.00
FERGUSON WATERWORKS #2518	Curb Stop Repair parts; Water	\$	1,459.90
FERGUSON WATERWORKS #2518	Curb Stop Repair parts; Water	\$	110.10
FERGUSON WATERWORKS #2518	Small tools; Water main Repair	\$	446.62
FERGUSON WATERWORKS #2518	White Marking Paint; Parks	\$	366.60
FISERV	March FISERV Payment	\$	152.24
FITNESS DISTRIBUTING INC	Exercise machine repair	\$	500.00
FLOCK GROUP INC	Flock LPR Cameras	\$	1,000.00
FRIENDLY CHEVROLET INC	Belt/Pulley for 5320	\$	130.19
GARY CARLSON EQUIPMENT CO	Dewatering Equipment Rental	\$	422.00
GRAINGER	CH ice machine cleaner	\$	133.09
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$	238.00
HARPERS STREET WOODS LLC	PC05-78 Harpers Street Woods	\$	2,500.00
HARPERS STREET WOODS LLC	PC14-39 Harpers Street Woods	\$	3,250.00
HAWKINS INC	Water Treatment Chemicals	\$	9,080.05
HAYLE BENJAMIN	Conference and Travel Expenses	\$	726.16
HOSE PROS LLC	Hose/nozzles for Sewer Dept	\$	980.30
INDELCO PLASTICS CORPORATION	WTP 2 Chemical Feed Parts	\$	1,018.91
INDELCO PLASTICS CORPORATION	Electrode/Ball Check Valve; WTP 2	\$	638.11
INDELCO PLASTICS CORPORATION	Remote Meter Panel; WTP 1 & 2	\$	6,111.67
INDELCO PLASTICS CORPORATION	Solenoid Valves; WTP 2	\$	1,952.19
INDELCO PLASTICS CORPORATION	WTP 4 Chemical Feed parts	\$	163.36
INDELCO PLASTICS CORPORATION	Treatment Plant Sensors	\$	1,802.52
INSIGHT PUBLIC SECTOR INC	Power Automate Premium License	\$	107.34
J W TALUS	PC17-47 Talus Addition	\$	15,000.00
JACOBSON MAGNUSON ANDERSON	Federal Lobbyist Fees	\$	4,500.00
JM ELECTRIC LLC	Elec for scoreboards-Peterson Fields	\$	18,520.00
JM ELECTRIC LLC	Lakeside Park Light repairs	\$	550.00
JOHN HENRY FOSTER MINNESOTA	Air Compressor parts; WTP	\$	492.06
JOHNSON BENJAMIN J	Expense report for travel	\$	129.30
JUSTEN JENNAH	Tuition reimbursement	\$	495.00
KNOTT RACHEL	UAS exam fee	\$	175.00
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	1,112.47
LEAGUE OF MN CITIES INSURANCE	Comp for Intellectual Property	\$	463.64
LEAGUE OF MN CITIES INSURANCE	Vehicle Collision-Squad and Citizen	\$	20,350.00
LININGER TESSA	Park/Rec Refund	\$	40.00
MACQUEEN EQUIPMENT INC	Leaf Mulching Vacuum #2437	\$	69,810.00
MANAGED SERVICES INC	CH April janitorial	\$	4,418.00
MC TOOL & SAFETY SALES	Rainsuits	\$	140.72
MENARDS - BLAINE	Green Treated Lumber; Parks	\$	23.14
MENARDS - BLAINE	Splash RV & Bow Rakes; Streets	\$	355.32
MENARDS - BLAINE	Splash RV & Bow Rakes; Streets	\$	159.84
MENARDS - BLAINE	Park/Irrigation Repairs	\$	173.87
MENARDS - BLAINE	WTP 2 repair parts	\$	12.95
MENARDS - BLAINE	WTP 2 repair parts	\$	29.88
MENARDS - BLAINE	Locate Inverter for Sewer	\$	29.99
MENARDS - BLAINE	Mechanic shop supplies	\$	63.26

MENARDS - BLAINE	Gloves for Earth Day	\$	131.98
MENARDS - BLAINE	WTP 2 repair parts	\$	51.24
MENARDS - BLAINE	CH cleaning supplies, salt, batteries	\$	144.64
MENARDS - BLAINE	Park/Irrigation Repairs	\$	129.24
MENARDS - BLAINE	Community Outreach Trailer items	\$	126.93
MENARDS - BLAINE	Community Outreach Trailer items	\$	33.98
MENARDS - BLAINE	Park/Irrigation Repairs	\$	108.76
MENARDS - BLAINE	SRO Office camera batteries	\$	25.58
MENARDS - BLAINE	CH repair parts door	\$	58.47
MENARDS - BLAINE	Roto Tiller for Storm	\$	649.99
MENARDS - BLAINE	Special Operations small tools	\$	110.91
MENARDS - BLAINE	Fence Deployment small tools	\$	123.58
MENARDS - BLAINE	Shelving at LAC	\$	349.98
MENARDS - BLAINE	WTP 2 Misc Parts	\$	26.51
MENARDS - BLAINE	WTP 2 supplies	\$	44.01
MENARDS - BLAINE	Baggies for Tree Sale	\$	231.76
MENARDS - BLAINE	Baggies for Tree Sale	\$	44.92
MENARDS - BLAINE	WTP 1 Chem Feed parts	\$	101.20
MENARDS - BLAINE	Shovels/Tank Sprayer for Streets	\$	94.85
METROPOLITAN COUNCIL	Discharge Permit Fees - Vactor	\$	450.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 1	\$	500.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 2	\$	500.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 3	\$	500.00
METROPOLITAN COUNCIL	Discharge Permit Fees - WTP 4	\$	500.00
MG MAINSTREET PROPERTIES	PC15-0058 Woods at Quail Creek 4th	\$	4,500.00
MGT OF AMERICA CONSULTING	HR Consultant Fees	\$	336.00
MICKMAN BROTHERS INC	109th/105th Weed Control	\$	1,335.71
MICKMAN BROTHERS INC	Median Maintenance	\$	2,921.90
MIDWAY FORD COMPANY	Fuel Fill door; 5301	\$	36.98
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	65.00
MINNESOTA EQUIPMENT - HAM LAKE	Helmet Shields/Wheel Knob	\$	53.96
MINNESOTA EQUIPMENT - ISANTI	Filters for PW stock	\$	99.20
MINNESOTA EQUIPMENT - ROGERS	Hyd Cylinders; 2359	\$	468.37
MINNESOTA HIGHWAY SAFETY	Defensive Driving Refresher Class	\$	504.00
MINNESOTA MUNICIPAL UTILITIES	safety management program	\$	9,308.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	954.00
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$	279.13
MN DEPT OF NATURAL RESOURCES	Natural Heritage Review	\$	90.00
MN GIS/LIS CONSORTIUM	Spring Workshops-Hedstrom	\$	250.00
MN GIS/LIS CONSORTIUM	Spring Workshops-Potvin	\$	250.00
M-R SIGN COMPANY INC	Sign Shop; blanks/symbols	\$	4,555.45
M-R SIGN COMPANY INC	Sign Shop; signs/symbols/blanks	\$	4,362.70
MTI DISTRIBUTING INC	V-Belts for PW Stock	\$	84.01
MTI DISTRIBUTING INC	Repair parts; Rollers, spacers, screws	\$	465.05
NATIONAL SPORTS CENTER	MASC/COB Field 55/46 Construct	\$	1,000,000.00
NORTHERN SANITARY SUPPLY CO	MAYC liners, towels, tissue, bags	\$	718.18
NUSS TRUCK & EQUIPMENT	Exhaust elbow; 1272	\$	855.56

NUSS TRUCK & EQUIPMENT	Coolant Pipe; 1272	\$	153.85
NUSS TRUCK & EQUIPMENT	Exhaust Mount/Mats; 4506	\$	819.83
NUSS TRUCK & EQUIPMENT	Exhaust Mount/Mats; 4506	\$	6.63
OLSEN CHAIN & CABLE INC	PW steel chain	\$	25.20
OPTIMIZED ELECTRICAL SOLUTIONS	PW lights	\$	3,550.00
OPTIMIZED ELECTRICAL SOLUTIONS	PW lights	\$	1,200.00
OPTIMIZED ELECTRICAL SOLUTIONS	PW lights	\$	990.00
OPTIMIZED ELECTRICAL SOLUTIONS	PW lights	\$	450.00
OPTUM FINANCIAL INC	Quarterly HSA benefits admin fee	\$	669.50
O'REILLY AUTOMOTIVE INC	Credit	\$	(28.76)
O'REILLY AUTOMOTIVE INC	Credit	\$	(207.48)
O'REILLY AUTOMOTIVE INC	Door Actuator; 1248	\$	24.00
O'REILLY AUTOMOTIVE INC	Brake Pads; 1290	\$	111.15
O'REILLY AUTOMOTIVE INC	Blower Motor; 3404	\$	47.49
O'REILLY AUTOMOTIVE INC	Spark Plugs for 2406	\$	36.60
O'REILLY AUTOMOTIVE INC	Rotors/Pads/sway link kit; 5222	\$	119.99
O'REILLY AUTOMOTIVE INC	Rotors/Pads/sway link kit; 5222	\$	133.98
O'REILLY AUTOMOTIVE INC	Brake Parts; 4485	\$	377.57
O'REILLY AUTOMOTIVE INC	Hyd Filters for PW Stock	\$	85.80
O'REILLY AUTOMOTIVE INC	Tie Rod/Brake Pads; 4605	\$	173.28
O'REILLY AUTOMOTIVE INC	Tie Rod	\$	83.29
PIPP EMILY E	Rabbits for the Park/Rec event	\$	100.00
PRECISION LAND AND TREE CLEARING	Mulch & Hauling of trees trimmings	\$	32,200.00
PRECISION LAND AND TREE CLEARING	Mulch & Hauling of trees trimmings	\$	8,855.00
PRECISION UTILITIES	Demo Refund - 43 115th LN NE	\$	2,000.00
PREMIER GRAPHIC SOLUTIONS LLC	Cutting mat/blades for Sign Shop	\$	237.83
PRINT CENTRAL	Business Cards - Clarke & Chouinard	\$	78.00
PRINT CENTRAL	Business Cards - PW	\$	95.00
PRINT CENTRAL	Business Cards-Jason Sundeen	\$	39.00
PRO-TEC DESIGN INC	PD jail cell 4 camera replacement	\$	1,055.61
PRO-TEC DESIGN INC	MAYC monitoring	\$	345.46
QC DANCE INC	payment for winter/spring classes	\$	3,344.00
ROSEDALE CHEVROLET	Sensor for 5261	\$	36.19
SBM FIRE DEPARTMENT	Fire Protection Services	\$	207,566.00
SCHINDLER ELEVATOR CORPORATION	CH security installation 2 elevators	\$	11,579.00
SHORT ELLIOTT HENDRICKSON INC	Construction Services-Pleasure Ck	\$	49,829.68
SHRESTHA UTTAM	Park/Rec Refund	\$	52.72
SNAP-ON INDUSTRIAL	Mechanic Shop Tools	\$	101.90
SNAP-ON INDUSTRIAL	Mechanic Shop Tools	\$	82.01
STANDARD INSURANCE COMPANY	Life Insurance - May 2024	\$	9,104.25
STREICHER'S	Helmet	\$	38.50
STREICHER'S	RDS holsters	\$	4,344.00
SUBURBAN TIRE WHOLESALE INC	Tires for 2392 & PW stock	\$	1,084.76
SUBURBAN TIRE WHOLESALE INC	Tires for 1312	\$	1,100.00
SUN LIFE FINANCIAL	Long Term Disability Insurance	\$	5,038.49
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	\$	7,866.00
TENNANT SALES AND SERVICE CO	Latch for 1220	\$	35.10

TENVOORDE FORD INC	2024 Ford Interceptor - PD	\$	42,397.88
THE LAKES AT DEACONS WALK	Park/Rec Refund	\$	100.00
THORVIG ERIK	Mileage & Expense Report	\$	55.07
T-MOBILE USA INC	Cell phone tracking	\$	25.00
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	\$	38.96
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	\$	34.26
TRANSLANGUAGES LLC	Interpreting Services	\$	233.50
TRI-STATE BOBCAT INC	Chain saw parts	\$	95.29
TRI-STATE BOBCAT INC	Chain saw parts	\$	72.86
TRI-STATE BOBCAT INC	Electric Zero Turn Mower Parts	\$	395.00
TRI-STATE BOBCAT INC	Chain saw parts	\$	3.84
TRI-STATE BOBCAT INC	Electric Zero Turn Mower Parts	\$	249.84
TRI-STATE BOBCAT INC	Strobe light kit; 1224	\$	281.66
TWIN CITIES TRANSPORT & RECOVERY	DWI Forfeiture Fees	\$	1,425.00
XCEL ENERGY	March 2024	\$	21,889.56
ZAYO GROUP LLC	Telephone Service	\$	3,327.70
		\$	2,317,715.94

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 5/20/2024 FOR PAYMENTS THE WEEK OF 5/3/2024**

Vendor Name	Description	Amount
LEAGUE OF MN CITIES INSURANCE	Vehicle Collision-Squad and Citizen	\$ 20,350.00
XCEL ENERGY	March 2024	\$ 21,889.56
ELECTRIC SYSTEMS SOLUTIONS	Electrical work at Jim Peterson Park	\$ 23,250.00
PRECISION LAND AND TREE CLEARING	Mulch & Hauling of trees trimmings	\$ 32,200.00
TENVOORDE FORD INC	2024 Ford Interceptor - PD	\$ 42,397.88
SHORT ELLIOTT HENDRICKSON INC	Construction Services-Pleasure Ck	\$ 49,829.68

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: APRIL 2024

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
04/11/24	VENDOR CHECKS	CHECK # 79804-79808	\$4,543.92
04/11/24	EMPLOYEES	DIRECT DEPOSITS	\$628,763.77
04/25/24	VENDOR CHECKS	CHECK #79809-79817	\$11,226.82
04/25/24	EMPLOYEES	DIRECT DEPOSITS	\$603,079.05

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
04/05/23	21ST CENTURY	CREDIT CARDS	\$20,719.99
04/11/24	STATE OF MINNESOTA	PAYROLL TAXES	\$43,094.81
04/11/24	I.R.S.	PAYROLL TAXES	\$193,878.25
04/11/24	P.E.R.A.		\$185,030.46
04/11/24	21ST CENTURY	DEFERRED COMP & H.S.A	\$96,724.67
04/15/24	21ST CENTURY	CREDIT CARDS	\$21,322.70
04/18/24	STATE OF MINNESOTA	MARCH SALES TAX	\$37,748.00
04/25/24	STATE OF MINNESOTA	PAYROLL TAXES	\$40,894.38
04/25/24	I.R.S.	PAYROLL TAXES	\$186,257.36
04/25/24	P.E.R.A.		\$185,075.78
04/25/24	21ST CENTURY	DEFERRED COMP & H.S.A	\$62,486.27

TOTAL \$2,320,846.23



City of Blaine

City Council Workshop

May 6, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

2. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Interim Community Standards Director Todd Miller; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Labor Attorney Lida Bannick.

3. New Business

- 3.1.** 2024-116 Closed Session Pursuant to Minnesota Statute 13D05 Subd. 3(b); Attorney-Client Privilege; Discussion of PERA Duty Disability Appeal under M.S. 299A.465.

Sponsors: Michelle Wolfe, City Manager

After motion and second to close the meeting, the council met in closed session pursuant to Minnesota State Statute 13D.05 Subd. 3(b) to discuss PERA duty disability appeal under Minnesota State Statute 299A.465.

- 3.2.** 2024-117 Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(a) - City Manager Performance Review
Sponsors: City Council

The council met in closed session pursuant to Minnesota State Statute 13D.05 Subd. 3(a) to discuss the city manager's performance review.

- 3.3.** 2024-119 Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(c) - City Facilities Security/Safety Plan
Sponsors: Mark Boerboom, Captain

The council met in closed session pursuant to Minnesota State Statute 13D.05 Subd. 3(c) to discuss city facilities security/safety plan.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 7:00PM.



City of Blaine

City Council

May 6, 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 7:10PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

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

4. Awards - Presentations - Organizational Business

- 4.1.** 2024-122 Recognition of Muminah Mohammed, 2024 National STEM Challenge Champion
Sponsors: City Council

Mayor Sanders stated 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.

Muminah Mohammed thanked the council and staff for this recognition. She explained she has lived in Blaine for most of her life and noted this was where her passion for science began. She enjoyed visiting lakes and nature trails in the community. She stated she was able to work with SBM Fire on her STEM project and she offered all first responders a round of applause for their dedicated service to the community. She explained her STEM project focused on creating a guide cane to help visually impaired individuals evacuate from a house fire. She indicated she was very proud to represent the city of Blaine, and she thanked the city council for allowing her to speak. A round of applause was offered by all in attendance.

4.2. 2024-121 Police Officer Swearing-in Ceremony

Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Director/Police Chief Podany stated 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, the Police Chief, fellow police staff, and the public. This is also an opportunity for the City Councilmembers to get to know the officers and welcome them. He then introduced the Blaine Police Department's newest officers Andrew Blilie, Mitchel Singewald, and Patrick Graves to the city council.

City Clerk Sorensen administered the oath of office to Officers Andrew Blilie, Mitchel Singewald and Patrick Graves. A round of applause was offered by all in attendance, badges were pinned on and photos were taken with the new officers.

5. Communications

None.

6. Open Forum

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

Mayor Sanders opened the Open Forum at 7:36PM.

Elmer Stephenson, 12565 Zest Street, requested permission to install a ground-mounted solar system. He noted he has reached out to each councilmember individually, regarding his request. He reviewed an aerial view of his property and noted his neighbors supported the proposed solar system.

Community Development Director Thorvig reported Councilmember Larson would be bringing this item to a future workshop meeting.

There being no further input, Mayor Sanders closed the Open Forum at 7:38PM.

7. Adoption of Agenda

The agenda was adopted as amended with Item 11.2 being discussed after Item 8.

8. Approval of Consent Agenda:

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

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

Motion adopted unanimously.

The council discussed Item 11.2 at this time.

- | | | |
|-------------|-----------|--|
| 8.1. | 2024-123 | Schedule of Bills Paid
<i>Sponsors: Jason Zimmerman, Finance Director</i> |
| 8.2. | 2024-124 | Approval of Minutes
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
| 8.3. | 2024-125 | Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
| 8.4. | RES 24-97 | Resolution Authorizing the Temporary Road Closure for Park Drive for the 2024 Memorial Day Program
<i>Sponsors: Cathy Sorensen, City Clerk</i> |
| 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
<i>Sponsors: Daniel Schluender, Director of Engineering</i> |

- 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

Director of Engineering Schluender stated 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. 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. It was noted the assessment amounts for area one were reduced based on the final costs being less than the estimated costs as proposed in the feasibility report. The city has received three requests for deferral, and it was staff's opinion that all three requests qualify.

Mayor Sanders opened the public hearing at 8:06PM.

Matt Merritt, 8631 Baltimore Street, questioned why this project was moving forward. He was of the opinion his street did not need to be improved, nor did his roadway need curb and gutter. He questioned why the water and sewer lines near his home were not replaced as part of this project. In addition, he was concerned about the proposed assessment amount, how the replacement sod had died in his neighbors yard, and noted there was a potential for future infrastructure improvements that should have already been addressed. He further discussed how his elderly neighbors would be adversely impacted by the proposed assessment.

Joann Olsen, 8751 Baltimore Street, shared concerns regarding the amount of the assessment and asked if there was another payment option available to residents.

Mayor Sanders encouraged Ms. Olsen to speak with staff in order to arrange a payment plan for the assessment.

There being no additional public input, Mayor Sanders closed the public hearing at 8:13PM.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution Adopting Assessment for 89th Avenue and Davenport Street Area Street Reconstructions, Improvement Project No. 22-05, including the three deferrals.

Mayor Sanders asked that staff speak to the comments that were made during the public hearing. Mr. Schluender discussed the condition of the roadways noting all streets were rated and managed through the Pavement Management Plan. He reported it was the city's goal to add curb and gutter to all streets in Blaine. He explained the water and sewer improvements that were part of this project were paid for entirely by the city and residents were not assessed for these expenses. He indicated residents were asked to help in caring for the new sod in the boulevard and some residents were engaged and some were less so. He commented on why this project took two years to complete, noting there was a delay in receiving some of the underground concrete structures and a utility issue caused an eight week delay last summer. He thanked the neighborhood for their patience while staff and the contractor worked through these issues.

Motion adopted unanimously.

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

City Planner Sellman stated the applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 40 single-family lots. Staff commented further on the rezoning and recommended the ordinance be introduced.

Declared by Mayor Sanders that Ordinance No. 24-2550, "Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE," be introduced and placed on file for second reading at the May 20, 2024 Council meeting.

- 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

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) to construct a 1,440 square-foot detached accessory building for personal storage. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a 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.

Councilmember Larson stated she supported the request given the fact the applicant's property was zoned Farm Residential.

Motion adopted unanimously.

- 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

Ms. Sellman stated the applicant is requesting a variance to allow for deck expansions on legal nonconforming townhomes. She explained the homes were built in the mid 1980s under the R-3 zoning which did not have specific setbacks for decks or buildings. After the homes were built, the property was rezoned to the newly established R-3C zoning, which established setback requirements. The proposed deck expansions would be up to 10 feet by 20 feet, which required a variance. Staff commented further on the variance analysis and recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a 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.

Motion adopted unanimously.

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

Ms. Sellman stated 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. Staff commented on the request further and recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a 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.

Councilmember Saroya explained she received emails from residents and noted she would not be offering her support for this request.

Councilmember Robertson asked if the recommendations from the planning commission were included in staff's recommendation. Ms. Sellman reported this was the case.

Councilmember Saroya questioned if the vinyl fencing was the only issue residents had raised and would the proposed fencing address the resident concerns.

Ms. Sellman stated she had not received any comments or concerns from the public so she was uncertain how to respond to this question.

Councilmember Saroya read through the comments she received from residents prior to this meeting explaining one resident expressed frustration with the fact the city council had not shown care about the residents feedback but this resident did not hold out hope given the fact it appears this matter was a done deal. She stated this resident was saddened by the fact this vacant lot, which had been the home to a tremendous amount of wildlife over the past 30 years and would now be taken by urban expansion. She indicated another resident voiced concerns that while the neighbors had concerns it was pretty clear the city was going to allow this. She commented this resident asked what kind of storage and truck traffic would be brought to this site. This resident also questioned why the city allowed a 20,000 square foot building to be located adjacent to a residential area. After reading through the comments and concerns, she stated she was of the opinion a vinyl fence would not properly address the concerns of the neighbors.

Ms. Sellman reported the applicant was in attendance and could address the type of vehicles that would be entering the property. She explained outdoor storage was allowed in the I-1A zoning district with a conditional use permit and requires screening. She indicated the city was requiring the applicant to have a fully opaque fence.

Paul Archambault, founder and owner of Stinson Electric, addressed the concern regarding the amount of increased traffic, noting most employees report to job sites and not to their business location on a daily basis. He stated the nearest home was 540 feet from the outdoor storage area. He commented on how he would work to create appropriate

screening and landscaping for the storage area. He explained the storage yard would be located directly behind the building. He noted he was working to design a lighting plan with house side shields and would include motion controls and timers for night time hours. He reiterated that he was building a 28 foot tall building that was 29,000 square feet in size when he could have built a 50,000 square foot building that was 50 feet tall.

Motion adopted 6-1 (Councilmember Saroya opposed).

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

Ms. Sellman stated the applicant is requesting a Conditional Use Permit (CUP) for a 48-unit apartment building in a Development Flex zoning district. 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. It was noted the building would be three stories over parking partially underground and the architecture is meeting the PBD standards, which were the city's highest standards within the zoning code. The building would have four sided architecture and no balconies were proposed.

Mr. Schluender explained the previous request for this property had a larger building. He commented on how the neighbors had objected and a traffic study was completed. The goals of the traffic study were to analyze the adjacent neighborhood to the south and to see if mitigation measures could be put into a project. In addition, staff was to analyze the intersection at 99th/101st. He reported the study found the intersection at a Level Service A in its existing condition and with the proposed 111 unit apartment complex. He reviewed the findings within the traffic report in further detail with the council. He stated if the council was interested in a roundabout at this intersection, this would have to be further studied by staff. He further discussed the findings from the wetland district noting a new endangered species has been listed on this site. He reported an EAW was not required for this project based on the unit threshold.

Mr. Thorvig explained there was a desire for the EDA to purchase the property, but this has not been formally discussed by the council or the EDA. He stated properties purchased by the EDA were typically done for economic development purposes. He indicated the desire of the residents that brought up this matter was to turn this property into a city park. He reported other funding sources would have to be considered if the city were to purchase this property as the purchase could not be completed by the EDA. He stated the city had not identified this property for a future park.

Ms. Sellman reviewed the comments staff received at the open house noting these focused on concerns regarding traffic, school impacts and environmental impacts. She reported the planning commission held a public hearing on April 9 and recommended approval of the conditional use permit with conditions.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to adopt a 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.

Councilmember Saroya inquired about who paid for the traffic study and who will pay for any proposed traffic improvements. Mr. Schluender stated the traffic study was initiated and paid for by the city. He reported any mitigation efforts would be incorporated into a neighborhood improvement project and noted the sidewalk would not be assessed to the residents, but rather would be a city expense.

Councilmember Saroya questioned who would be paying for the roundabout and other traffic improvements. Mr. Schluender stated the roundabouts were not indicative of the proposal. He explained the study showed the intersection at 99th/101st was currently at service Level A and no traffic mitigation measures were necessary. He stated recommendations A through E were listed as existing conditions the neighborhood experiences today, less the sidewalk that was recommended. He reported there would be no improvements or burden that would be placed on the neighbors from this development.

Councilmember Saroya asked who would provide oversight for identifying any threatened or endangered species changes since 2022. Mr. Schluender stated the 111 unit project went through in 2022 and at that time the assessment was completed by the watershed district. He reported this project would also have to be reviewed and assessed by the watershed district to account for any changes that may have occurred since 2022 and this information will be added to the environmental study. Mr. Thorvig clarified the city was not the only reviewing body for projects. He stated other governmental bodies were involved such as the watershed districts, Anoka County, MnDOT, etc.

Councilmember Newland stated this project has been on the council's docket for two years now. He indicated the original challenge was to allow an apartment complex. He reported he voted no twice for the change to the zoning and once the zoning was changed, everything else became somewhat moot. He explained this project was now a legally conforming development located on a correctly zoned property. He reiterated that the previous request was for 111 units. He understood the neighborhood was not thrilled about this project, but the apartment building had been downsized to 48 units. He stated the council was charged with upholding the codes and laws of the city and noted he would be offering his support for this project because this was the only choice he had.

Councilmember Saroya stated she understood an EAW was not required but could be discretionary under State Statute. She noted the city had the discretion to require an EAW given the environmental concerns that have been raised for the wildlife in this area as well as the endangered species. She explained these concerns have been raised for two years now and she did not understand why a EAW could not be completed. Mr. Thorvig reported this would have to be authorized by the city council under a majority vote.

Councilmember Saroya asked if she could make a motion to this effect.

Mayor Sanders stated Councilmember Saroya could make a motion.

Councilmember Saroya did not move forward with a motion because she feared the decision was already made in the council's minds. She was of the opinion an EAW should be completed before moving forward with this project. She indicated she would be a no vote for this project due to the legitimate environmental, noise and traffic concerns that have been raised by the neighbors. She believed this project would put a lot on Ward 1 residents and she believed this was unfair. She discussed how many people could be living within this 48 unit apartment building noting up to eight people could be living in a unit. She supported the city pursuing other options for this property including purchasing the site for a future park. She explained she believed in the oath of office that she took and she worked for her constituents. She wished the council could do the right thing by her constituents. She did not want the city council to be complicit with their decisions. She feared how the current residents in this neighborhood would be adversely impacted by this project. She commented further on how she was concerned by the horrible decisions that were being made by this city council.

Councilmember Fleming called for a point of order. She asked that Councilmember Saroya direct her comments to the CUP.

Councilmember Saroya indicated she believed this CUP was similar to other decisions that have harmed residents. She noted this council has put car washes in people's back yards, industrial buildings in people's back yards and now the council would be putting a massive apartment building in people's back yards.

Councilmember Massoglia asked for a point of order.

Mayor Sanders requested Councilmember Saroya get to her point.

Councilmember Saroya spoke to the issue of putting projects in people's back yards that cause harm to them. She indicated this was a real issue for residents and she hoped the council could show some empathy and find another solution for this property. She stated she had no faith in this council to do the right thing. She believed Blaine had to become a resident-centered, strategic, smart and ethical city. She was of the opinion the residents in Ward 1 deserved better.

Councilmember Robertson reported this has been a very long process, noting this project has been before the council for the last two years. She explained in 2018, a previous council made the decision to change the density within the comprehensive plan for this property. She stated in 2022, she voted against the rezoning of this property with Councilmember Newland. However, the council later learned that the rezoning had to move forward in order to match the comprehensive plan. She commented on how bad she felt for the owners of this property. She did not believe the council wanted to tell private property owners what they could or could not do with their property. She explained this property was zoned PBD which meant high density housing was allowed. It was her hope that the property owner would have some resolution after this meeting. She clarified that the proposed apartment building would have 48 units and four of the units would have four bedrooms. She stated the entire capacity of the building per HUD requirements was 125 people. While she was not a huge fan of apartment buildings, she appreciated the due diligence from staff on this matter. She understood the neighbors had concerns regarding traffic which was why the

city ordered and completed a traffic study. She stated the residents concerns were not going unheard, rather they were heard. The building size has been dramatically reduced, the sidewalks/crosswalks will be installed at no expense to the neighbors. She encouraged all involved in this project to remember the city council had to work to balance the needs of the property owner as well as the needs of the neighbors.

Councilmember Larson stated this was a difficult item for her. She noted she walked this property last fall. She indicated she was thrilled the 111 unit apartment was not approved. She read through a memo the council received from the city attorney noting it spoke directly to the limits the council had. She noted she met with staff to address questions she had regarding the project. She appreciated how staff had presented this application with all of the facts to the council. She believed it was interesting that the Alexandra House appreciated the affordability component of the 48 unit apartment building, which was very different from how they viewed the last project. She commented further on how the enrollment to the nearest elementary school was declining, which meant this project would not be a hindrance.

Councilmember Massoglia said he did not support the rezoning of this property and would not be supporting the project. He did not believe this was the best location for apartments. He appreciated the city attorney's memo and the clarification on the CUP process. He reported the council can vote no on CUPs but there has to be clear with findings of fact. He commented on how he would like to see additional conditions added for approval based on the findings from the traffic study based on the expert opinion from Bolton & Menk. He explained he had a different perspective on CUPs and he would be voting no on this matter.

Motion amendment by Councilmember Massoglia to recommend approval of the following additional conditions:

- 1) Installation of intersection lighting and stop sign for the driveway on 99th Avenue NE.
- 2) Installation of pedestrian sidewalks and facilities along the north side of 99th Avenue NE from 101st Avenue to the school.
- 3) Stripe and sign the crosswalks where the sidewalks are installed.
- 4) Installation of a city stormwater pond on furthest eastern corner of the .65 acres of the property.

Councilmember Larson seconded the amendment.

Mr. Thorvig asked if the developer wanted to comment on the proposed four conditions.

Megan Carr, Sand Companies, said she could abide by the intersection lighting and stop sign on 99th Avenue at the driveway. She asked if there was sufficient right-of-way on 99th Avenue for a sidewalk. She noted they did not own all of the property and she may have a difficult time installing sidewalks across property they did not own. She noted there would be significant costs for the proposed sidewalk and she was uncertain of this sidewalk would truly serve their residents.

Mr. Schluender stated the city did not have right-of-way dedicated along 99th Avenue, however, he was uncertain what the width was.

Ms. Carr stated she was uncertain how successful a sidewalk along 99th Avenue would be given the fact children often take the path of least resistance, which would be to walk across the field and through the opening in the fence. She indicated she could consider striping for the crosswalk but may not be able to meet lighted crosswalk signage, if required. She reported she could offer to dedicate a portion of the parcel for a city-constructed stormwater pond and noted that they would be able to manage the stormwater created by their site.

Councilmember Robertson stated she understood what Councilmember Massoglia was trying to do, but noted the city council already dialoged how to address the safety concerns. She did not support asking the developer to incur the cost of installing safety measures that benefit the overall neighborhood as this could lead to a future lawsuit. She also did not want to put an undue burden on the developer that were adversarial and made the project more difficult to complete. She questioned why Councilmember Massoglia was offering more conditions for the project that wasn't supporting. She reiterated that this intersection was operating at Level A, even with a 111 unit apartment building. She noted these were collector roadways that were designed to take 13,000 cars a day and suggested Councilmember Massoglia not move forward with two of the four conditions.

Councilmember Massoglia stated he was proposing these conditions be added in order to improve the safety of the neighborhood based on the findings from the traffic study. He reiterated that with conditional use permits, the council can put additional conditions in place. He indicated he was trying to mitigate the concerns that were raised within the traffic study that was completed by Bolton & Menk. He reported he was not in favor of receiving land in lieu of park dedication fees for this development. He believed that if the city needed certain things because of this development, the developer should pay, and not the city.

Councilmember Saroya asked if this building could have a maximum of 125 people. Ms. Carr clarified she did not have the numbers in front of her, but reported buildings in Plymouth and Dayton, that were similar in size have 120 occupants. She estimated this building would have 120 to 130 occupants.

Councilmember Saroya inquired if it would be possible for this building to have 200 occupants. Ms. Carr stated she did not have the numbers in front of her.

Councilmember Massoglia called for a point of order and asked that Councilmember Saroya keep her comments focused on the amendment.

Councilmember Saroya indicated she was trying to understand the number of people that would be within this apartment building. She questioned if the proposed lighting would impact the homes across the street. She stated the council was so concerned about another lawsuit from the property owner or the developer, but she was concerned about a lawsuit from a driver who has a car accident in this area. She discussed how a resident was in a serious car accident at this intersection. She reported she has seen cars in the pond two or three times since she has lived in Blaine. She also feared that a child would be hit by a car on their walk to school. She indicated there were legitimate safety concerns regarding this project and perhaps another traffic study should be completed for this project. She stated she was not ready to approve this project.

Councilmember Larson asked if there were legal justifications to support the additional conditions based on the findings within the traffic study. City Attorney Loonan stated the council was looking first at the conditional use permit. He noted this property was zoned Development Flex and was guided for high density within the comprehensive plan. He explained when looking at approving the council had to consider the uses and if they were permitted. He reported based on the zoning and comp plan the proposed use was permitted. He explained the council then had to consider what reasonable conditions should be imposed on the property. He indicated the standards the court would apply are standards of the nexus between the issues we are trying to solve and the conditions that are being imposed and proportionality. He stated with respect to the traffic study, the council is entitled to read the report and make findings on the report. However, if the city were to be challenged on a denial or on unreasonable conditions imposed on the property, the opinions of the council will not be as relevant as the opinions of experts that are involved. He explained Councilmember Massoglia has stated he reviewed the report and he thinks Bolton & Menk has made findings that support his proposed conditions. He was uncertain if Councilmember Massoglia reached out Bolton & Menk as they may be called in as an expert witness. However, he understood the city did have a city engineer who was an expert who if the city were challenged, would be questioned on it and the city engineer has evaluated this traffic report, which was for a different project, and said the conditions were not reasonably related to the use that is being permitted here. Ultimately, the city council has to look at this to see if there was factual basis that could be supported in the record and by expert opinions that would connect the conditions being imposed to the impact that is being created by the development. He stated with regard to the sidewalk he believed there may be some issues on proportionality to go across private property give the fact the city may not have enough right of way. He explained the city could not require property to be taken, but rather a private negotiation would have to be completed for the land.

Councilmember Massoglia amended his motion amendment:

- 1) Installation of intersection lighting and stop sign for the driveway on 99th Avenue NE.
- 2) Installation of pedestrian sidewalks and facilities along the north side of 99th Avenue NE from 101st Avenue NE to the existing apartment complex along Outlot C.
- 3) Stripe and sign the crosswalks where the sidewalks are installed.
- 4) Installation of a city stormwater pond on furthest eastern corner of the .65 acres of the property.

Councilmember Fleming asked if the city needed land for stormwater ponding. Mr. Schluender explained the neighborhood to the south does not have any pretreatment and this site would allow for some water to be directed to this area. He indicated if the council wanted to accept the parcel, this could be utilized for stormwater on a future street project.

Councilmember Fleming stated with this clarification she would not be on board with the sidewalk or the development of the stormwater area.

Mayor Sanders asked if Councilmember Massoglia could support only moving forward with conditions that addressed the striping of the crosswalks and intersection lighting. Otherwise, he believed the sidewalks and stormwater pond were onerous.

Councilmember Massoglia withdrew his motion to amend.

City Manager Wolfe stated in listening to the council's conversation, she wanted to clarify the project itself creates a need for its own stormwater treatment, which was shown in the blue pond area. She reported the developer does not have a use for the outlot and the city's response was that the outlot could possibly be used for stormwater management for an adjacent neighborhood that does not have property stormwater treatment. Another option would be to maintain this space as open space.

Mr. Thorvig indicated what was discussed at the workshop was that the determination of whether or not the city will accept this land in lieu of park dedication was not a part of this application. He stated this determination would be made with the plat application. He noted if the city does not take ownership of the outlot, it would remain passive greenspace.

Councilmember Saroya stated in terms of a traffic study, the previous traffic study was for a 111 unit apartment complex and does not apply to this project. She questioned if a traffic study was required for this project. Mr. Schluender reported he did not recommend a traffic study be completed for the proposed development. He noted this project would generate 200 to 225 trips per day, and would not impact the existing roadway network in a negative way.

Councilmember Saroya asked if the surrounding uses should trigger a traffic study, given the fact this property was surrounded by a school and womens shelter. Mr. Schluender reiterated that he would not recommend a traffic study be completed for this case.

Ms. Carr reported she completed the calculations and the maximum occupancy for this building would be 214 if every single unit was at full capacity.

Councilmember Larson indicated she was not on the council when this property was rezoned to allow for high density. She indicated this was not the right location for an apartment complex, but sadly that was what was being proposed at this time.

Councilmember Saroya requested a roll call vote.

Motion adopted 4-3 (Councilmembers Larson, Massoglia and Saroya opposed).

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

Mr. Schluender stated 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)

Mr. Schluender explained the project will be a two year project with completion expected in the fall of 2025. Bids were received electronically at 10:00 AM on 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. Staff commented further on the bids that were received noting the engineer's estimate was \$6,265,949.50. 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. Staff noted that 89th Avenue would be a two year project.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a 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.

Councilmember Massoglia asked when Tyler Street would be reconstructed or overlaid. Mr. Schluender reported this roadway was within the five year CIP.

Motion adopted unanimously.

- 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

Finance Director Zimmerman stated council is requested to approve the competitive negotiated sale of \$11,610,000 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.

Doug Green, Baker Tilly, discussed the results of the award of sale noting the city received 13 bids with the winning bid coming from Fidelity Capital Markets with an interest rate of 3.39% for premium bonds. He commended the city for maintaining its AAA bond rating and commented further on the annual debt service schedule for this bond issuance.

Mayor Sanders thanked Mr. Green and his team for their great work on this project.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt 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.

Councilmember Saroya shared concerns about the installation of artificial turf in the city and the existence of PFAS and potential water contamination. She feared the city was going in the wrong direction and should be considering banning forever chemicals. She questioned if it was the right decision to spend \$12 million on synthetic turf fields in 2024, when PFAS and forever chemicals will be banned in Minnesota in 2025 under Amara's Law. She expressed concern with the fact an environmental impact study had not been completed on the turf fields. She was of the opinion the city needed to put health before profit.

Mayor Sanders clarified the city was not purchasing turf fields, rather the city was financing the turf fields for the State of Minnesota. He explained the turf fields would be installed on State property and not city property. He stated it was his understanding the city had reached out to the turf manufacturer as well. Mr. Zimmerman commented the bond issuance will be used to finance the turf fields as noted by the mayor. He reported the turf fields will not be procured by the city, nor will the turf fields be placed on land owned or managed by the city. Development Director Thorvig reported after speaking with the National Sports Center regarding the turf, he understood Field Turf would be manufacturing the turf. He explained the city received a 32 page document from Field Turf. He noted no PFAS of concern has been found in field turf fibers. In addition, after completing a study on the turf, it was found there was no human health risk. Director of Engineering Schluender commented the city has a well approximately one mile away from the National Sports Center on 109th Avenue. He reported the sports center operates three surface pumps from the stormwater ponds to irrigate the existing fields and there was one shallow drift well.

Councilmember Robertson thanked Councilmember Saroya for bringing up the PFAS issue. She stated it was not the intention of the city council to participate in a project that potentially harms kids. She explained she spent time reading through the State legislation and she indicated this was a very dynamic bill. She reported there were 11 product categories that would be deemed non-essential in 2025 that would be banned and then there would be a phased process for the banning of production of PFAS that goes out to 2032. She stated the only reference to artificial turf was in one of the non-essential sub-categories where the indoor use of carpets and rugs was discussed. She explained she wanted her kids to be in the safest environment possible. She indicated she appreciated the clarify on what the city is doing versus what the State is doing with respect to this

project. She requested that the documentation from the NSC regarding the turf fields be placed on the city's website so the public could have access to this information.

Councilmember Fleming thanked Councilmember Saroya for bringing these concerns up as well and encouraged Councilmember Saroya to reach out to staff with her concerns.

Councilmember Massoglia thanked Baker Tilly, city staff and all of the other partners that have made this project possible.

Councilmember Saroya clarified she understood no PFAS of concern has been found, but noted synthetic turf fields do contain PFAS and forever chemicals. She believed it was irresponsible of the city to rely on a study from the turf manufacturer. She recommended a real environmental study be completed for this project since the city would be sponsoring the financing of this project. She explained she was voicing her concern because if in 15 to 20 years there were cancer clusters in the community she wanted her concerns to be documented.

Councilmember Robertson stated it was her understanding the developer completed an AUAR for this redevelopment project and asked if the AUAR included an environmental study. Mr. Thorvig stated the developer had completed an AUAR which was a separate review than what Councilmember Saroya was seeking for the turf fields. Mr. Schluender indicated an EAW or EIS would not specifically look at the materials used on the site. Rather, it takes a global view of the environmental impacts such as ground water, storm water, sanitary, water main, if the community could serve the site with water as well as looking at traffic impacts. In addition, the wetlands and native species on the site would be investigated.

Councilmember Fleming reported as a doctor she likes to review scientific studies, along with independent and third party research. She stated the 32 page report received from Field Turf noted they have a comprehensive collection of independent and third party data. She indicated this means Field Turf had not conducted their own research, but rather this was put out to other parties so as not to skew the data.

Councilmember Saroya questioned what kind of doctor Councilmember Fleming was and asked what her view was on the COVID vaccine.

Councilmember Massoglia called for a point of order.

Motion adopted 6-1 (Councilmember Saroya opposed).

11.3. ORD 24-2549 Second Reading

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

Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated council is asked to consider second reading and adoption of an ordinance to allow property owners and occupants to install and maintain managed natural landscapes. Staff noted this ordinance was being put in place to remain consistent with a

new state law.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt the Second Reading of Ordinance No. 24-2549, Amending Chapter 90 - Vegetation, Article II. Weeds and Tall Grass.

Motion adopted unanimously.

12. Other Business

Mayor Sanders reported it was Professional Municipal Clerks week. He took a moment to recognize City Clerk Sorensen and described the numerous ways she contributed to the city. He then read a proclamation in full for the record and declared May 5-11, 2024 to be Professional Municipal Clerks week in the city of Blaine. A standing ovation and round of applause was offered by all in attendance.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 9:51PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 24-105

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.3

Resolution Approving a Temporary Road Closure for the 2024 Blaine Sizzling Summer Kickoff

Executive Summary

The Council is asked to approve a temporary road closure for the Blaine Sizzling Summer Kickoff on Town Square Drive NE for the event.

Background

The Blaine Parks and Recreation department will host its annual Sizzling Summer event on Saturday, June 8, 2024, from 10 pm to 4 pm. The event will include a craft fair, bands, food trucks, fire trucks, public works vehicles and police vehicles. Staff will coordinate the closure with Public Works and traffic control with Blaine Police Department. To provide a safe environment and accommodate the activities, staff is proposing the closure of Town Square Drive NE in front of city hall from 8 am to 4:30 pm.

Strategic Plan Relationship

This action relates to collaboration and engagement of the strategic plan by providing an inclusive, engaged and involved community.

Board/Commission Review

None

Financial Impact

None

Public Outreach/Input

None

Staff Recommendation

By motion, adopt a resolution approving the temporary road closure of Town Square Drive NE from 108th Lane NE to Town Square Drive NE on Saturday, June 8, 2024.

Attachment List

1. Sizzling Summer layout 2024



City of Blaine

Signature Copy

Resolution: RES 24-105

Resolution Approving a Temporary Road Closure for the 2024 Blaine Sizzling Summer Kickoff

WHEREAS, the Blaine Sizzling Summer Kickoff is a large public event that brings hundreds of people to the City of Blaine each year; and

WHEREAS, the City Emergency Management staff has identified the need to work with Parks and Recreation 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 road closures; and

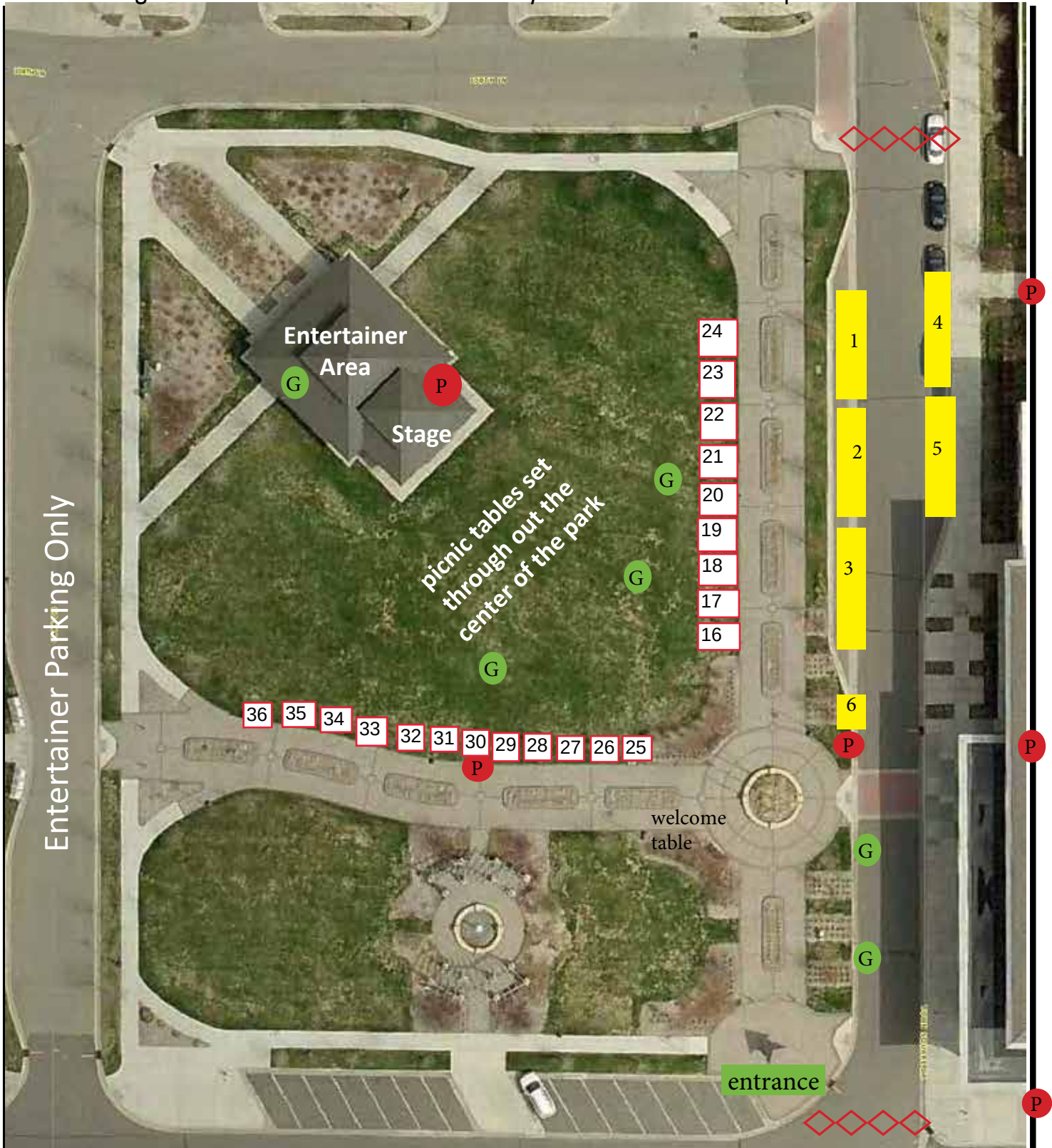
WHEREAS, the temporary road closures will not adversely affect traffic safety; and

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 Blaine Sizzling Summer Kickoff:

1. Temporary road closure of Town Square Drive NE from 108th Lane NE to Town Square Drive NE on Saturday, June 8, 2024.

PASSED by the City Council of the City of Blaine on this 20th day of May 2024.



FOOD TRUCKS

1. Adam's Gyros
2. D & D Goodies
3. Mamas Taco Truck
4. Ekbon Concessions
5. Jamo's New Zealand Pie Co
6. Culvers

16. Buff City Soaps
17. Have a Nice Day Crafts
18. Trena Morrison
19. Elvove Chiro
20. D's Sentiments
21. Crunch & Restore-sponsor
22. Humblebeez
23. Peggy Brandt
24. Lisa Derr

25. Darlene West
26. Mia Velimirovich-Holtz
27. Raising Cane's
28. MN Moonshine Creations
29. Ken Yell
30. Q Concepts
31. Primrose School- sponsor
32. Glass from the Past
33. Sheila Lund

34. Jude Bjorklund
35. Tab Williams
- 36.

map is not to scale*

P=power outlet G=Garbage



City of Blaine Staff Report

File Number: RES 24-106

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.4

Resolution Approving Temporary Road Closures for the 2024 Blaine Festival and Parade

Executive Summary

The Council is asked to approve a temporary road closure for the Blaine Festival Parade on Jefferson Street and Central Avenue for the Festival.

Background

The Blaine Festival Committee has submitted a special event license to hold a parade on Saturday, June 29, 2024, from 12 pm to 2:30 pm. The parade will include floats, bands, fire trucks and police vehicles. Staff will coordinate the closure with Public Works, Anoka County and traffic control with Blaine Police Department. To provide a safe environment and accommodate the activities, staff is also proposing to close Central Avenue south of the Village Bank parking lot.

Strategic Plan Relationship

This action relates to collaboration and engagement of the strategic plan by providing an inclusive, engaged and involved community.

Board/Commission Review

None

Financial Impact

None

Public Outreach/Input

Letters will be sent out to the residents within a radius of the parade route.

Staff Recommendation

By motion, adopt a resolution approving the temporary road closure of Jefferson Street from Oak Park Boulevard to Territorial Road on Saturday, June 29, 2024. Also, close Central Avenue from south of Village Bank to the Mary Ann Young Center for June 28 to June 30, 2024.

Attachment List

1. Blaine Festival Parade Map Printout



City of Blaine

Signature Copy

Resolution: RES 24-106

Resolution Approving Temporary Road Closures for the 2024 Blaine Festival and Parade

WHEREAS, the Blaine Festival Parade is a large public event that brings thousands 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 road closures; and

WHEREAS, the temporary road closures 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 Blaine Festival Parade and Festival:

1. Temporary road closure of Jefferson Street from Oak Park Boulevard to Territorial Road on Saturday, June 29, 2024.
2. Temporary road closure of Central Avenue from south of Village Bank to the Mary Ann Young Center for June 28 to June 30, 2024.

PASSED by the City Council of the City of Blaine on this 20th day of May 2024.

Blaine Festival Parade Map



BlaineMN.gov

N



Parade Start

Check in Area

All Parade Participants
Except Bands Enter at
Paul Parkway

Band Buses
Enter at 117th Ave.

Parade End-
Float Tear
Down

Madison Elem.
School

0 0.5 Miles
1:22,000

- First Aid
- Restroom
- Information Booth
- Enter Road
- Parade Route



City of Blaine Staff Report

File Number: RES 24-98

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.5

Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Youth Football at The Ball Park Twin Cities

Executive Summary

Council is being asked to approve a premise permit for Blaine Youth Football at The Ball Park Twin Cities, 10650 Baltimore Street NE to conduct charitable gambling.

Background

Blaine Youth Football gambling manager has submitted an application to conduct charitable gambling at The Ball Park Twin Cities. If approved, they will conduct paper pull tabs with dispensing devices, electronic pull tabs and electronic bingo. A copy of the lease for lawful gambling and the premise permit application for the State Gambling Control Board are attached.

Per current code, no organization may maintain more than four lawful gambling locations in the City at one time. This will be the second premise for Blaine Youth Football in Blaine. Background investigations have been completed and nothing was found to disqualify the organization from obtaining this permit.

The Gambling Control Board may not issue a lease for charitable gambling within a city unless a sponsoring organization obtains approval through a resolution to the Gambling Control Board or otherwise forfeit their gambling activities.

Strategic Plan Relationship

This item relates to the economic development strategic priority in the 2023-2026 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Adopt a resolution approving a new premise permit for Blaine Youth Football at The Ball Park Twin Cities, 10650 Baltimore Street NE.

Attachment List

1. 2024 PREMISE PERMIT LIST - Public
2. BYH LG215 Lease Lawful Gambling
3. LG214 Premises Permit App BYF



City of Blaine

Signature Copy

Resolution: RES 24-98

Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Youth Football at The Ball Park Twin Cities

WHEREAS, Blaine Youth Football has submitted an application for a premise permit to allow charitable gambling and raffles to be conducted at The Ball Park Twin Cities, 10650 Baltimore Street NE, Blaine, Minnesota; and

WHEREAS, Minnesota Statute 349.213, Subd. 2, states that the Gambling Control Board may not issue a new premise permit for charitable gambling within a city unless the City Council approves the premise permit within ninety (90) days from the date of their application for the new premise permit.

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

The application for the premise permit for the purpose of conducting charitable gambling, including raffles, is hereby approved.

A certified copy of this resolution shall be provided to the applicants as soon as possible for submittal to the Gambling Control Board.

PASSED by the City Council of the City of Blaine this 20th day of May, 2024.

**CITY OF BLAINE
2024 GAMBLING LICENSE HOLDERS**

Organization	Locations	Premise Permit Issued
Blaine Youth Football Jesse Schwartz	Pizza Pub Prime 2190 105 th Ave NE Blaine, MN 55449 The Ball Park Twin Cities 10650 Baltimore Street Blaine, MN	March 18, 2024 May 20, 2024
Blaine Backcourt Club dba Blaine Youth Basketball Joseph Claussen	The Rusty Bumblebee 10950 Club West Pkwy, Ste 160 Buffalo Wild Wings 11540 109 th Ave NE, Ste 300	June 5, 2023 December 4, 2023
Blaine Youth Hockey Suzanne Slawson	Ole Piper Inn 1416 - 93rd Lane NE Broadway Bar & Pizza 11822 Aberdeen Street NE Wild Bill's Sports Saloon 10950 Club West Pkwy, #100 Clives Roadhouse Blaine, Inc. 10400 Baltimore Street NE #200	December 6, 2007 2009 January 6, 2011 May 3, 2018
Blaine Festival Mary Weinhold	Blainbrook Entertainment 12000 Central Avenue NE Blaine, MN 5543	May 17, 2012
Centennial HS Football Boosters Autumn Gohman	Lucy's Burgers Blaine 4365 Pheasant Ridge Dr. #102 Blaine, MN 55449 Applebee's Grill and Bar 4345 Pheasant Ridge Drive #202 Blaine, MN 55449	March 2021 April 2022
Sgt. John Rice VFW Post 6316 N. P. Hockert	Sgt. John Rice VFW 6316 1374 - 109th Avenue NE Blaine MN 55434	June 21, 2007
Spring Lake Park Lions Club Amanda Jackson	Acapulco Mexican Restaurante 9360 Baltimore Street Blaine, MN 55449 X-Golf 298 Northtown Drive NE Blaine, MN 55434 Fogerty Arena/Moe's Ice House 9250 Lincoln Street NE Blaine, MN 55434	March 16, 2020 September 21, 2020 December 19, 2022
Spring Lake Park District #16 Youth Hockey Association Sarah Clark	The Roadside 12540 Ulysses Street NE Blaine MN 55434 El Norte Mexican Bar & Grill 3453 Lake Drive NE Blaine, MN	October 21, 2019 December 10, 2022

LG215 Lease for Lawful Gambling Activity

LEASE INFORMATION		
Organization: Blaine Youth Football	License/Site Number:	Daytime Phone: 763-567-1722
Address: PO Box 490876	City: Blaine	State: Zip: MN 55449
Name of Leased Premises: The Ball Park Twin Cities	Street Address: 10650 Baltimore St NE	
City: Blaine	State: Zip: MN 55449	Daytime Phone: 763-742-8715
Name of Legal Owner: Duck Hill, LLC	Business/Street Address: 3120 Woodbury Dr #100	
City: Woodbury	State: Zip: MN 55125	Daytime Phone: 651-735-3580
Name of Lessor (if same as legal owner, write "SAME"): The Ball Park Twin Cities	Address: 10650 Baltimore St Ne	
City: Blaine	State: Zip: MN 55449	Daytime Phone: 763-951-0104
Check applicable item: ☒ New or amended lease. Effective date: <u>5/1/2024</u> . Submit changes at least ten days before the effective date of the change. ☐ New owner. Effective date: _____. Submit new lease within ten days after new lessor assumes ownership.		
CHECK ALL ACTIVITY THAT WILL BE CONDUCTED (no lease required for raffles)		
☒ Pull-Tabs (paper) ☐ Pull-Tabs (paper) with dispensing device ☒ Bar Bingo ☐ Bingo ☐ Tipboards ☐ Paddlewheel ☐ Paddlewheel with table ☒ Electronic Pull-Tabs ☐ Electronic Linked Bingo Electronic games may only be conducted: 1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or 2. at a premises where bingo is conducted as the primary business and has a seating capacity of at least 100.		
PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT (separate rent for booth and bar ops)		
BOOTH OPERATION: Some or all sales of gambling equipment are conducted by an employee/volunteer of a licensed organization at the leased premises.		
ALL GAMES, including electronic games: Monthly rent to be paid: ____%, not to exceed 10% of gross profits for that month. - Total rent paid from all organizations for only booth operations at the leased premises may not exceed \$1,750. - The rent cap does not include BAR OPERATION rent for electronic games conducted by the lessor.		
BAR OPERATION: All sales of gambling equipment conducted by the lessor or lessor's employee.		
ELECTRONIC GAMES: Monthly rent to be paid: <u>15</u> %, not to exceed 15% of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.		
ALL OTHER GAMES: Monthly rent to be paid: <u>20</u> %, not to exceed 20% of gross profits from all other forms of lawful gambling. If any booth sales conducted by a licensed organization at the premises, rent may not exceed 10% of gross profits for that month and is subject to booth operation \$1,750 cap.		
BINGO RENT (for leased premises where bingo is the primary business conducted, such as bingo hall)		
Bingo rent is limited to one of the following: - Rent to be paid: <u>0</u>%, not to exceed 10% of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo. - OR - - Rate to be paid: \$ <u>0</u> per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor. ⇒ Rent may not be paid for bar bingo. ⇒ Bar bingo does not include bingo games linked to other permitted premises.		
LEASE TERMINATION CLAUSE (must be completed)		
The lease may be terminated by either party with a written <u>120</u> day notice. Other terms:		

LG215 Lease for Lawful Gambling Activity

6/15 Page 2 of 2

Lease Term: The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management: The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises. The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited: The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes, Section 349.181.

Illegal Gambling: The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes, Section 349.18, Subd. 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes, Section 609.75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H, or Minnesota Statutes, Section 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or to the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

Other Prohibitions: The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG.

Access to Permitted Premises: Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor Records: The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent All-Inclusive: Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

- trash removal
- electricity, heat
- snow removal
- storage
- janitorial and cleaning services
- other utilities or services
- lawn services
- security, security monitoring
- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- in the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Board. Rent payments may not be made to an individual.

ACKNOWLEDGMENT OF LEASE TERMS

I affirm that this lease is the total and only agreement between the lessor and the organization, and that all obligations and agreements are contained in or attached to this lease and are subject to the approval of the director of the Gambling Control Board.

Other terms of the lease:

Signature of Lessor:

Date:

Signature of Organization Official (Lessee):

Date:

Print Name and Title of Lessor:

Print Name and Title of Lessee:

Questions: Contact the Licensing Section, Gambling Control Board, at 651-539-1900. This publication will be made available in alternative format (i.e. large print, braille) upon request. **Data privacy notice:** The information requested on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

Mail or fax lease to:

Minnesota Gambling Control Board
1711 W. County Road B, Suite 300 South
Roseville, MN 55113
Fax: 651-639-4032

LG214 Premises Permit Application**Annual Fee \$150 (NON-REFUNDABLE)****REQUIRED ATTACHMENTS TO LG214**

1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity**.
2. \$150 annual premises permit fee, for each permit (non-refundable). Make check payable to "**State of Minnesota**."

Mail the application and required attachments to:
 Minnesota Gambling Control Board
 1711 West County Road B, Suite 300 South
 Roseville, MN 55113

Questions? Call 651-539-1900 and ask for Licensing.

ORGANIZATION INFORMATION

Organization Name: Blaine Youth Football License Number: _____

Chief Executive Officer (CEO) Jesse Schwartz Daytime Phone: 763-567-1722

Gambling Manager: Deanna Maring Daytime Phone: 651-329-4041

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: The Ball Park Twin Cities

List any previous names for this location:

Street address where premises is located: 10650 Baltimore St Ne
(Do not use a P.O. box number or mailing address.)

City:	OR	Township:	County:	Zip Code:
Blaine			Anoka	55449

Does your organization own the building where the gambling will be conducted?

☐ Yes ☒ No If no, attach LG215 Lease for Lawful Gambling Activity.

A lease is not required if only a raffle will be conducted.

Is any other organization conducting gambling at this site? ☐ Yes ☒ No ☐ Don't know

Note: Bar bingo can only be conducted at a site where another form of lawful gambling is being conducted by the applying organization or another permitted organization. Electronic games can only be conducted at a site where paper pull-tabs are played.

Has your organization previously conducted gambling at this site? ☐ Yes ☒ No ☐ Don't know

GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA

Bank Name: _____ Bank Account Number: _____

Bank Street Address: _____ City: _____ State: **MN** Zip Code: _____

ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
<u>1150 Paul Parkway Ne</u>	<u>Blaine</u>	<u>MN</u>	<u>55434</u>
<u>4286 121 Ave Ne</u>	<u>Blaine</u>	<u>MN</u>	<u>55449</u>
<u>265 124th Lane Nw</u>	<u>Coon Rapids</u>	<u>MN</u>	<u>55448</u>

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township
City Name: _____	County Name: _____
Date Approved by City Council: _____	Date Approved by County Board: _____
Resolution Number: _____ (If none, attach meeting minutes.)	Resolution Number: _____ (If none, attach meeting minutes.)
Signature of City Personnel: _____ _____	Signature of County Personnel: _____ _____
Title: _____ Date Signed: _____	Title: _____ Date Signed: _____
Local unit of government must sign.	TOWNSHIP NAME: _____ Complete below only if required by the county. On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.) Print Township Name: _____ Signature of Township Officer: _____ Title: _____ Date Signed: _____

ACKNOWLEDGMENT AND OATH

1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises. 2. The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law. 3. I have read this application and all information submitted to the Board is true, accurate, and complete. 4. All required information has been fully disclosed. 5. I am the chief executive officer of the organization.	6. I assume full responsibility for the fair and lawful operation of all activities to be conducted. 7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them. 8. Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect. 9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license. 10. I understand the fee is non-refundable regardless of license approval/denial.
--	---

Signature of Chief Executive Officer (designee may not sign)

4-10-24

Date

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public	information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information;	Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.
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This form will be made available in alternative format, i.e. large print, braille, upon request.

An equal opportunity employer



City of Blaine Staff Report

File Number: 2024-171

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.6

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

Executive Summary

Council is being asked to approve two 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 two temporary on-sale intoxicating liquor licenses for special events June 11-14 and June 15-18, 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 two temporary on-sale intoxicating liquor licenses for Invictus Brewing Company for June 11-14 and June 15-18, 2024.

Attachment List

1. 1-4 Day Temp Liquor Permits



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555
**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date of organization		Tax exempt number	
Invictus Brewing, LLC		05/18/2018		3945558	
Organization Address (No PO Boxes)		City	State	Zip Code	
2025 105th Ave NE		Blaine	Minnesota	55449	
Name of person making application		Business phone		Home phone	
Previn Solberg		612-723-4090			
Date(s) of event		Type of organization ☐ Microdistillery ☒ Small Brewer			
6/11/2024 - 6/14/2024		☐ Club ☐ Charitable ☐ Religious ☐ Other non-profit			
Organization officer's name		City	State	Zip Code	
Previn Solberg		Blaine	Minnesota	55449	
Organization officer's name		City	State	Zip Code	
			Minnesota		
Organization officer's name		City	State	Zip Code	
			Minnesota		

Location where permit will be used. If an outdoor area, describe.
10550 Nassau St NE, Blaine, MN 55449

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.
N/A

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
Cincinnati \$1,000,000 per event, \$2,000,000 aggregate

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license	Date Approved
Fee Amount	Permit Date
Event in conjunction with a community festival ☐ Yes ☐ No	City or County E-mail Address
Current population of city	

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
No Temp Applications faxed or mailed. Only emailed.
ONE SUBMISSION PER EMAIL, APPLICATION ONLY.
PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY
PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY
CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date of organization		Tax exempt number	
Invictus Brewing, LLC		05/18/2018		3945558	
Organization Address (No PO Boxes)		City	State	Zip Code	
2025 105th Ave NE		Blaine	Minnesota	55449	
Name of person making application		Business phone		Home phone	
Previn Solberg		612-723-4090			
Date(s) of event		Type of organization ☐ Microdistillery ☒ Small Brewer			
6/15/2024 - 6/18/2024		☐ Club ☐ Charitable ☐ Religious ☐ Other non-profit			
Organization officer's name		City	State	Zip Code	
Previn Solberg		Blaine	Minnesota	55449	
Organization officer's name		City	State	Zip Code	
			Minnesota		
Organization officer's name		City	State	Zip Code	
			Minnesota		

Location where permit will be used. If an outdoor area, describe.
10550 Nassau St NE, Blaine, MN 55449

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.
N/A

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
Cincinnati \$1,000,000 per event, \$2,000,000 aggregate

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license	Date Approved
Fee Amount	Permit Date
Event in conjunction with a community festival ☐ Yes ☐ No	City or County E-mail Address
Current population of city	

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

**CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
No Temp Applications faxed or mailed. Only emailed.**

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY
PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY
CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**



City of Blaine

Staff Report

File Number: RES 24-107

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.7

Resolution Authorizing City Hall and Aquatore Bandshell Security Enhancements, Interfund Transfer from the Capital Improvements Fund, and Associated Budget Amendments.

Executive Summary

Facilities and Emergency Management Staff have been evaluating City facilities for safety and security enhancements and have identified two key areas that need improvements. Staff is requesting council approval for bullet resistant glass at all forward-facing customer service counters within City Hall as well as approval to add cameras to the current Aquatore Bandshell. The funding is to be provided by available accumulated interest earnings in the Capital Improvements Fund.

Background

The first enhancement staff recommends is Bullet Resistant Glass at all forward-facing customer service counters within City Hall at a cost of \$124,970.00. Staff had a difficult time finding local vendors who could complete the project. However, staff had identified three vendors and attempted to get quotes from each of them. The first vendor initially indicated that they would be able to complete the project, but then advised the project was beyond their scope and abilities. The second vendor stopped responding to emails, but their initial estimation was the highest. The final vendor, City Wide Glass, was the lowest of the two actual bids that were received.

The second enhancement staff recommends is adding cameras to the current Aquatore Bandshell. After reviewing the current camera plan, staff found several vulnerable areas that were not covered by the current cameras. The proposal moves the location of two cameras and adds two additional cameras to obtain a full 360 view of the structure and surrounding grounds. Staff also found that the current plan doesn't have the door leading into the restroom atrium secured. This is problematic as this interior area of the building would be a desirable location for folks to loiter in and potentially vandalize. This project is currently under construction and the changes to the plan would be less expensive if completed during construction rather than after completion. Staff received a bid from Pro-Tec in the amount of \$10,143.89.

Strategic Plan Relationship

The two security enhancements being proposed are aligned with the City of Blaine's Strategic Plan of a well maintained infrastructure.

Board/Commission Review

None

Financial Impact

In order to finance the security enhancements that were not included in the adopted 2024 budget, the attached resolution contemplates transferring accumulated investment earnings from the Capital Improvements Fund to the Facilities Capital Improvement Fund.

The Capital Improvements Fund was [established by ordinance](#) in 1995 to act as an endowment from which future interest earnings would fund projects or programs pursuant to the City Council's priorities. Expenditures from accumulated investment earnings shall be made upon adoption of a resolution approved by an affirmative vote of at least five Council members. The Capital Improvements Fund has approximately \$314,000 of unencumbered interest earnings available for Council-directed initiatives.

Public Outreach/Input

None

Staff Recommendation

By motion, adopt the resolution authorizing the security improvements, interfund transfer from the Capital Improvements Fund, and associated budget amendments.

Attachment List

1. Est_22479_from_CITYWIDEGLASS_INC._8128 (002)
2. VIDEO SURVEILLANCE UPGRADES AND ADDITIONS PTDQ34816(1)



City of Blaine

Signature Copy

Resolution: RES 24-107

Resolution Authorizing City Hall and Aquatore Bandshell Security Enhancements, Interfund Transfer from the Capital Improvements Fund, and Associated Budget Amendments.

WHEREAS, the City Council of the City of Blaine ("City Council") has the authority to authorize transfers and budget amendments between accounting funds; and

WHEREAS, staff have identified opportunities to provide safety improvements to City Hall and the Aquatore Band Shell; and

WHEREAS, the proposed projects were not included in the 2024 City Council budget that was adopted on December 18, 2023; and

WHEREAS, the City Council desires to utilize the Capital Improvements Fund to finance the recommended security projects; and

WHEREAS, payment for the proposed projects is to be accounted for within the Facilities Capital Fund; and

WHEREAS, the Capital Improvements Fund was established by ordinance and was placed in the [code of ordinances](#) in 1995 with the intent of operating as an endowment from which future interest earnings could be used to fund projects or priorities; and

WHEREAS, expenditures from accumulated investment earnings shall be made upon the adoption of a resolution approved by an affirmative vote of at least five council members; and

WHEREAS, the Capital Improvements Fund has approximately \$314,000 of available interest earnings available for City Council directed initiatives.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following interfund transfer for the 2024 budget:

From Fund	To Fund	Purpose	Transfer Amount
401 – Capital Improvement Fund	416 – Facilities Capital Improvement Fund	Fund security improvements to City Hall and the Aquatore Band Shell	\$135,114

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby

authorizes the following revenue increases to the 2024 budget:

Fund/Account	Transfer Amount
Facilities Capital Fund - Transfer In 416.50.530.532-3914	\$135,114

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increases to the 2024 budget:

Fund/Account	Transfer Amount
Capital Improvement Fund - Transfer Out 401.50.530.532-4914	\$135,114
Facilities Capital Fund - Contracted Project 416.50.530.532-4590 (Project F2401)	\$124,970
Facilities Capital Fund - Contracted Project 416.50.530.532-4590 (Project F2402)	\$10,144

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



3100 CALIFORNIA ST.
N.E.MPLS, MN 55418

612-721-8722

Estimate

Date	Estimate #
3/1/2024	22479

BILL TO

CITY OF BLAINE
10801 TOWN SQUARE DR NE
BLAINE MN 55449

Job Address

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P.O. No.	Tel. Number
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Item	Description	Qty	COST	Total
C.M	COMMERCIAL METAL STEEL FRAMES AS PER	1	26,000.00	26,000.00T
MIS	OUR CONVERSATION			
	PAINT ALL THE FRAMES WHITE		3,600.00	3,600.00T
BULLETT RESIST	BULLET RESIST GLASS		79,895.00	79,895.00T
MIS	SHIPPING		2,400.00	2,400.00T
MIS	CRATES	3	325.00	975.00T
L	LABOR TO INSTALL ALL FRAMES		8,000.00	8,000.00
MIS	TRAYS FOR PASS TROUGH	5	150.00	750.00T
MIS	SPEAKER GOES ANYWHERE FROM 250 UP TO	5	250.00	1,250.00T
	2100 DEPENDING ON WHAT YOU WANT			
L	LABOR TO CUT PASS THROUGH TRAYS		2,100.00	2,100.00
Estimates are honored for 30 days				

PLEASE SIGN FOR APPROVAL.
NO WORK WILL BE DONE UNLESS SIGNED.
CREDIT CARD REQUIRED TO HOLD ALL
ORDERS
3.99% surcharge added to all credit card and debit card
payments.

SIGNATURE

Subtotal	\$124,970.00
Sales Tax (0.0%)	\$0.00
Total	\$124,970.00

FAX	612-781-2393
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VIDEO SURVEILLANCE UPGRADES AND ADDITIONS

TRUSTED SECURITY SOLUTIONS

100% Employee Owned

QUOTE #	PTDQ34816
DATE	4/9/2024

PREPARED FOR**City of Blaine**

Todd Miller

Deputy Fire Inspector -Service contact

10801 Town Square Dr

Blaine, MN 55449

United States

Phone: (763) 785-6173

Email: tmiller@blaineMN.gov

PREPARED BY**Pro-Tec Design, Inc.**

Tyler Wachter

Account Manager

5929 Baker Road

Suite 400

Minnetonka, MN 55345

United States

Phone:

Email: twachter@pro-tecdesign.com

PO NUMBER	PAYMENT TERMS
PTDQ34816	Net 30 days

VALUE PROPOSITION

Pro-Tec Design is pleased to submit this proposal for the installation of video surveillance at the Aquatore Bandshell, Mary Ann Young Center, and the City of Blaine City Hall per the included Bill of Materials and Statement of Work.

It includes the cameras, licenses, mounts, cabling, and installation needed for the additions to the existing City Milestone system.

Pricing listed is per Electronic Premises Security Systems State Purchasing Contract S-813(5) # 184435.

STATEMENT OF WORK

Pro-Tec Design will provide labor and material for the installation of the following:

AQUATORE BANDSHELL

- (2) Milestone Xprotect device licenses
- (2) Milestone Xprotect Care Plus licenses
- (2) Axis 4x8MP Multi-Lens cameras with corner mount.
- (1) Axis Wide Angle Corner Mount Camera for vestibule.
- (1) Install Axis P4707 dual lens camera from previous project to cover hall behind stage.
- (*) System cabling infrastructure from each camera location to the nearest POE network switch location.
- (*) Program/Test/Verify Views with end user.

MARY ANN YOUNG CENTER

- (5) Milestone Xprotect device licenses
- (5) Milestone Xprotect Care Plus licenses
- (3) Axis 4x8MP Multi-Lens cameras with corner mount.
- (1) Axis 2x5MP Dual-Lens camera in main hallway.
- (1) Axis 8MP Single Lens Dome Camera in NE Corner of billiards area.
- (*) System cabling infrastructure from each camera location to the nearest POE network switch location.
- (*) Program/Test/Verify Views with end user.

CITY HALL

(2) Milestone Xprotect device licenses

(2) Milestone Xprotect Care Plus licenses

(1) Axis 4x8MP Multi-Lens camera ceiling mounted in 3rd floor elevator lobby hallway.

(1) Axis 8MP Single Lens Dome Camera mounted at eye level to cover East Lobby Doors

(*) System cabling infrastructure from each camera location to the nearest POE network switch location.

(*) Program/Test/Verify Views with end user.

Exclusions and Assumptions:

All network infrastructure to include POE network switch, patch panel, and enclosure to be provided by the end user.

All IP Addresses and network administration to be provided by the end user.

All conduit/cabling pathway to be provided by the end user.

Cameras to be recorded on an existing Milestone archiver.

Materials and Labor

Qty	Manufacturer	Vendor Part #	Description	Unit Price	Extended Price
			AQUATORE BANDSHELL		
2	MILESTONE	XPETDL	SOFTWARE, XPROTECT EXPERT, DEVICE LICENSE, 1 CHANNEL	\$248.16	\$496.32
2	MILESTONE	YXPETDL	ONE YEAR CARE PLUS FOR XPROTECT EXPERT DEVICE LICENSE	\$44.88	\$89.76
2	AXIS	P3738-PLE	32 MP (4 LENS X 8MP) MULTIDIRECTIONAL CAMERA 360 IR, REMOTE ZOOM & FOCUS AXIS LIGHTFINDER, WDR, ARTPEC-8 CHIP	\$1,690.11	\$3,380.22
2	AXIS	T91H61	DOME CAMERA WALL MOUNT, INDOOR/OUTDOOR, 66 LB LOAD, 8.4" WIDTH X 3.4" DEPTH X 6.5" HEIGHT, POWDER COATED ALUMINUM, WHITE	\$177.11	\$354.22
2	AXIS	T94N01D	PENDANT KIT FOR IP CAMERA, 1.5-INCH NPS THREAD	\$88.11	\$176.22
2	AXIS	T91A64	CORNER BRACKET	\$79.21	\$158.42
2	AXIS	5700-331	SHIELDED OUTDOOR NETWORK CABLE WITH RUBBER GASKET, MALE RJ45 CONNECTORS, 5M	\$8.90	\$17.80
1	AXIS	01553-001	3MP. CAMERA, CORNER MOUNT WITH 1.8MM FIXED LENS, BRUSHED STEEL, ZIPSTREAM, SD CARD SLOT	\$622.11	\$622.11
500	STERLING WIRE	CMPCAT6-4P-4B-W SP	CABLE, CAT6, YELLOW PLENUM	\$0.52	\$260.00
3	LEVITON	61110-RI6	CAT6 QUICKPORT CONNECTOR JACK IVORY, LEVITON	\$13.62	\$40.86
3	LYNN ELECTRONIC	CAT6-03-YEB	CAT6 PATCH CABLE 3FT YELLOW SLIM BOOT	\$1.92	\$5.76
1	API	Z45/25RJ - DAY	ARTIC BOOM 45' HEIGHT - DAY - OUTSIDE	\$623.53	\$623.53
			MISC AND SHIPPING		
1			MISC	\$416.67	\$416.67
			IMPLEMENTATION SERVICES		
1	PTD		STATE CONTRACT - DESIGN SERVICES	\$95.00	\$95.00
4	PTD		STATE CONTRACT - PROJECT MANAGEMENT	\$102.00	\$408.00
8	PTD	INSTALLATION	STATE CONTRACT - INSTALLER, CABLING	\$57.00	\$456.00
24	PTD		STATE CONTRACT- TECHNICIAN	\$102.00	\$2,448.00
1	PTD		STATE CONTRACT - CAD DESIGN SERVICES	\$95.00	\$95.00
			SUBTOTAL FOR AQUATORE BANDSHELL		\$10,143.89
			MARY ANN YOUNG CENTER		
5	MILESTONE	XPETDL	SOFTWARE, XPROTECT EXPERT, DEVICE LICENSE, 1 CHANNEL	\$248.16	\$1,240.80
5	MILESTONE	YXPETDL	ONE YEAR CARE PLUS FOR XPROTECT EXPERT DEVICE LICENSE	\$44.88	\$224.40
3	AXIS	P3738-PLE	32 MP (4 LENS X 8MP) MULTIDIRECTIONAL CAMERA 360 IR, REMOTE ZOOM & FOCUS AXIS LIGHTFINDER, WDR, ARTPEC-8 CHIP	\$1,690.11	\$5,070.33

3	AXIS	T91H61	DOME CAMERA WALL MOUNT, INDOOR/OUTDOOR, 66 LB LOAD, 8.4" WIDTH X 3.4" DEPTH X 6.5" HEIGHT, POWDER COATED ALUMINUM, WHITE	\$177.11	\$531.33
3	AXIS	T94N01D	PENDANT KIT FOR IP CAMERA, 1.5-INCH NPS THREAD	\$88.11	\$264.33
3	AXIS	T91A64	CORNER BRACKET	\$79.21	\$237.63
3	AXIS	5700-331	SHIELDED OUTDOOR NETWORK CABLE WITH RUBBER GASKET, MALE RJ45 CONNECTORS, 5M	\$8.90	\$26.70
1	AXIS	P4705-PLVE	2x 2MP MULTI-DIRECTIONAL DOME CAMERA, DEEP LEARNING ANALYTICS, LIGHTFINDER, FORENSIC-WDR, ZIPSTREAM	\$862.41	\$862.41
1	AXIS	P3268-LVE	DOME CAMERA, IP, 4K, INDOOR/OUTDOOR, DAY/NIGHT, 3.4-8.9MM VARIFOCAL LENS, LIGHTFINDER 2.0, OPTIMIZED IR, WDR, FORENSIC CAPTURE, VANDAL RESISTANT, AUDIO SUPPORT, DLPU, DEEP LEARNING ANALYTICS INCLUDED	\$933.61	\$933.61
1,500	STERLING WIRE	CMPCAT6-4P-4B-W SP	CABLE, CAT6, YELLOW PLENUM	\$0.52	\$780.00
5	LEVITON	61110-RI6	CAT6 QUICKPORT CONNECTOR JACK IVORY, LEVITON	\$13.62	\$68.10
5	LYNN ELECTRONIC	CAT6-03-YEB	CAT6 PATCH CABLE 3FT YELLOW SLIM BOOT	\$1.92	\$9.60
1			MISC and SHIPPING		
			MISC	\$681.43	\$681.43
1	PTD		LABOR		
			STATE CONTRACT - DESIGN SERVICES	\$95.00	\$95.00
48	PTD		INSTALLATION	\$125.00	\$6,000.00
12	PTD	INSTALLATION	STATE CONTRACT - INSTALLER, CABLING	\$57.00	\$684.00
8	PTD		PROJECT MANAGER- SCHEDULE, MOBILIZE, AND QC	\$130.00	\$1,040.00
4	PTD		CAD DESIGN SERVICE	\$88.00	\$352.00
			SUBTOTAL FOR MARY ANN YOUNG CENTER		\$19,101.67
			CITY HALL		
2	MILESTONE	XPETDL	SOFTWARE, XPROTECT EXPERT, DEVICE LICENSE, 1 CHANNEL	\$248.16	\$496.32
2	MILESTONE	YXPETDL	ONE YEAR CARE PLUS FOR XPROTECT EXPERT DEVICE LICENSE	\$44.88	\$89.76
1	AXIS	P3738-PLE	32 MP (4 LENS X 8MP) MULTIDIRECTIONAL CAMERA 360 IR, REMOTE ZOOM & FOCUS AXIS LIGHTFINDER, WDR, ARTPEC-8 CHIP	\$1,690.11	\$1,690.11
1	AXIS	P3268-LVE	DOME CAMERA, IP, 4K, INDOOR/OUTDOOR, DAY/NIGHT, 3.4-8.9MM VARIFOCAL LENS, LIGHTFINDER 2.0, OPTIMIZED IR, WDR, FORENSIC CAPTURE, VANDAL RESISTANT, AUDIO SUPPORT, DLPU, DEEP LEARNING ANALYTICS INCLUDED	\$933.61	\$933.61
500	STERLING WIRE	CMPCAT6-4P-4B-W SP	CABLE, CAT6, YELLOW PLENUM	\$0.52	\$260.00

2	LEVITON	61110-RI6	CAT6 QUICKPORT CONNECTOR JACK IVORY, LEVITON	\$13.62	\$27.24
2	LYNN ELECTRONIC	CAT6-03-YEB	CAT6 PATCH CABLE 3FT YELLOW SLIM BOOT	\$1.92	\$3.84
			MISC and SHIPPING		
1			MISC	\$250.01	\$250.01
			LABOR		
1	PTD		STATE CONTRACT - DESIGN SERVICES	\$95.00	\$95.00
16	PTD		INSTALLATION	\$125.00	\$2,000.00
4	PTD	INSTALLATION	STATE CONTRACT - INSTALLER, CABLING	\$57.00	\$228.00
4	PTD		PROJECT MANAGER- SCHEDULE, MOBILIZE, AND QC	\$130.00	\$520.00
1	PTD		CAD DESIGN SERVICE	\$88.00	\$88.00
			SUBTOTAL FOR CITY HALL		\$6,681.89
			Running SubTotal		\$35,927.45



Sales Tax	
Grand Total	\$35,927.45

ITEMS NOT INCLUDED

--MAC ACCESS CONTROL EXCLUSIONS--

OUTAGES: Customer understands that over the course of this project that there may be outages as work is being performed.

STANDARD DOOR: Solution assumes a standard door deployment of a Card Reader, a Door Contact, an Electrified Lock, and a Rex. Deployments beyond this standard will be billed on a T&M basis.

POWER: 110VAC power and connection needs shall be provided by owner.

SUPPORT: Owner shall provide any technical assistance need during project. This includes IT staff providing access to workstations and servers, and personnel to determine best cable-run routes.

PROGRAMMING: Owner shall program all system information including, but not limited to, cardholder name, access privileges, and other system information not stated in scope.

DOOR HARDWARE: All door hardware shall be provided and installed by others unless stated otherwise.

NEC/NFPA/IBC: Project shall follow all applicable building and fire codes. This may require the client to coordinate with associated trades not specified in this scope.

WORK HOURS: This bid assumes technicians shall have access during an 8hr shift and be able to work between the core hours of 6am and 4pm Monday through Friday. If after hours or weekend labor is required, a different rate shall apply.

PARTITIONS: If work is taking place in areas where partitions, negative air, or dust remediation is required, it shall be provided by others.

PERMITS: Work in special areas that requires local permits are to be provided by others.

PENETRATIONS, CORING, & SLEEVING: Where existing pathway does not exist or requires expansion, any firewall penetrations, sleeving, and concrete coring shall be provided by others.

DEMOLITION: Removal of cabling, where needed shall be done by others or can be quoted separately by request.

ELECTRICAL: Customer Shall provide an electrician to hardwire power if needed.

POWER SUPPLIES: Existing power supplies are assumed to be sufficient to carry expected additional project load. If power supplies are found to be inadequate PTD is not responsible for replacing them. A signed change order shall be required to remediate any issues found.

PATCHING: Any remediation, patching and painting of walls, replacement of ceiling tiles, or other surfaces shall be provided by others.

CABLE: All conduit, cable, wire mold, fiber, and junction/back boxes shall be provided and installed by sub.

FIRE: Customer shall provide a Fire vendor for any fire tie-ins or related work that is needed or required.

LIFTS: Provided by others

GENERAL NOTES

1. Pricing is based on the work scope and drawings developed by Pro-Tec Design.
2. 110 VAC is PROVIDED by others unless otherwise specified.
3. All patching and painting to be done by others unless otherwise specified.
4. Pricing assumes any existing equipment to be re-used is in good operational order. Additional time and material to repair existing equipment is outside this scope of work.

PROPOSAL ACCEPTANCE

City of Blaine

Todd Miller
10801 Town Square Dr
Blaine, MN 55449
United States

VIDEO SURVEILLANCE UPGRADES

PTDQ34816
Total \$35,927.45

City of Blaine

Printed Name and Title: _____

Signature: _____ Date: _____

PO# / Reference #: _____

Pro-Tec Design, Inc.

Printed Name and Title: _____

Signature: _____ Date: _____

Thank you for the opportunity to provide you with this proposal. If you should need any further clarification or assistance, don't hesitate to contact me. To proceed with the project, please sign the Proposal Acceptance and return to me.

Thank you,
Tyler Wachter
Senior Account Manager
5929 Baker Rd Ste 400
Minnetonka, MN 55345
Cell: (651) 783-6523

Pro-Tec Design, Inc.

Standard Terms & Conditions

FINANCIAL

1. No provisions of this Proposal/Contract shall serve to void our rights under Mechanics' Lien Laws.
2. We do not accept back charges that have not been previously agreed to by us in writing.
3. Late payments of 60 days or more will bear interest at the standard prevailing commercial rate.
4. Unless otherwise specified, you will be billed for 30% of the project total immediately after the receipt of an order. Prompt payment is required to order parts and cover other costs associated with project start-up.
5. Progress billings will be issued monthly and unless specified in a separate contract all payments are due net 30.
6. Nothing in this Proposal/Contract shall be construed to require us to continue performance of work if we do not receive timely payment for properly performed work and suitably stored materials.
7. We retain title to all equipment until installation is complete and all payments due Pro-Tec Design have been paid in full. We reserve the right to retake possession of the same or any part thereof at your cost if default is made by you in any payment. If customer fails to follow payment schedule(s) above or if Pro-Tec Design anticipates Customer may be unable to perform hereunder, Pro-Tec Design may terminate this contract, defer, discontinue or suspend work, or demand adequate assurance of Customer's performance. If a Customer's account must be placed with an attorney for collection, whether a lawsuit is filed or otherwise, or if the services of an attorney are required to protect Pro-Tec Design's interest, Customer agrees to pay all collection costs, including reasonable attorney's fees.
8. Alterations or modifications of the original quotation or specifications, including changes in quantity, material, design or other features, must be communicated in writing by Customer to Pro-Tec Design and accepted by Pro-Tec Design in writing, it being understood any change may increase prices. Customer shall be liable for an reimburse Pro-Tec Design for any and all work in process at the time of Pro-Tec Design's receipt of notice of changes.
9. Tax Exempt Entities - you are appointing Pro-Tec Design as purchasing agent for materials becoming real property on this project: a) you take title to all materials and supplies at point of delivery b) you are responsible for the risk of loss on all materials and supplies c) you are responsible for all defective materials and supplies including those incorporated into real property d) these requirements apply to the prime contractor and every subcontractor who supplies both materials and labor.

SITE CONDITIONS AND WORK PERFORMANCE

10. We are not responsible for protection of our work in place.
11. We will dispose of debris created by our work into Owner-furnished trash bins or container at the site.
12. You shall furnish and make available to us at the site reasonable storage and parking facilities, and convenient delivery access to our work.
13. You shall provide uncluttered and safe access for us to perform our work. The schedule of any other contractors involved in this project shall be made in consultation with us, and unless otherwise agreed to, shall provide time for us to perform our work on an 8-hour day, 40-hour week basis. This Proposal/Contract does not include provision for our being required to perform overtime work for any reasons unless otherwise stated. An additional charge to the contract shall be made for any mutually agreed upon overtime.
14. We are not responsible for delays or defaults that are occasioned by causes of any kind beyond our control, including but not limited to delays or defaults of Architects, the Owner, the Contractor, any Subcontractors, other third parties, civil disorders, labor disputes, and Acts of God. We shall be entitled to equitable adjustment for delays caused by any Architect, Engineer, Contractor, or Owner.
15. If any drawings, illustrations, or descriptive matter are furnished with this Proposal/Contract, they are approximate and submitted only to show the general style, arrangement, and dimensions of equipment offered.
16. All work will be done during standard business hours, Monday through Friday unless otherwise noted.

WARRANTY

17. No liquidated damages will be due.
18. THERE ARE NO WARRANTIES THAT EXTEND BEYOND PRO-TEC DESIGN'S STATED SPECIFICATIONS. PRO-TEC SPECIFICALLY EXCLUDES ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY FOR MERCHANTABILITY, IMPLIED WARRANTY OF FITNESS, IMPLIED WARRANTY OF DESIGN, AND ALL OTHER IMPLIED WARRANTIES. Customer's sole remedy in any action at law based hereunder (other than an action based on breach of warranty, which warranties are expressly excluded except as set forth herein) shall be limited to the repair or replacement of nonconforming goods or parts, or, at Pro-Tec Design's option, refund of the applicable quote. IN NO EVENT SHALL PRO-TEC DESIGN BE RESPONSIBLE FOR ANY CONSEQUENTIAL OR ECONOMIC DAMAGES OR LOSS. LOST PROFITS OR CONSEQUENTIAL DAMAGES FOR PERSONAL INJURY.

19. Tax Exempt Entities - you are appointing Pro-Tec Design as purchasing agent for materials becoming real property on this project: a) you take title to all materials and supplies at point of delivery b) you are responsible for the risk of loss on all materials and supplies c) you are CUSTOMER AGREES THAT THIS PROVISION IS CONSCIONABLE.
20. Pro-Tec Design will warranty the labor and materials covered under this quotation for one year from the date of first beneficial use of the system provided the Owner is current in their payments to Pro-Tec Design, Inc. Accounts that are not current shall not receive warranty work until said accounts are made current. Pro-Tec Design will respond during normal business hours Monday through Friday. Weekends, Holidays and after hours warranty support will be billable to standard overtime rates. Warranty does not include replacement or repair of equipment damaged by Misuses, Negligence, Over or Under Voltage, or "Acts of God: such as lightning or other weather related incidents. Warranty only covers the repair or replacement of any parts supplied by Pro-Tec and any labor and travel to and from the site to execute said repairs for one (1) year from the date the Owner has beneficial use of the system. No warranty is extended to not in contract (NIC) equipment. NIC equipment is defined as any equipment not supplied by Pro-Tec or existing equipment that is re-used. The troubleshooting, repair or replacement of NIC equipment will be provided by Pro-Tec at a time and materials basis.
21. Pro-Tec Design is not an insurer of Customer's risks and exposures, Pro-Tec shall not be liable for any failure to perform under this Agreement due to any "Act of God," "Force Majeure," of another cause beyond Pro-Tec Design's control. Pro-Tec Design shall not be liable for any loss or damage caused in whole or in part from negligence, fault, or wrongful act of Customer or of any third persons or parties. Services provided under this Agreement are for the sole benefit of the Customer and no rights are, or may be, conferred on any other party as a third-party beneficiary, by transfer or assignment, or otherwise. Pro-Tec Design's total liability is limited to the contract price; as matter of law, this limitation does not apply to fraud, willful injury, or willful violation of the law.

OTHER

22. This Proposal/Contract, including the provisions printed above and any specifications or other provisions attached hereto, when accepted by you and Pro-Tec Design shall constitute the Contract between us, and all prior representations or agreements not incorporated herein are superseded. Any terms or conditions contained in any Customer proposal/contract/purchase order are expressly rejected and shall not bind Pro-Tec Design or affect or invalidate any terms contained herein. Terms and conditions herein shall not be modified except upon Pro-Tec Design's written agreement.
23. This Proposal/Contract shall be interpreted and governed by the laws of the State of Minnesota. Any disputes arising out of business conducted hereunder shall be venued in the district court of the State of Minnesota. In case of dispute, the prevailing party shall be awarded reasonable attorney's fees.
24. The design and/or intent of the items listed in this system specification is considered intellectual property and owned by Pro-Tec Design and will not be disclosed to any party other than those intended by Pro-Tec Design. Disclosure of this design/intent will subject the discloser to Consultant Fees equivalent of the above listed design/build quotation.
25. Customer agrees that during the term of this contract and for two years following termination, they will not directly or indirectly solicit for hire nor contract for services any employee who performs services hereunder without Pro-Tec Design's written consent.
25. This proposal and any documents associated with it supersede any prior verbal or written information provided.

MAKING OUR WORLD SAFER BY PROTECTING OUR CLIENTS WITH TECHNOLOGY



Pro-Tec Design
5929 Baker Road, Suite 400
Minnetonka, MN 55345



City of Blaine

Staff Report

File Number: ORD 24-2550

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Second 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: 0.12 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, approve the ordinance.

Attachment List

1. Attachments
2. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Ordinance: ORD 24-2550

Second 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)

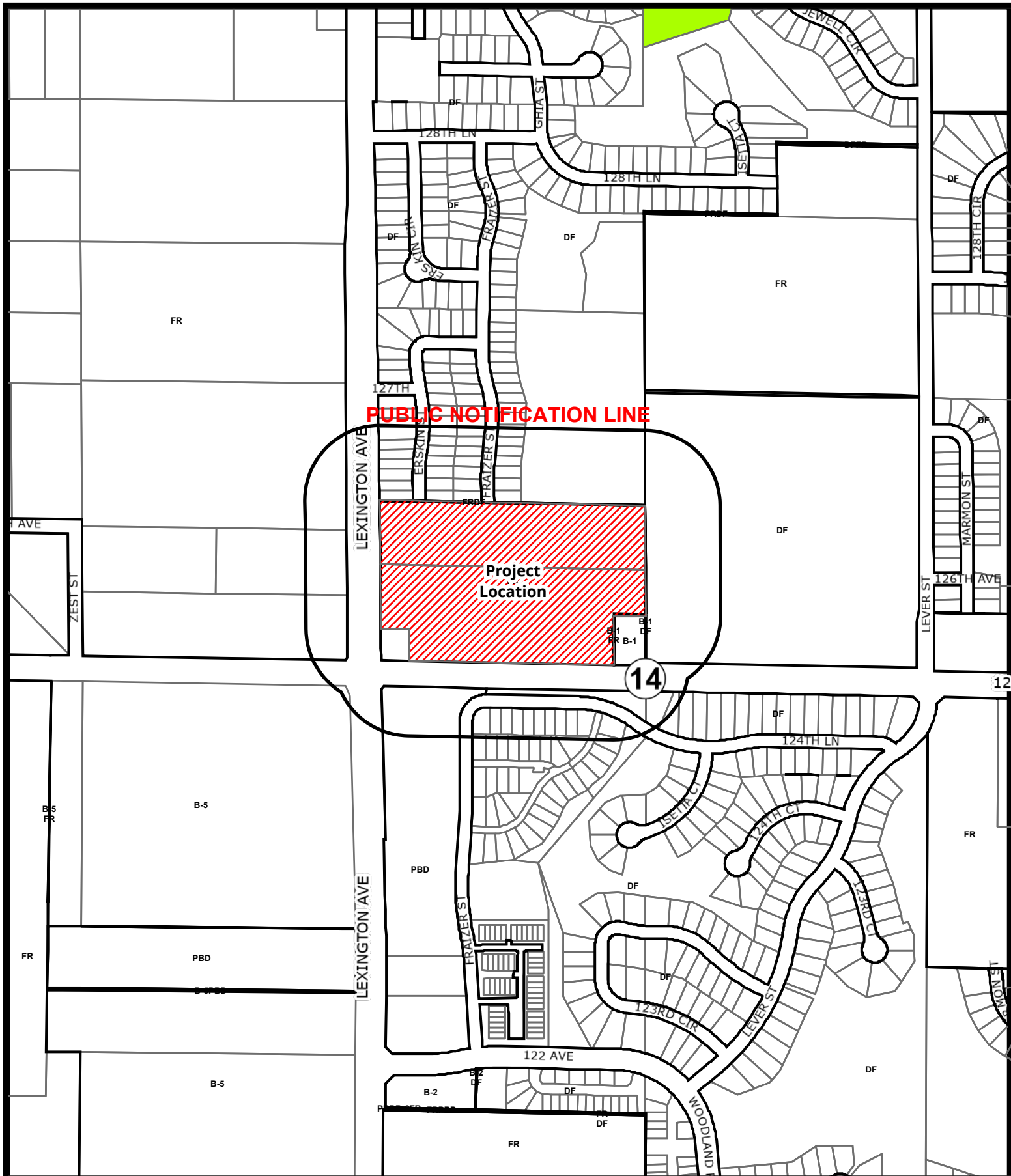
Section 2. The above described property is hereby rezoned from:

~~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 20th day of May, 2024.

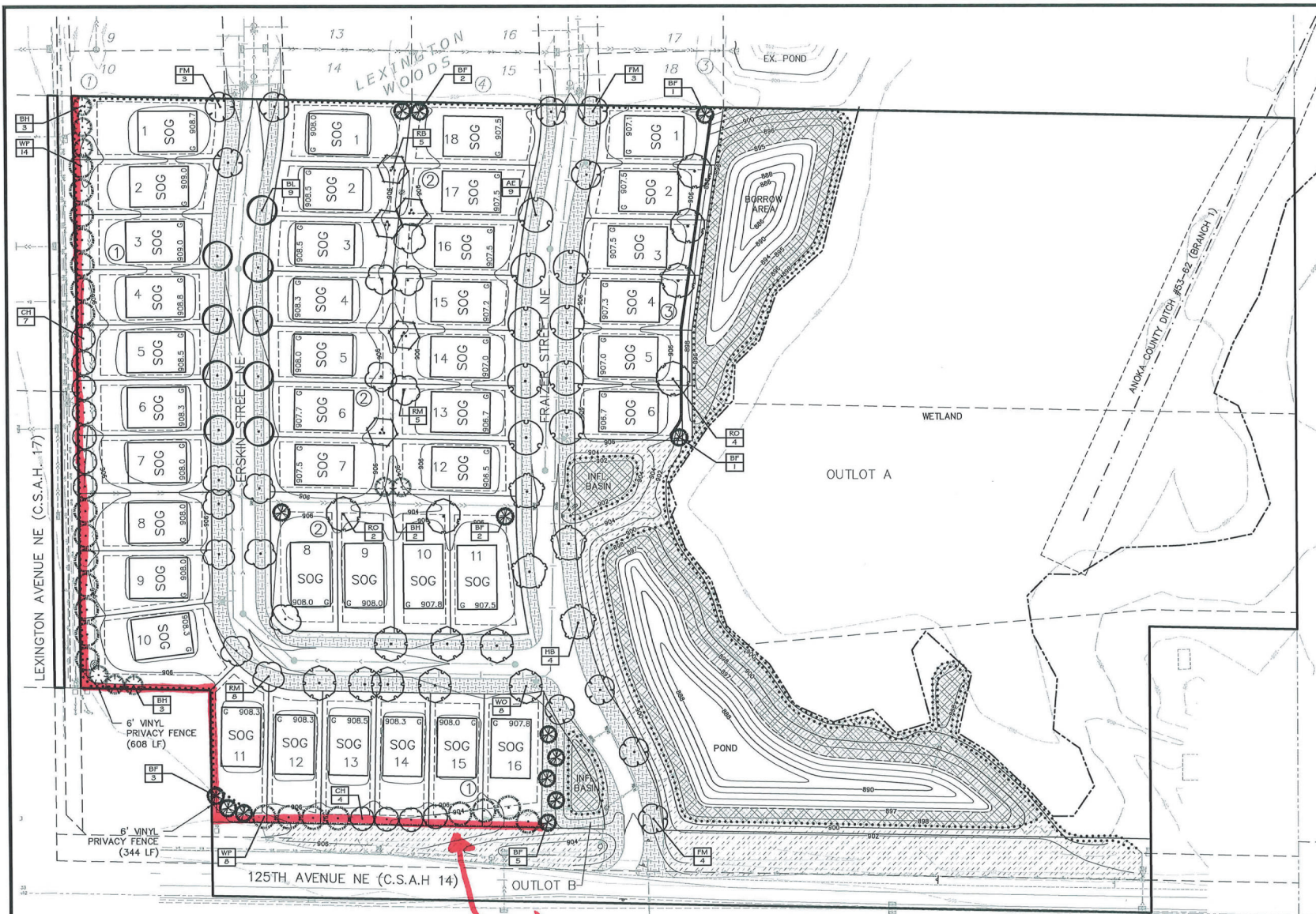


BlaineMN.gov

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 PLAN 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 PRECEDENCE:
 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 763.490.7959
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

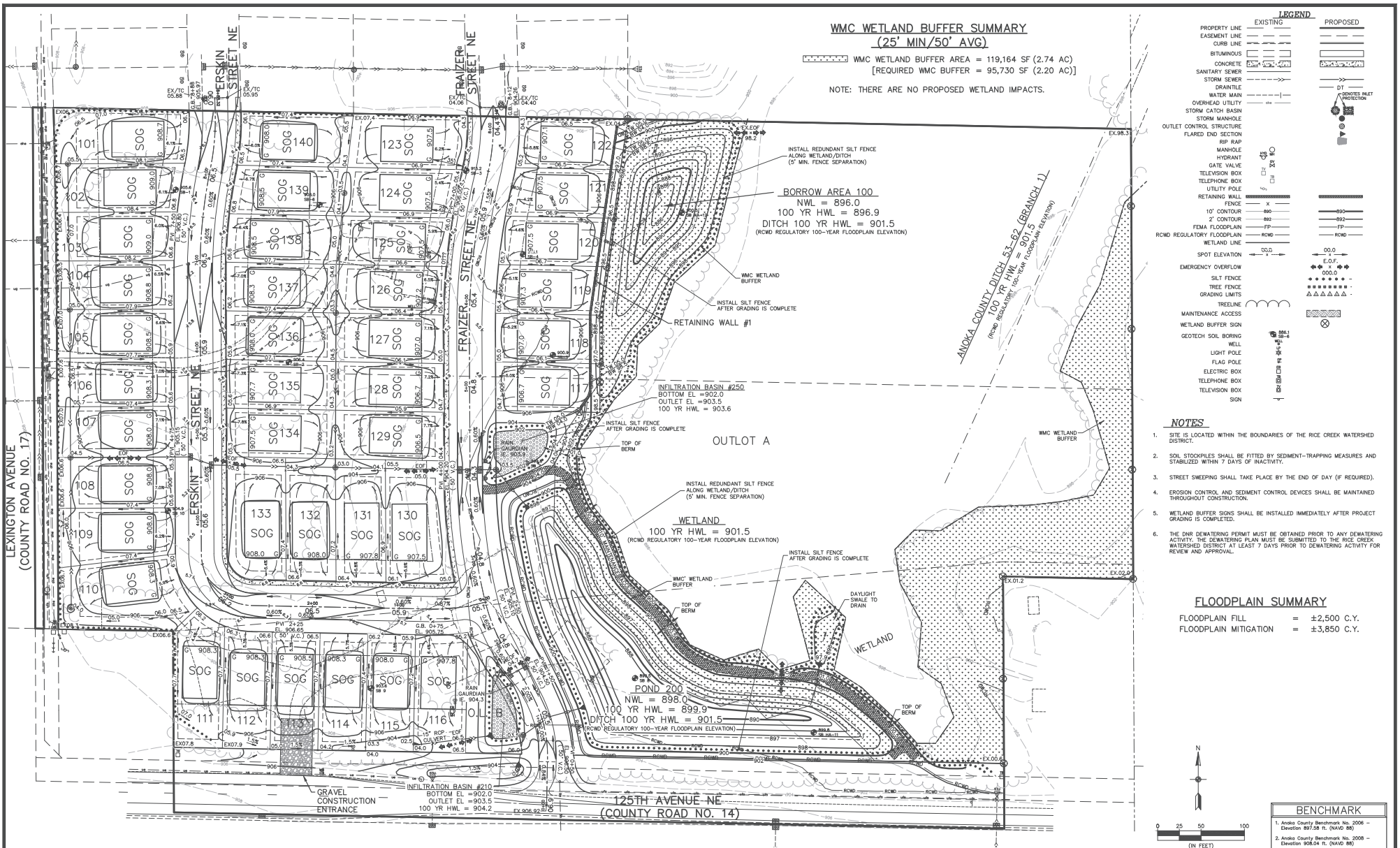
**PRELIMINARY
LANDSCAPE PLAN**

L1
of 2



0 25 50 100
(IN FEET)

#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 24-89

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

Executive Summary

The applicant is requesting a preliminary plat to develop the site into 40 single family lots and two outlots for wetlands and ponding.

Background

Planning Commission Public Hearing	04/09/24
City Council (Preliminary Plat)	05/20/24
City Council (Final Plat)	TBD
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.

Preliminary Plat Standards of Review

Section 74-81 General requirements:

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

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

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. 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, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Resolution: RES 24-89

Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

WHEREAS, an application has been filed by Capital Trust Investment LLC, Case File No. 24-0020 for a preliminary plat known as Crispin Cove; and

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

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)

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 20, 2024; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

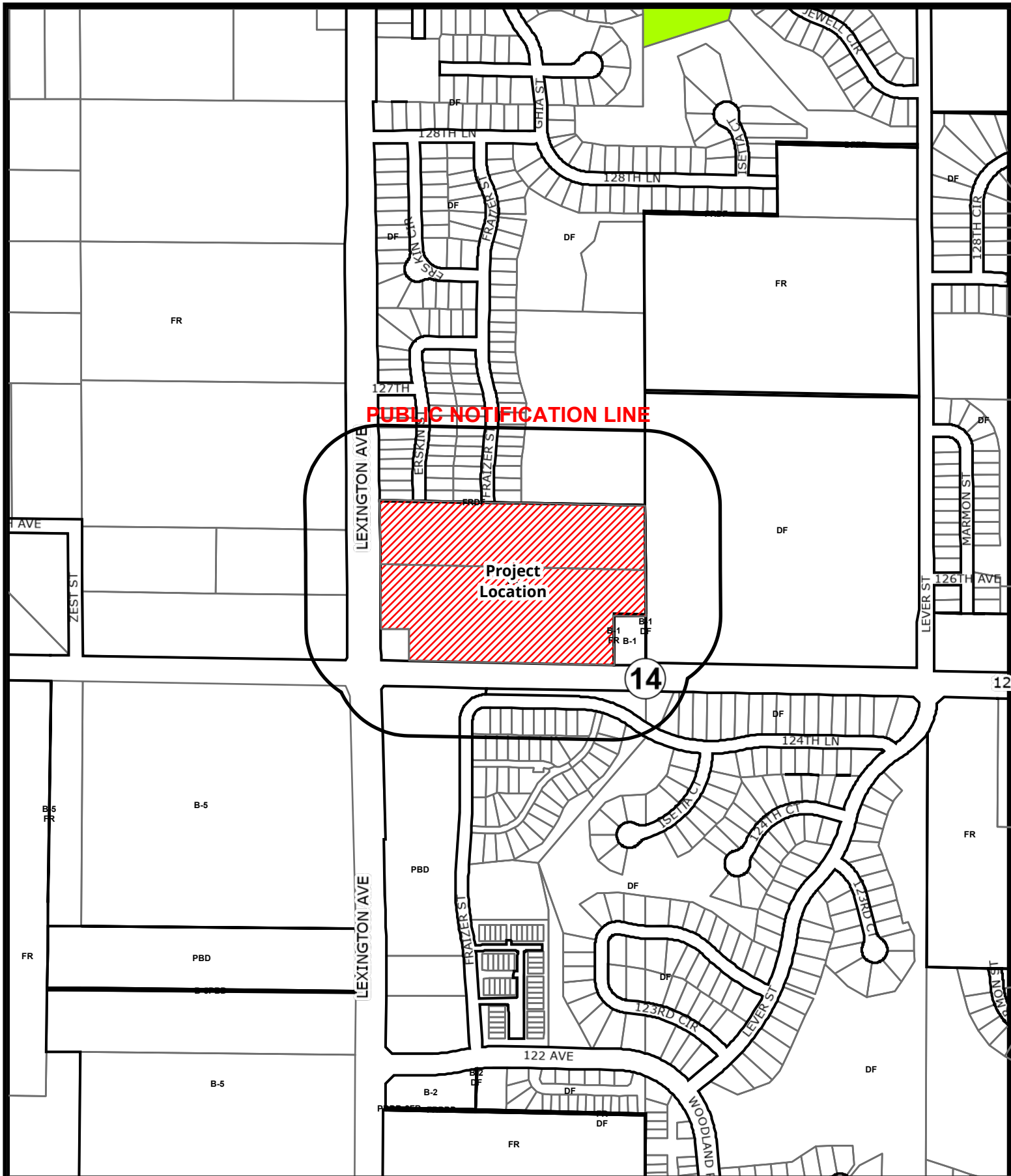
WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for Crispin Cove permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

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.

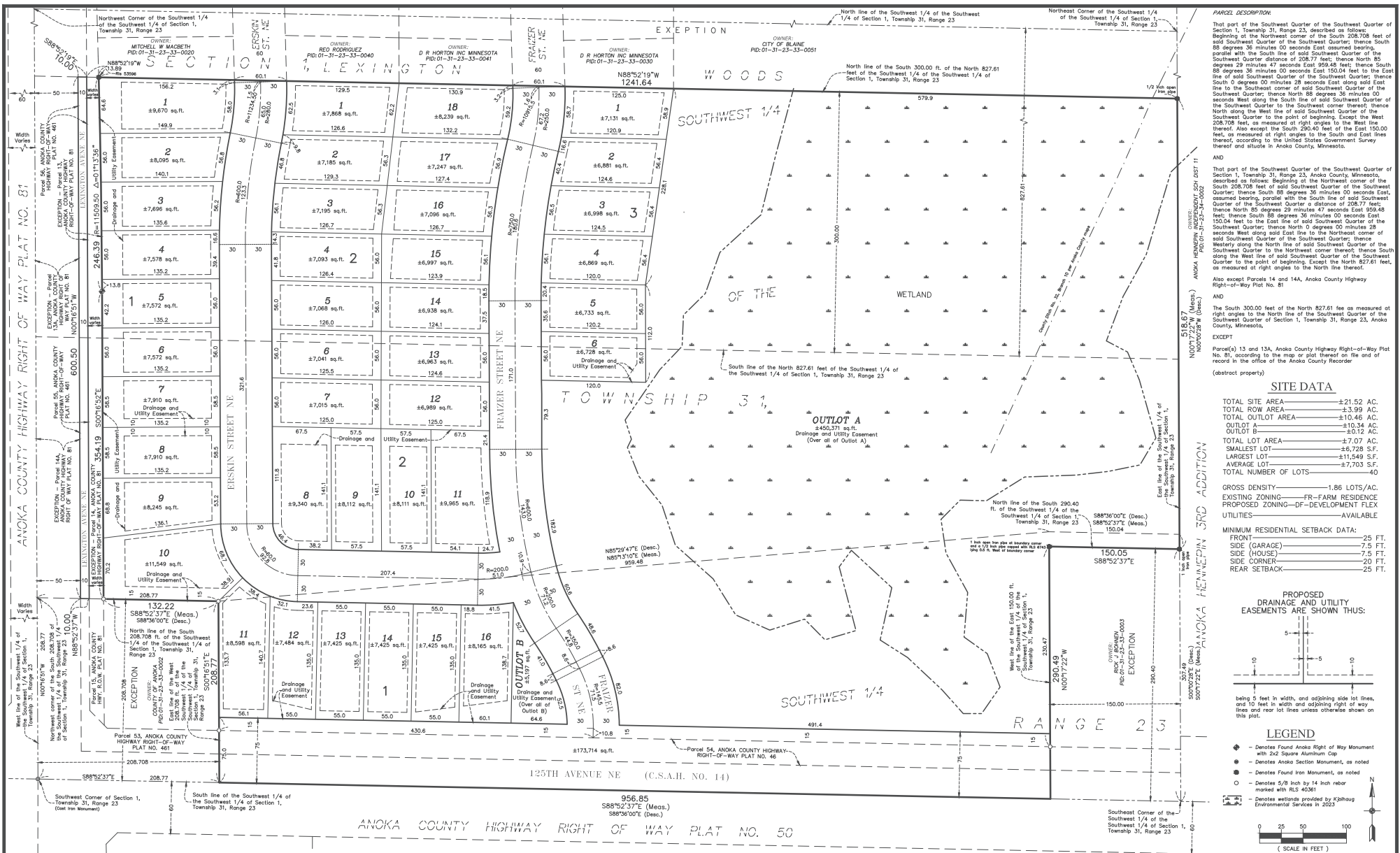
10. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
11. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting 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.

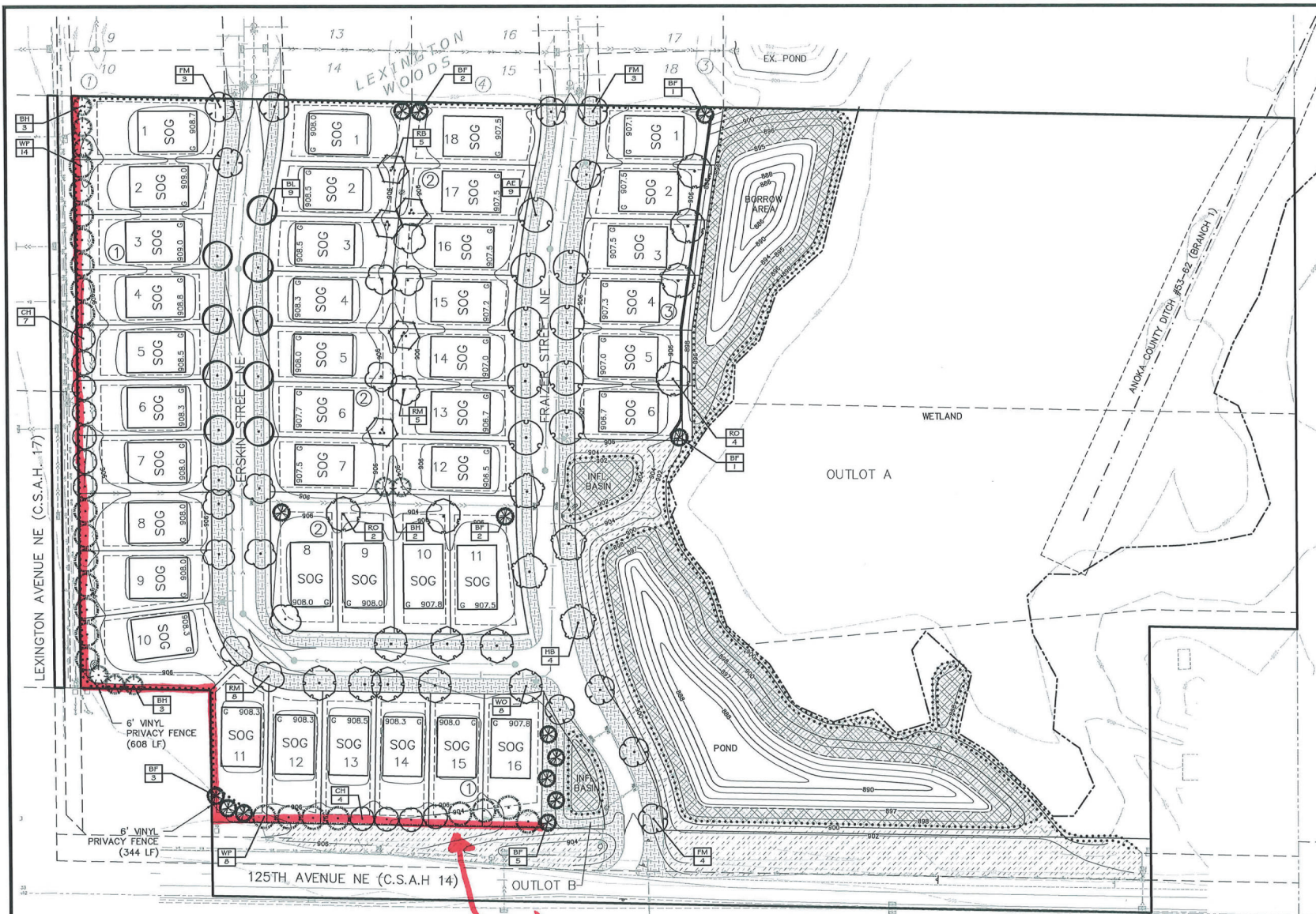
PASSED by City Council of the City of Blaine this 20th day of May, 2024.



Case File No. 24-0020 Crispin Cove







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 LOCATIONS 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 PLAN 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' Viny 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

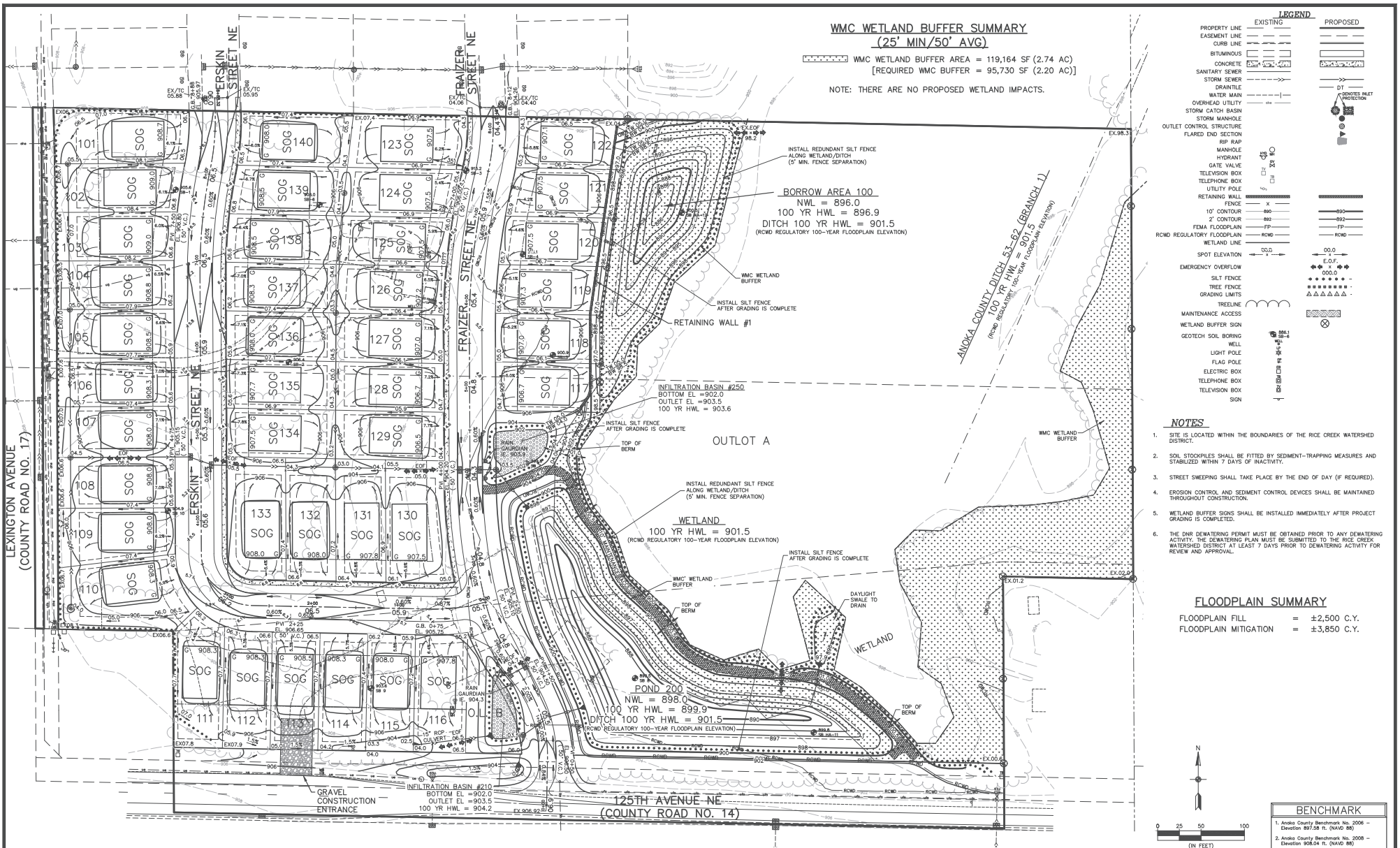
**PRELIMINARY
LANDSCAPE PLAN**

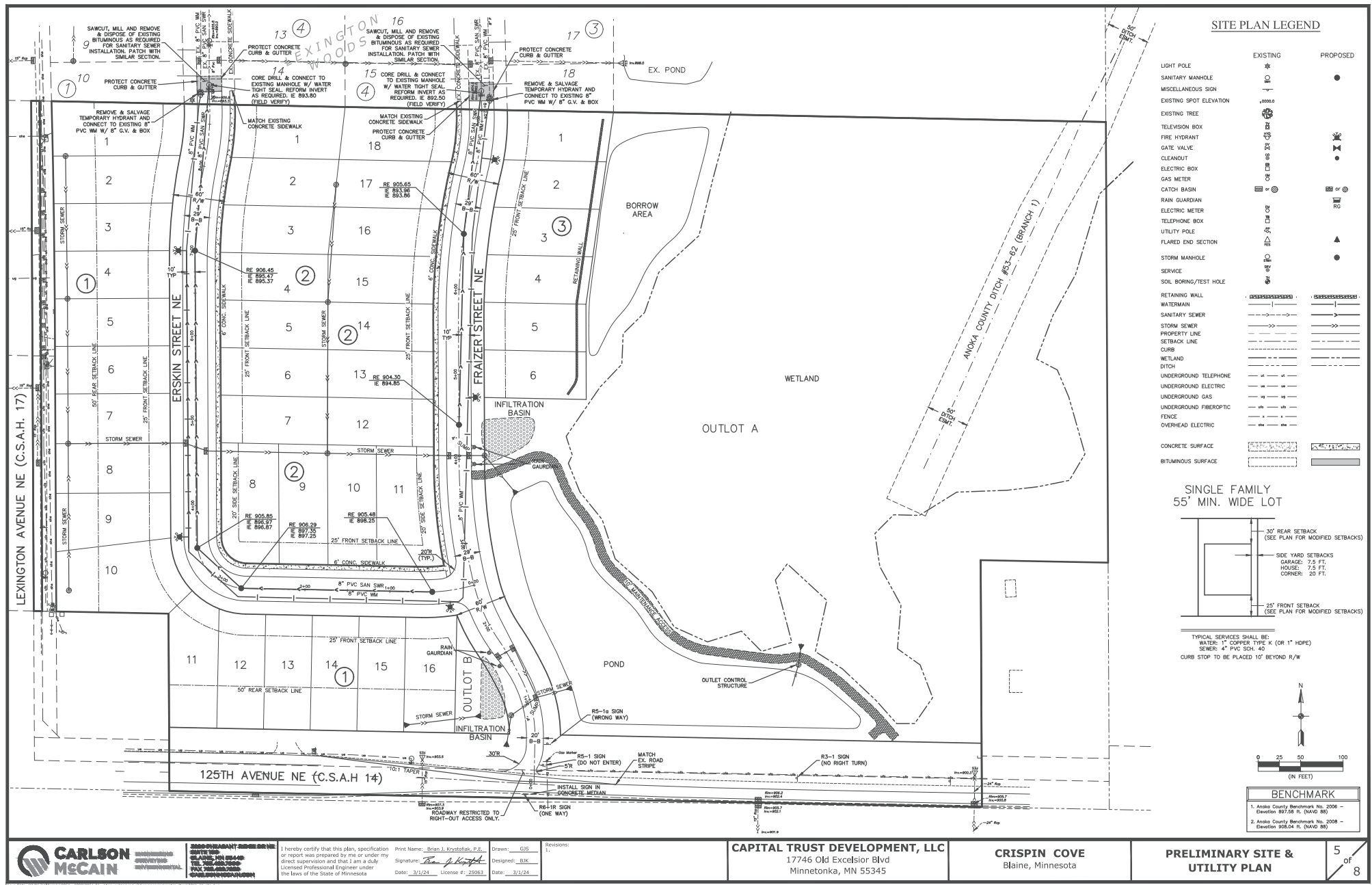
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Crispin Cove

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 24-90

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District 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 conditional use permit to allow the development of 40 single-family homes.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit)	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.

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.

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.
 - o The proposed subdivision is consistent with the development to the north, and is guided LDR which allows up to 6 units per acre and will not create excessive 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.
 - o The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
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.
 - o The use is consistent with the purpose of the district to allow for flexible residential development.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the LDR land use.
7. The use will not cause traffic hazard or congestion.
 - o 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.
 - o 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

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, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 040924



City of Blaine

Signature Copy

Resolution: RES 24-90

Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

WHEREAS, an application has been filed by Capital Trust Investment LLC as Conditional Use Permit Case File No. 24-0020 for Crispin Cove; and

WHEREAS, said case involves the property described as follows:

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)

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 20, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 29.110 and 27.04 of the Zoning Ordinance to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

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

Conditional Uses

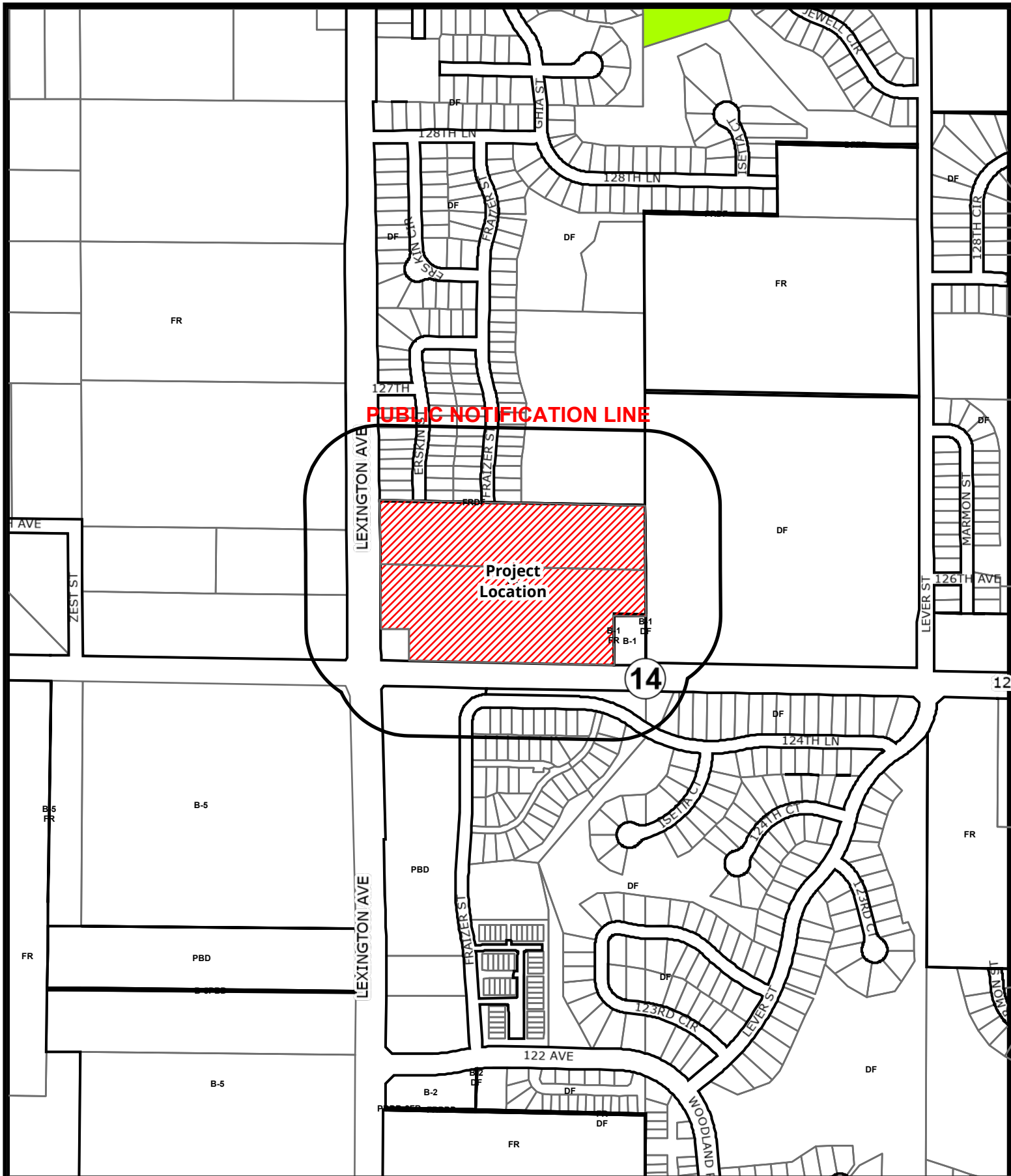
1. Home occupations listed as Conditional Uses in Section 33.10.

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

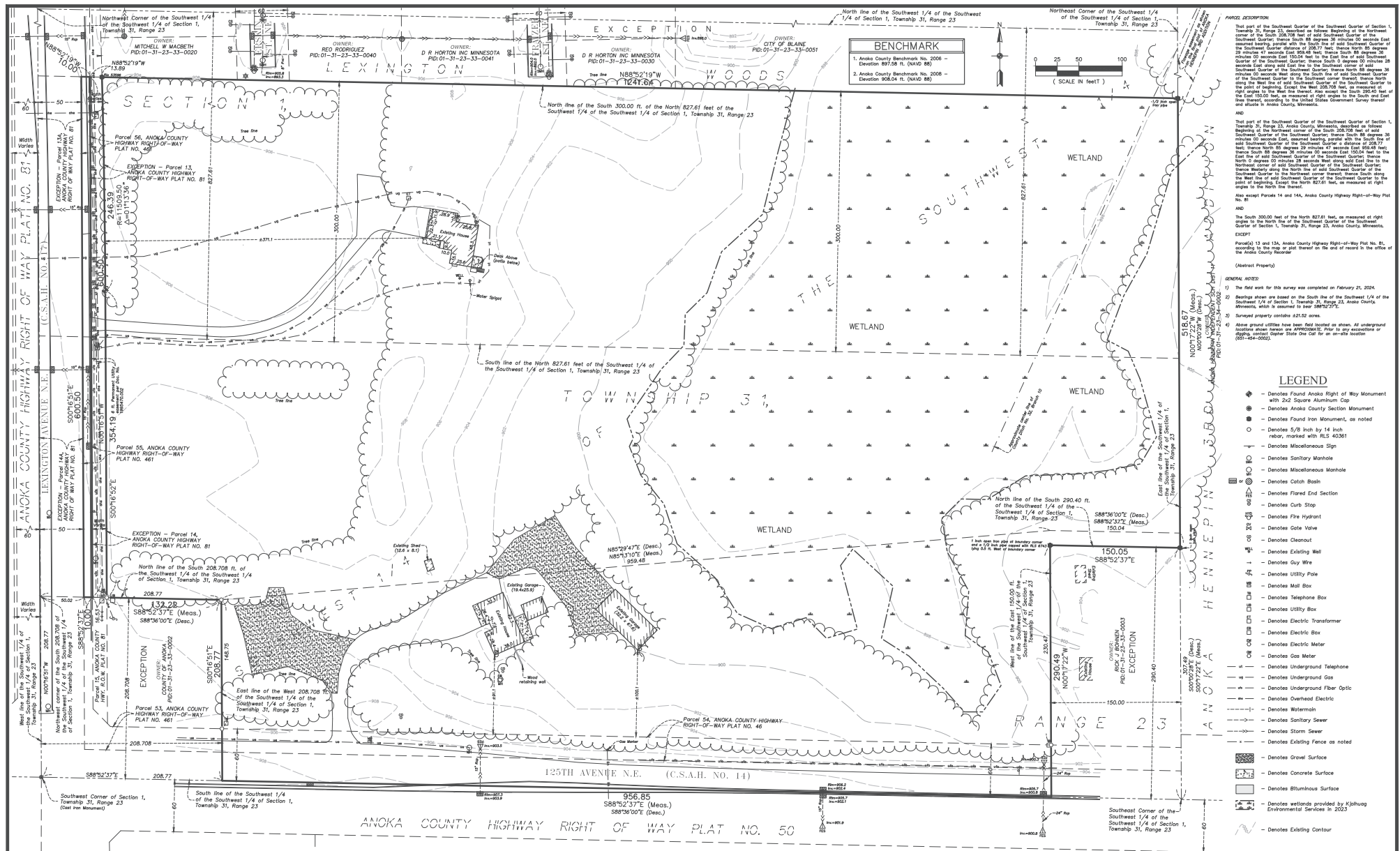
4. Rear yard setbacks:
 - a. 25 feet
 - b. 50 feet (Lexington Avenue and 125th Avenue lots)
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with 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.

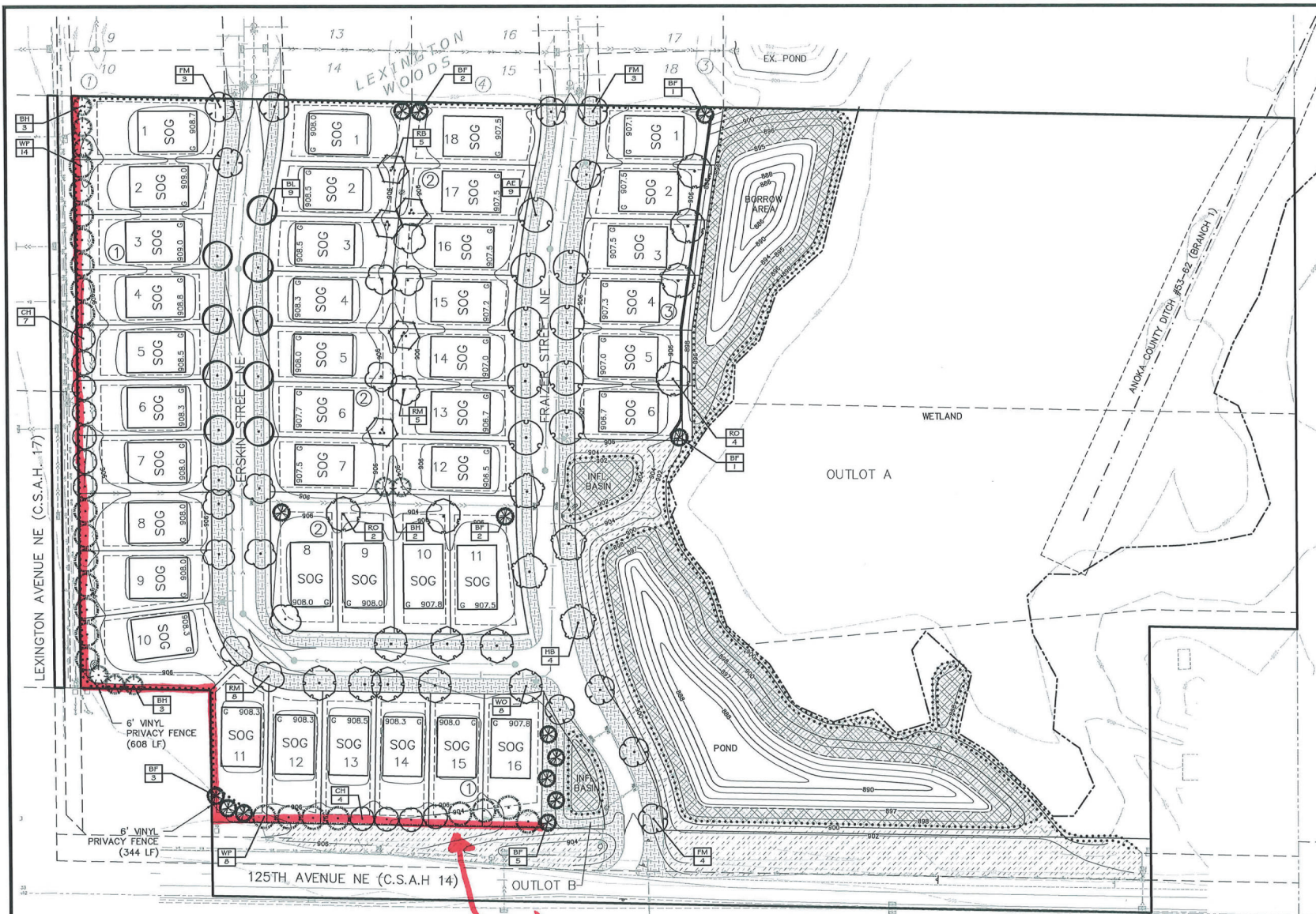
PASSED by the City Council of the City of Blaine this 20th day of May, 2024



Case File No. 24-0020 Crispin Cove







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 811-454-0002 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 PLAN 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/DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

1 OVERALL LANDSCAPE PLAN

6' Viny 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

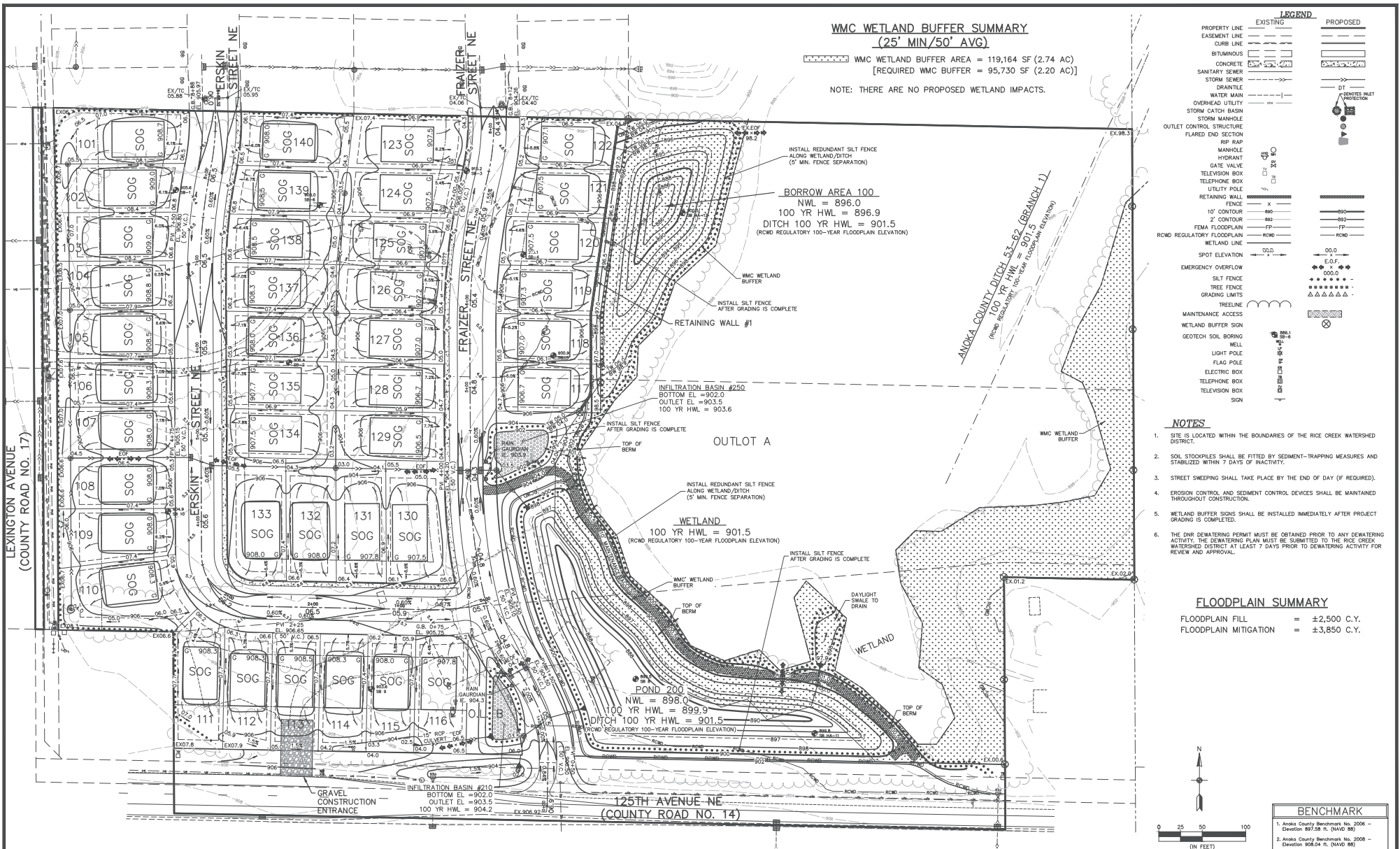
**PRELIMINARY
LANDSCAPE PLAN**

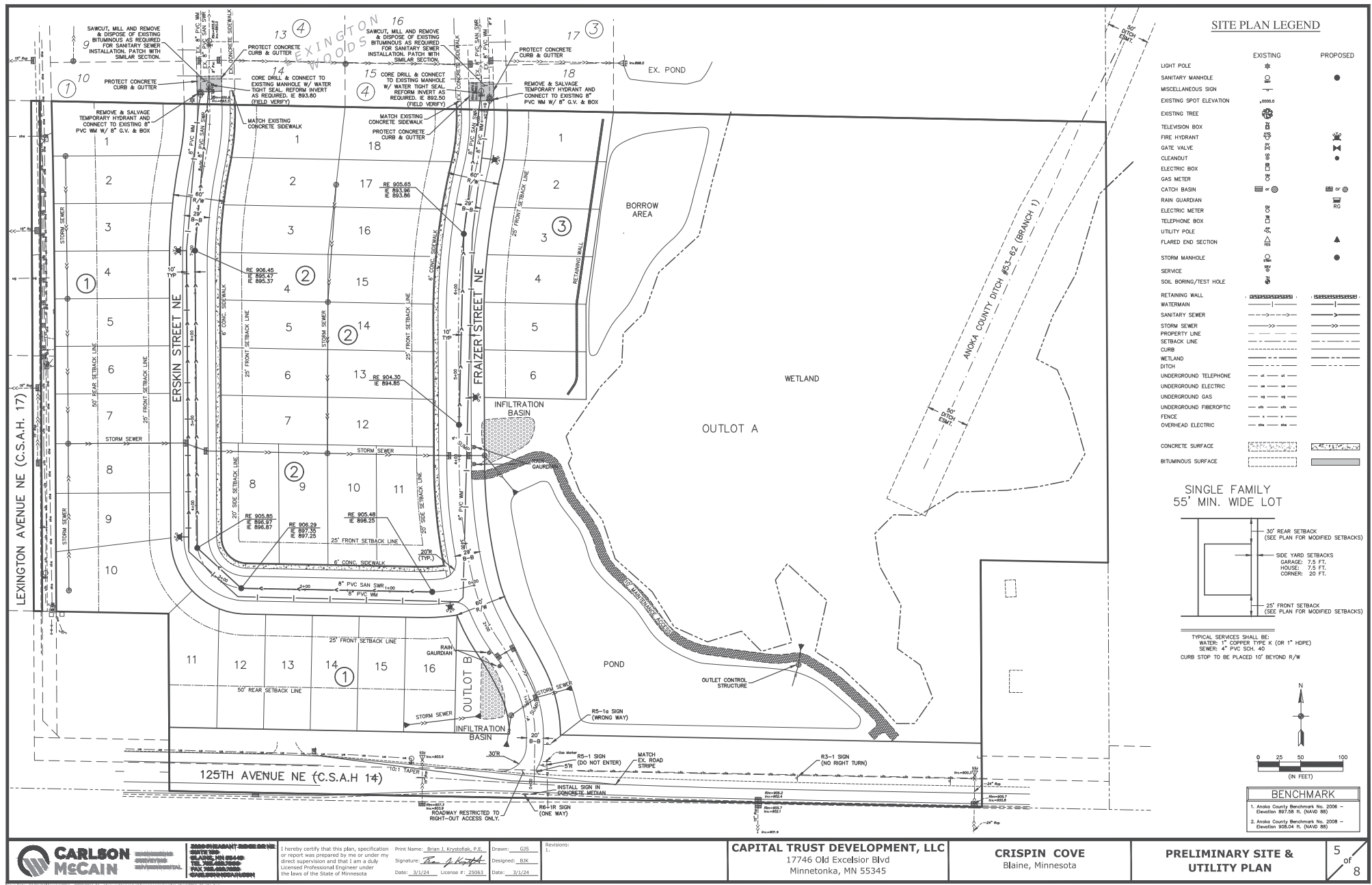
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Crispin Cove

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 24-99

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.1

Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of \$4,133,831.46 for the 2024 Pleasure Creek Area Street Reconstruction, Improvement Project No. 24-06

Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the 2024 Pleasure Creek Area Street Reconstructions project on April 1, 2024 with Resolution 24-67.

The project will reconstruct the following streets:

Area 1:

- Territorial Road from University Avenue to Jefferson Street

Area 2:

- 99th Lane from Washington Street to Madison Street
- 100th Court from Pleasure Creek Parkway to east cul-de-sac
- 100th Court from Pleasure Creek Parkway to west cul-de-sac
- 101st Avenue from Pleasure Creek Parkway to Jackson Street
- 101st Court from Pleasure Creek Parkway to west cul-de-sac
- Clover Leaf Parkway from 99th Avenue to Pleasure Creek Parkway
- Madison Street from 99th Lane to Pleasure Creek Parkway
- Pleasure Creek Parkway from 101st Avenue to north dead end
- Pleasure Creek Parkway from Clover Leaf Parkway to 101st Avenue
- Pleasure Creek Parkway from Madison Street east to dead end
- Pleasure Creek Parkway from President Drive to Clover Leaf Parkway
- Pleasure Creek Parkway from President Drive to Madison Street
- President Drive from Pleasure Creek Parkway to Territorial Road
- Terrace Court from Pleasure Creek Parkway to cul-de-sac
- Washington Court from Pleasure Creek Parkway to cul-de-sac
- Washington Street from 99th Lane to Pleasure Creek Parkway

Background

Bids were received electronically at 10:00AM, May 14, 2024, for Project No. 24-06. A total of 6 bids were received, ranging from \$4,133,831.46 to \$5,177,828.14. The bids and engineer's estimates are as follows:

Engineer's Estimate	\$4,384,160.00
Douglas-Kerr Underground, LLC	\$4,133,831.46
North valley, Inc.	\$4,162,828.84
Park Construction Company	\$4,182,522.45

Bids have been checked and tabulated, and it has been determined that Douglas-Kerr Underground, LLC of Mora, Minnesota is the lowest bidder. The Engineering department has worked with Douglas-Kerr Underground, LLC in previous contracts. Staff recommends that the low bid be accepted, and a contract entered into with Douglas-Kerr Underground, LLC.

City Council is also asked to approve a 10% contingency to bring the total project budget to \$4,547,215. The funding sources for this project are the Pavement Management Fund, Public Utility 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 infrastructure management 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 and Public Utility funds. The 2023 CIP PMP project budget included \$155,500 for consulting and the 2024 PMP CIP includes \$3,949,700 of funding for consulting, construction, and contingencies for a total PMP project budget of \$4,105,200. 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 (T2406)	\$4,105,200	\$4,731,000
Water Utility Funds (U2415)	\$424,000	\$424,000
Sewer Utility Funds (U2404)	\$89,800	\$173,000
Total	\$4,619,000	\$5,328,000

To date, \$660,844 has been encumbered for engineering consulting fees, leaving a remaining total project budget of \$4,041,356. Staff anticipates improvements to be completed in 2024. 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. 24-06 Project Area Map



City of Blaine

Signature Copy

Resolution: RES 24-99

Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of \$4,133,831.46 for the 2024 Pleasure Creek Area Street Reconstruction, Improvement Project No. 24-06

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 24-06, said bids were received on May 14, 2024, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Douglas-Kerr Underground, LLC	\$4,133,831.46
North Valley, Inc.	\$4,162,828.84
Park Construction Company	\$4,182,522.45

AND WHEREAS, Douglas-Kerr Underground, LLC of Mora, 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 Douglas-Kerr Underground, LLC for the designated improvements in the amount of \$4,133,831.46.
2. A 10% contingency is hereby approved to bring the total project budget to \$4,547,215 and the Director of Engineering 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.

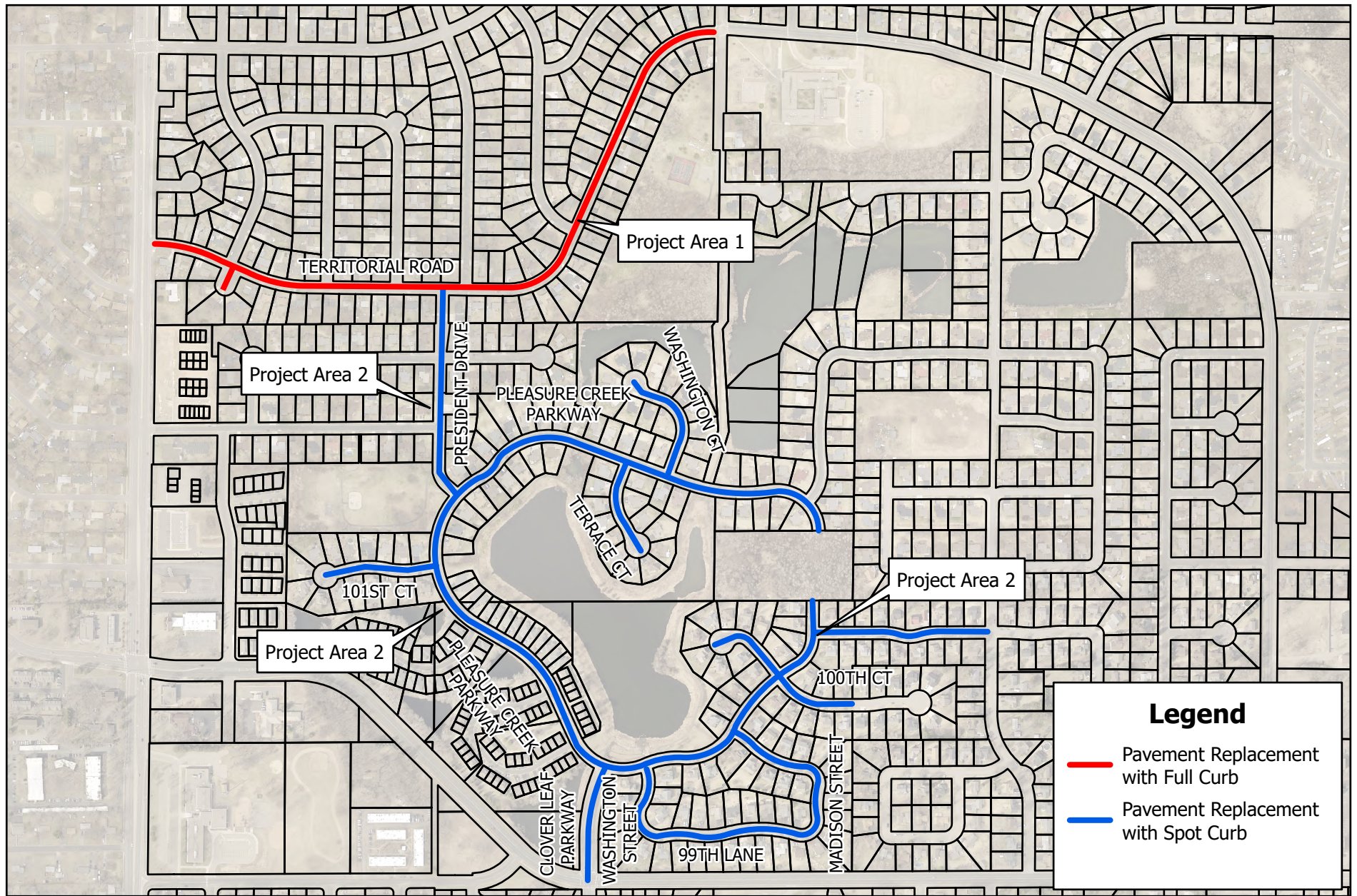
BE IT FURTHER RESOLVED, that the City Council of the City of Blaine hereby authorizes the following project and budget amendments associated with the 2024 Pleasure Creek Area Street Reconstruction Improvements:

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2406)	\$4,105,200	\$4,731,000
Water Utility Funds (U2415)	\$424,000	\$424,000

Sewer Utility Funds (U2404)	\$89,800	\$173,000
Total	\$4,619,000	\$5,328,000

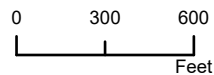
PASSED by the City Council of the City of Blaine this 20th day of May, 2024.

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3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (651) 490-2150
WATTS: 800-325-2055
www.sehinc.com

Print Date: 11/16/2023



2024 STREET RECONSTRUCTION

BLANE, MINNESOTA



Exhibit
1

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



City of Blaine

Staff Report

File Number: RES 24-103

Agenda Date	Status
May 20, 2024	
In Control	File Type
City Council	Resolution

Administration - Jason Zimmerman, Finance Director

Agenda Item # 11.2

Resolution Granting Preliminary Approval to Issue Tax Abatement Bonds for the Construction of an Event Stadium with Annual Lease Payments Pledged to the City to Pay the Bonds, and Declaration of Intent to Reimburse Prior Expenditures.

Executive Summary

Background

Since January 2023, the City and master developer have been working on project due diligence and master plan design related to the 105th Area Redevelopment Project. In the spring of 2023, the Developer was approached by an ownership group interested in bringing a minor league baseball team to Blaine. This requires construction of a 3,500-5,000 seat event stadium for the team. Since learning of the interest, the master plan has included an event stadium that would not only be home to the baseball team, but offer other events/sports throughout the year, including soccer, hockey, concerts, community festivals, hospitality space, and potentially offices for the team. The stadium would be available for other amateur sporting events such as high school baseball, soccer, etc.

The baseball ownership group owns an existing team in the league and have been advancing discussions with the league about an expansion team. The ownership group received contingent approval from the league for an expansion team in April. This required a significant financial commitment from the team. The developer desires to start construction of the stadium in 2024 in anticipation of completion in spring 2026. The baseball team would begin playing in May 2026. The development team has begun architectural and construction drawings for the stadium in order to submit the necessary permits this summer/fall. The team hopes to publicly announce details of the team/league in June. Announcement of the team and construction of the stadium is contingent upon the determination of the financing structure.

Since learning of the interest in the team last spring, there have been ongoing discussions among the various parties on the ownership structure and financing. The stadium cost is estimated at \$40+MM.

The stadium would be privately owned and operated by various parties related to the development and proposed baseball team. Recent discussions with the Developer have revolved around the City issuing a \$34+MM bond to finance a portion of construction and related infrastructure of the event stadium. Other funding sources would include private equity and bank financing. The debt payment structure proposed would be a lease payment model where the Developer would be responsible for paying an annual payment to the City to cover the debt service.

Initially, a revenue sharing model was discussed where percentages of revenue from the baseball and stadium operations would be shared with the City to cover debt service. The lease revenue model is a simplified approach and provides a variety of revenue sources for the Developer and baseball operations to provide the annual lease payment. The original revenue sharing model would have solely relied on event stadium/baseball operations to cover the debt service.

The primary goal of the lease payment structure is for the Developer to cover the debt service and have no general fund tax dollars used to pay for the stadium. The anticipated financing structure for the stadium financing would be General Obligation Tax Abatement Bonds with annual lease payments pledged to the City and would cancel the annual abatement levy. Though tax abatement bonds would be used, this is unlike the turf field financing where tax abatement revenue was used to pay the debt service, but instead, the debt service would be paid by the Developer through annual payments. The term of the financing would be 20 years.

The Developer is in the process of preparing architectural plans and anticipates applying for a conditional use permit for the stadium which will be considered by the City Council this summer. They are also preparing construction plans in order to submit a building permit for construction to begin in late 2024. The Developer is seeking guidance from the City Council on the willingness to provide financing. The proposed resolution being considered tonight gives the Developer and staff guidance to continue to work through the financing model prior to consideration of formal actions by the City Council that would occur later in 2024. These actions would include establishing tax abatement and selling bonds.

The proposed resolution identifies the desire by the City Council to finance a portion of the construction/infrastructure costs of the stadium, provided certain conditions and commitments are met by both parties. It is not uncommon for the City to consider a preliminary financing resolution when providing financing for a project. This resolution allows a developer to continue to proceed with private financing discussions, construction documents, etc. However, the City financing is not provided until all commitments have been met. The following is a summary of the conditions and commitments that would be required prior to the city providing financing for the Project.

1. Executed Development Agreement - Development agreements are standard practice for when the City provides financing and/or financial assistance to a Project. This agreement will require approval by the City Council. The Development Agreement will identify the specific responsibilities of the Developer for the entire Redevelopment Project. This includes overall construction milestones/timing, timing of acquisition of EDA property and various financial commitments by each party. Eric Larson, Eckberg Lammers, is preparing a document that will be reviewed by both parties prior to coming before the City Council for consideration.
2. Funding Agreement - This agreement will require City Council approval. This agreement will require identification of private financial commitments for the stadium. Current discussions

would require private equity/financing to be the first funds used for the Project prior to any city financing being used. Any excess costs outside the city financial commitment and initial private financing would be the responsibility of the Developer. This agreement will also identify the various collateral/securities that could be used if the lease payment is not made. Securities are currently being negotiated between legal representation of both parties. A thorough verification of the Developer/team finances would be completed as part of the funding agreement.

3. Operating Agreements - The stadium will be privately owned and operated. The Developer has identified an ownership structure for the overall development and other various components, including the stadium. The Developer will need to provide evidence of this structure to the satisfaction of the city's legal team. This structure includes the various LLCs involved in the overall development/stadium ownership structure, lease agreement for the stadium with the team, etc. These agreements will be memorialized and part of the funding agreement considered by the City Council.
4. Baseball Team League Approvals - The team will need to provide evidence of league approval and other agreements with the league. These documents may not necessarily be made public, but they will need to be provided to the City's legal team and need to meet their satisfaction.
5. Zoning/Building Permit Entitlements - The Developer will need to obtain all necessary zoning and building permit approvals prior to any final commitment of funds by the City Council.
6. Executed Ground Lease - The Developer and MASC shall execute the ground lease for use of MASC property. The ground lease has already been approved by the MASC board, but has not been executed.
7. Agreement of Public Infrastructure Financing - The City and developer are currently negotiating methods to finance portions of the public infrastructure, public open space areas, and demolition. Financing is dependent on formal agreements being entered into by the Developer and city.
8. City Approval of Tax Abatement - The anticipated financing structure for the stadium financing would be General Obligation Tax Abatement Bonds with annual lease payments pledged to the City and would cancel the annual abatement levy. Though tax abatement bonds would be used, this is unlike the turf field financing where tax abatement revenue was used to pay the debt service, but instead, the debt service would be paid by the Developer through annual payments. The term of the financing would be 20 years. Setting up a tax abatement financing structure requires approval by the City Council.
9. City Issuance of Bonds - The City Council would need to approve a bond sale.

As identified above, there are several additional steps that will require review and approval by the City Council prior to finalizing the financing. The various requirements will continue to be discussed between the Developer, city staff, legal, and Baker Tilly, and will require additional workshop discussion with the City Council. Given the Developer's desire to start construction this fall, all the agreements/commitments would need to be finalized prior to the beginning of construction.

There has been discussion about the bond sale being approved with a parameter's resolution. This means the City would approve the sale of the bonds in 2024 prior to construction beginning. However, the funds would not be disbursed until 2025. By waiting until 2025, the overall financing structure is more attractive as it pushes initial principal and interest payments further into the future to be more in line with when revenue from the stadium will be generated.

Strategic Plan Relationship

The 105th Redevelopment Area has been identified in the Economic Development section of the Strategic Plan.

Board/Commission Review

Not applicable.

Financial Impact

The resolution has specific contingencies and conditions that need to be met and approved prior to the final funding commitment. Approval of this resolution does not financially commit the City to anything at this time.

Public Outreach/Input

This specific action does not require a public hearing. Certain requirements of the financing/approvals will require a public hearing, specifically, any zoning entitlements and approval of tax abatement.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-103

Resolution Granting Preliminary Approval to Issue Tax Abatement Bonds for the Construction of an Event Stadium with Annual Lease Payments Pledged to the City to Pay the Bonds, and Declaration of Intent to Reimburse Prior Expenditures.

WHEREAS, 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, (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.

WHEREAS, the proposed development on the western portion of the 105th Redevelopment site includes a proposed 3,500 seat baseball stadium wrapped around by a one- to two-story food hall building ("Event Stadium" or "Project").

WHEREAS, in order to facilitate the financing of the construction and installation of the Event Stadium complex including ancillary infrastructure as part of the City's 105th Redevelopment Project, the City of Blaine, Minnesota (the "City") would issue approximately \$34,000,000 General Obligation Tax Abatement Bonds.

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

1. The City hereby gives preliminary approval to issuing General Obligation Tax Abatement Bonds in the approximate amount of \$34,000,000 for the construction of an Event Stadium complex, subject to the following pre-conditions and contingencies:
 - a. Development Agreement between the Developer and the City of Blaine fully executed by all parties;
 - b. Ground lease between Developer and MASC for use of MASC property fully executed by all parties;
 - c. Event Stadium lease with lease payments and security, in an amount sufficient to pay the debt service of the General Obligation Tax Abatement Bonds and pledge towards such payment;
 - d. Baseball Team League and team approvals evidencing commitments, at minimum, during the term of the Event Stadium lease and bond;
 - e. Design and construction documents for Event Stadium construction;
 - f. Zoning/building permit approvals to construct Event Stadium;

- g. Agreements for both the construction of and financing of City of Blaine public infrastructure necessary for the Project, which includes but not necessarily limited to public right-of-ways/streets, public utilities, public open space areas, and demolition of existing structures and facilities; and
 - h. City Council approval to Issue the Bonds in accordance with the requirements of Minnesota law, including without limitation approval of property tax abatements after a public hearing.
2. On the basis of information available to the City, the City finds that the availability of the financing under the act and the willingness of the City to furnish such financing will be a substantial inducement to undertake and complete the Project.
 3. The Project, and the Program to finance the Project by the issuance of the Bonds, is hereby given preliminary approval by the City subject to the conditions and contingencies above including final approval by the City.
 4. Kennedy and Graven, Professional Association, acting as Bond Counsel, and such investment bankers as may be selected by the City, is authorized to assist in the preparation and review of necessary documents relating to the Project and the financing program therefor, to consult with the City Attorney, the City and the purchaser of the bonds as to the maturities, interest rates and other terms and provisions of the bonds and as to the covenants and other provisions of the necessary documents and submit such documents to the City for final approval.
 5. In anticipation of the issuance of the Bonds to finance all or a portion of the Project, and in order that completion of the Project will not be unduly delayed when approved, the City is hereby authorized to make such expenditures and advances toward payment of that portion of the costs of the Project to be financed from the proceeds of the Bonds, as the City considers necessary, including the use of interim, short-term financing, subject to reimbursement from the proceeds of the Bonds if any when delivered but otherwise without liability on the part of the City.
 6. The action is intended to constitute a declaration of official intent for purposes of Treasure Regulations, Section 1.150-2 (the "Reimbursement Regulations") issued under the Internal Code of 1986, as amended (the "Code")

PASSED by the City Council of the City of Blaine this 20th day of May, 2024.