



City of Blaine

City Council

July 1, 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

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. 2024-270 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-258 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. RES 24-118 Resolution Authorizing the 3M Open Security Plan, including Proposed Temporary Road Closures
Sponsors: Brian Podany, Safety Services Manager/Police Chief

8.4. RES 24-131 Resolution Authorizing Reimbursement of EDA Wetland Credits

Sponsors: Jason Zimmerman, Finance Director

- 8.5.** 2024-257 Acknowledge Receipt of the 2023 Annual Comprehensive Financial Report (ACFR)

Sponsors: Jason Zimmerman, Finance Director

- 8.6.** 2024-250 Authorizing the Acquisition of Right-of-Way consistent with State Law for the 2024 Southwest Area Street Reconstruction Project, Improvement Project Number 24-07

Sponsors: Daniel Schluender, Director of Engineering

- 8.7.** RES 24-128 Resolution Granting Final Plat Approval to Create Two Lots to be Known as BB Western Subdivision at 12251 Ulysses St NE. GHS Development, LLC (Case File No. 24-0041/SLK)

Sponsors: Sheila Sellman, City Planner

- 8.8.** RES 24-132 Resolution Authorizing a Budget Amendment Related to the Purchase of a Police Department Community Service Officer Truck

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.** RES 24-119 Resolution Granting a Conditional Use Permit for a Minor Auto Repair with Shared Access and Zero Lot Line on the North and South Property Line in the Regional Commercial (B-3) Zoning District at 12251 Ulysses Street NE. Les Schwab Tire Store (GHS Development LLC) (Case File No. 24-0024/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.2.** RES 24-120 Resolution Granting a Conditional Use Permit (CUP) Amendment to Allow Vehicles to Remain on Site for at Least 72 Hours, and to Alter Previous CUP Requirements for an Existing Auto Repair Business in the Community Commercial (B-2) Zoning District at 611 109th Avenue NE. A & C Automotive (Case File No. 24-0030/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.3.** RES 24-121 Resolution Granting a Conditional Use Permit Amendment to Modify the Fencing Requirements for an Existing Truck Terminal in the Heavy Industrial (I-2A) Zoning District at 3701 85th Avenue NE. Old Dominion Freight Line (Case File No. 24-0033/EES)

Sponsors: Sheila Sellman, City Planner

- 10.4.** RES 24-123 Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from Medium Density Residential/High Density Residential

(MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR) at 10041 and 1001 Polk Street NE. City of Blaine (Case File No. 24-0014/EJT)

Sponsors: Sheila Sellman, City Planner

- 10.5.** RES 24-124 Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC) at the Northwest Corner of Paul Parkway NE and Ulysses Street NE (Parcel 08-31-23-24-0144). City of Blaine (Case File No. 24-0036/EJT)

Sponsors: Erik Thorvig, Community Development Director

- 10.6.** RES 24-125 Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC) at 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE. City of Blaine (Case File No. 24-0037/EJT)

Sponsors: Sheila Sellman, City Planner

11. Administration

12. Other Business

13. Adjournment

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 7/1/2024 FOR PAYMENTS THE WEEK OF 6/7/2024**

Vendor Name	Description	Amount
ALL STATE COMPANIES INC	Demo Refund - 3963 86th Avenue NE	\$ 1,000.00
ALLINA HEALTH SYSTEM	2nd quarter training billing	\$ 1,000.00
AMAZON CAPITAL SERVICES	Mirrors for 1267	\$ 44.99
AMAZON CAPITAL SERVICES	lever kit/switch for 3403	\$ 113.67
AMAZON CAPITAL SERVICES	Phone Charging Cords	\$ 36.15
AMAZON CAPITAL SERVICES	Games for MAYC	\$ 99.95
AMAZON CAPITAL SERVICES	PW Office supplies/Monitor Stands	\$ 635.47
ANOKA COUNTY TREASURY DEPT	Annual Elections Equipment/Software	\$ 8,299.37
AXON ENTERPRISES INC	Fleet 3 wiring refresh kits	\$ 1,300.00
BAUER BUILT INC	Tires for 1308	\$ 98.60
BCA-CHAU RECORDS	Liquor License Background check fee	\$ 33.25
BLAINE BROTHERS INC	Engine/ABS repairs; 1235	\$ 5,719.33
BLAINE BROTHERS INC	Slack Adjuster/Hook, 1226	\$ 384.65
BLAINE BROTHERS INC	Slack Adjuster/Hook, 1226	\$ 477.28
BLAINE BROTHERS INC	Beacon for locating vehicle	\$ 632.14
BLAINE CUSTOM APPAREL	shirts for playnet	\$ 120.00
BLUUM OF MINNESOTA LLC	Training for AV Room General Support	\$ 1,099.00
BORDER FOODS LLC	Taco Bell Escrow Refund	\$ 15,924.70
BOYER TRUCKS	Brake Pedal; 1226	\$ 213.34
BOYER TRUCKS	Storm Dept F550 #4635	\$ 61,152.86
CAPITAL ONE TRADE CREDIT	Transfer Pump for Storm	\$ 236.54
CAPITAL ONE TRADE CREDIT	Small tools: Parks	\$ 849.16
CARGILL INCORPORATED	Road Salt for Streets	\$ 2,058.72
CASH THIOMAS A	Entertainment at MAYC	\$ 100.00
CENTERPOINT ENERGY	Gas Service	\$ 5,513.40
CENTRAL TURF & IRRIGATION	LAC Irrigation break repair	\$ 313.97
CHAPMAN HALEY MAE	Mileage Reimbursement	\$ 29.68
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CITY OF LEXINGTON	June 2024 Sewer System	\$ 4,295.35
CITY OF ST PAUL	safe streets training	\$ 800.00
CREATIVE HOMES INC	Escrow Refund - 13143 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13139 Isetta Circle NE	\$ 4,800.00
CREATIVE HOMES INC	Escrow Refund - 13131 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13127 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 4481 131st Avenue NE	\$ 5,000.00
CREATIVE HOMES INC	Escrow Refund - 13154 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13150 Isetta Circle NE	\$ 4,900.00

CREATIVE HOMES INC	Escrow Refund - 13146 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13142 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13123 Isetta Circle NE	\$ 4,800.00
CREATIVE HOMES INC	Escrow Refund - 13130 Isetta Circle NE	\$ 4,800.00
CREATIVE HOMES INC	Escrow Refund - 4671 128th Circle NE	\$ 5,000.00
CREATIVE HOMES INC	Escrow Refund - 4824 127th Circle NE	\$ 5,000.00
CREATIVE HOMES INC	Escrow Refund - 4473 131st Avenue NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13122 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13118 Isetta Circle NE	\$ 7,400.00
CREATIVE HOMES INC	Escrow Refund - 13119 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13114 Isetta Circle NE	\$ 7,400.00
CREATIVE HOMES INC	Escrow Refund - 13110 Isetta Circle NE	\$ 7,400.00
CREATIVE HOMES INC	Escrow Refund - 13134 Isetta Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 4845 128th Circle NE	\$ 4,800.00
CREATIVE HOMES INC	Escrow Refund - 4818 128th Circle NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 13115 Isetta Circle NE	\$ 4,700.00
CREATIVE HOMES INC	Escrow Refund - 4457 131st Avenue NE	\$ 7,400.00
CUSTOM TRUCK ONE SOURCE	Maintenance on 2393	\$ 491.40
DAVE PERKINS CONTRACTING INC	Water Main Break Repair	\$ 11,959.50
EDUCATION & OUTREACH COMPANY	Education Materials; Water/Sewer	\$ 394.00
ELECTRIC PUMP INC	LS 16 Spare Pump	\$ 4,387.00
EMERGENCY AUTOMOTIVE	Upfit Equipment for Bearcat	\$ 1,710.14
ENVIRONMENTAL EQUIPMENT	Cover assembly; 4615	\$ 205.00
EXPRESS SIGNS INC	signs for Sizzling Summer event	\$ 290.00
FACTORY MOTOR PARTS COMPANY	Batteries for PD Stock	\$ 405.42
FERGUSON ENTERPRISES LLC #3325	Fire Hydrant Meter; Sewer	\$ 3,653.62
FISERV	April FISERV Payment	\$ 178.28
GLOBAL MUSIC RIGHTS LLC	Music license	\$ 850.00
GRAINGER	WTP Air Regulator for valves	\$ 369.96
GRAINGER	PW wall coverings	\$ 226.54
GUSTAFSON JULIENE L	payment for Tom Ryan park flowers	\$ 90.70
HANSON SPORTS LLC	Spring Sports Camps	\$ 2,050.00
HAWKINS INC	Water Treatment Chemicals	\$ 7,019.75
HERITAGE LANDSCAPE SUPPLY	Weed Spray for Medians	\$ 1,878.06
INDELCO PLASTICS CORPORATION	Scale maintenance; water	\$ 1,052.32
INDELCO PLASTICS CORPORATION	WTP2-Pump, Gasket, Flange Kit	\$ 6,065.44
ISOM HARLAN G	Softball Umpire Fees	\$ 124.00
JACKSON LATISHA EFFIE	Replace deflated tire - ICR 24054962	\$ 79.42
JOHNSON BENJAMIN J	expense report for backgrounds	\$ 64.20
JONATHAN HOMES OF MN LLC	Escrow Refund - 4641 131st Avenue NE	\$ 4,900.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4651 131st Avenue NE	\$ 4,900.00
JUST-RITE CONSTRUCTION INC	Backstop extensions at BBC	\$ 5,800.00
JUST-RITE CONSTRUCTION INC	Backstop extensions LAC	\$ 9,000.00
KNOBLAUCH KYLENE	Softball Umpire Fees	\$ 1,674.00

LACASSE ANDREW	Performance on June 13	\$ 400.00
LANDSCAPE STRUCTURES INC	West Lake Playground Equipment	\$ 91,018.56
LANDSCAPE STRUCTURES INC	Lakeside Playground Equipment	\$ 70,507.16
LAWSON PRODUCTS INC	Tire Router/Ty-Rap/seal rings	\$ 1,181.24
LAWSON PRODUCTS INC	Curb stop repair parts	\$ 206.55
LENNAR	Escrow Refund - 3577 110th Lane NE	\$ 4,900.00
LENNAR	Escrow Refund - 4446 128th Lane NE	\$ 4,800.00
LENNAR	Escrow Refund - 3586 110th Lane NE	\$ 4,900.00
LENNAR	Escrow Refund - 3656 110th Lane NE	\$ 4,900.00
LENNAR	Escrow Refund - 3636 110th Lane NE	\$ 4,900.00
LENNAR	Escrow Refund - 3606 110th Lane NE	\$ 7,400.00
LENNAR	Escrow Refund - 11080 Okinawa St NE	\$ 4,900.00
LENNAR	Escrow Refund - 11030 Okinawa St NE	\$ 4,900.00
LENNAR	Escrow Refund - 11000 Okinawa St NE	\$ 4,900.00
LENNAR	Escrow Refund - 10980 Okinawa St NE	\$ 4,900.00
LENNAR	Escrow Refund - 10960 Okinawa St NE	\$ 4,900.00
LENNAR	Escrow Refund - 10940 Okinawa St NE	\$ 4,900.00
LENNAR	Escrow Refund - 3596 110th Lane NE	\$ 5,000.00
LENNAR	Escrow Refund - 10970 Okinawa St NE	\$ 5,000.00
LINN INVESTMENT PROPERTIES LLC	Tumble Fresh Escrow Refund	\$ 15,826.00
LYNN LEMBCKE CONSULTING	2022-2023 BWC Audit	\$ 2,250.00
MARTIN MARIETTA MATERIALS	Patching Material for Storm Water	\$ 180.24
MARTIN MARIETTA MATERIALS	Patching Material for Storm Water	\$ 43.35
MENARDS - BLAINE	WTP 2 system repair parts	\$ 74.36
MENARDS - BLAINE	CH drill bits and batteries	\$ 15.45
MENARDS - BLAINE	PW flag pole items	\$ 88.86
MENARDS - BLAINE	Tools for Meter Install	\$ 152.46
MENARDS - BLAINE	Fabric Pins for Community Garden	\$ 79.92
MENARDS - BLAINE	RV Marine - flush Plow brine tanks	\$ 39.48
MENARDS - BLAINE	Tree Spikes; LAC	\$ 164.85
MENARDS - BLAINE	Hose attachment-Community gardens	\$ 39.98
MENARDS - BLAINE	Supplies for Seasonal worker	\$ 129.85
MENARDS - BLAINE	CH pliers, usb adapters	\$ 27.96
MENARDS - BLAINE	Plant 1 repair parts	\$ 171.35
MENARDS - BLAINE	Plant 1 repair parts	\$ 57.53
MENARDS - BLAINE	PW supplies; Drill bits/Gas can	\$ 110.96
MENARDS - BLAINE	Cleaner, duster, screwdriver, CO alarm	\$ 110.50
MENARDS - BLAINE	Supplies for events	\$ 15.82
MENARDS - BLAINE	Playnet supplies, CH planters	\$ 80.55
MENARDS - BLAINE	MAYC HVAC supplies	\$ 41.21
METRO BLOOMS DESIGN + BUILD LLC	Sign design for Blaine Wetland	\$ 550.00
METRO SALES INCORPORATED	Copier Maintenance and Support	\$ 850.70
METRO SALES INCORPORATED	Copier Maintenance and Support	\$ 195.00
MEYER JAMES W	Performance at Sizzling Summer	\$ 350.00

MIDWAY FORD COMPANY	Hose/Valve/Gaskets; 5306	\$ 111.10
MIDWAY FORD COMPANY	Hose/Valve/Gaskets; 5306	\$ 101.97
MIDWAY FORD COMPANY	Hose/Valve/Gaskets; 5306	\$ 6.04
MILLER SANDRA	Park/Rec Refund	\$ 162.19
MINNESOTA DEPT OF HEALTH	STATE WATER TESTING FEE	\$ 53,637.00
MINNESOTA DEPT OF HEALTH	Waterworks Exam Fee	\$ 23.00
MINNESOTA DEPT OF HEALTH	Waterworks Exam Fee	\$ 23.00
MINNESOTA OCCUPATIONAL HEALTH	Random drug testing	\$ 327.00
MINNESOTA OCCUPATIONAL HEALTH	OSHA hearing tests	\$ 164.00
MINNESOTA RECREATION AND PARK	Job posting-MAYC position	\$ 175.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 391.13
MTI DISTRIBUTING INC	Fuel Pump; 4463	\$ 228.64
MTI DISTRIBUTING INC	Tire/Wheel Assembly	\$ 788.91
MTI DISTRIBUTING INC	Seal/Fork Caster/grease; 2439	\$ 211.74
MTI DISTRIBUTING INC	Seal/Fork Caster/grease; 2439	\$ 295.15
MUSCO SPORTS LIGHING LLC	LAC Hockey Rinks	\$ 38,000.00
NATIONAL SPORTS CENTER	MASC/COB Field 55/46 Construction #3	\$ 2,200,000.00
NESVOLD RYAN	Performance at Sizzling Summer	\$ 300.00
NORTH SUBURBAN CONCERT BAND	Performance on June 27	\$ 450.00
NORTHERN SANITARY SUPPLY CO	CH liners, linear	\$ 58.06
NORTHERN SANITARY SUPPLY CO	PW Supplies - can liners/towels/tissue	\$ 509.78
NORTHERN SANITARY SUPPLY CO	MAYC liners, towels, tissue, cleaner	\$ 746.95
NORTHERN SANITARY SUPPLY CO	Toilet paper dispenser: LAC	\$ 52.55
NR PROPERTIES INC	Escrow Refund - 724 114th Court NE	\$ 5,000.00
OPSAHL-MITCHELL WANDA KAY	facepainting for Sizzling Summer	\$ 470.00
O'REILLY AUTOMOTIVE INC	Fuel filters	\$ 10.95
O'REILLY AUTOMOTIVE INC	Rain Cap	\$ 32.46
PAFFY'S PEST CONTROL INC	PW - Monthly pest control	\$ 134.00
PAFFY'S PEST CONTROL INC	CH - monthly pest control	\$ 80.35
PAFFY'S PEST CONTROL INC	MAYC - Monthly pest control	\$ 59.75
PARENT BUILDERS INC	Escrow Refund - 2639 132nd Ave NE	\$ 5,000.00
PC CEDAR GREEN LLC	Purchase Easement (1145 116th Ave)	\$ 20,300.00
PENNYPACKER BRADLEY	Travel Reim - Admin Director Interview	\$ 1,105.05
PERA	Omitted Deduction	\$ 4,508.46
PRECISION UTILITIES	Demo Refund - 137 113th Square NE	\$ 2,000.00
PRO-TEC DESIGN INC	CH 1st level door repair	\$ 433.50
PRO-TEC DESIGN INC	Load milestone/Training	\$ 229.50
PRO-TEC DESIGN INC	Helpdesk ProWatch	\$ 153.00
PRO-TEC DESIGN INC	Aquatore Bandshell Security	\$ 4,106.80
PSG BRIDGER LLC	Escrow Release - Quail Creek	\$ 67,620.99
PSG BRIDGER LLC	Escrow Release - Quail Creek	\$ 33,141.18
SBM FIRE DEPARTMENT	Fire Protection Services	\$ 207,566.00
SHADE TREE CONSTRUCTION INC	Escrow Refund - 11076 Ulysses St NE	\$ 4,900.00
SHORT ELLIOTT HENDRICKSON INC	Construction Services-Pleasure Creek	\$ 32,101.91

SHORTSTOP BAR & GRILL	Alexandra House Escrow Refund	\$	2,500.00
SMITH SHAWN W	Reimbursement for Fuel	\$	104.99
SR DEVELOPMENT LLC	Blaine Apartments Escrow Refund	\$	10,000.00
ST CROIX RECREATION	LAC Playground Equipment	\$	1,537.90
STREICHER'S	Inert chemical agent	\$	317.25
SUBURBAN TIRE WHOLESALE INC	Tires for 1312	\$	1,100.00
SUBURBAN TIRE WHOLESALE INC	Tires for 5324/PD Stock	\$	900.00
SUNBELT RENTALS INC	Hydro seeder - Storm	\$	2,175.10
SUNDBERG MORGAN	Park/Rec Refund	\$	95.00
TACTICAL SOLUTIONS	Certification of Radar/Lidar Units	\$	1,370.00
TCO REAL ESTATE FUND 1 LLC	SP16-18, Twin Cities Orthopedics	\$	58,916.50
TENICITY LLC	Spring Tennis Lessons	\$	2,148.80
TRANS UNION LLC	Credit Reports for employees	\$	37.12
TRI-STATE BOBCAT INC	Filters/weed whip cord; PW stock	\$	373.18
TRI-STATE BOBCAT INC	Filters/Wedges for PW Stock	\$	195.03
TWIN CITIES TRANSPORT	Tows for Squad 5306	\$	125.00
TWIN CITIES TRANSPORT	Tows for Squad 5329	\$	125.00
USA BLUEBOOK (#657220)	Jetter supplies/tools	\$	2,710.34
USA BLUEBOOK (#657220)	Grappling hook; Sewer	\$	146.89
VOLUNTEERS OF AMERICA	Bus Driver Meals reimbursed for May	\$	90.00
WOLCYN TREE FARMS & NURSERY	Trees for Territorial Pond	\$	4,886.00
WOLCYN TREE FARMS & NURSERY	Trees for Fillmore/Ditch 39	\$	4,985.00
WSB & ASSOCIATES INC	LAC Hockey Rinks	\$	737.75
WSB & ASSOCIATES INC	AUAR Contract - Northtown	\$	662.25
ZAYO GROUP LLC	Telephone Service	\$	3,256.82
		\$	3,351,109.93

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 7/1/2024 FOR PAYMENTS THE WEEK OF 6/7/2024**

Vendor Name	Description	Amount
PC CEDAR GREEN LLC	Purchase Easement (1145 116th Ave)	\$ 20,300.00
SHORT ELLIOTT HENDRICKSON INC	Construction Services-Pleasure Creek	\$ 32,101.91
PSG BRIDGER LLC	Escrow Release - Quail Creek	\$ 33,141.18
MUSCO SPORTS LIGHING LLC	LAC Hockey Rinks	\$ 38,000.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 7/1/2024 FOR PAYMENTS THE WEEK OF 6/14/2024**

Vendor Name	Description	Amount
ABM EQUIPMENT	Crane Cable for 4505	\$ 524.30
AFEWORKI EYOB	Park/Rec Refund	\$ 100.00
ALL SAFE GLOBAL INC	PW Annual inspection	\$ 3,747.56
ALL SAFE GLOBAL INC	PW service call	\$ 732.77
ALLINA HEALTH	Narcan	\$ 575.42
AMAZON CAPITAL SERVICES	PW Gauges for 4490	\$ 22.55
AMAZON CAPITAL SERVICES	Sharpie, rec'd stamp	\$ 31.52
AMAZON CAPITAL SERVICES	Credit	\$ (15.99)
AMAZON CAPITAL SERVICES	PW Gauges; 4490	\$ 22.56
AMAZON CAPITAL SERVICES	Key rings with tags.	\$ 15.99
AMAZON CAPITAL SERVICES	Wireless Mouse/Card stock	\$ 28.97
AMAZON CAPITAL SERVICES	Tape measures	\$ 37.03
AMAZON CAPITAL SERVICES	Labels, pens	\$ 106.27
AMAZON CAPITAL SERVICES	Matzke office, recruitment event	\$ 104.42
AMAZON CAPITAL SERVICES	PW Mower Cover Latches; Stock	\$ 170.30
AMAZON CAPITAL SERVICES	Wellness Supplies	\$ 14.90
AMERICAN TEST CENTER	Annual Inspections - PW Shop Cranes	\$ 2,200.00
ANOKA COUNTY	Sunset Roundabout	\$ 20,201.96
ANOKA COUNTY	CSAH 17 & 122nd Ave Signal	\$ 535,512.93
ANOKA COUNTY	2025 Assessment Contract	\$ 331,886.00
ANOKA COUNTY ASSESSOR	Tax Forfeiture Property Acq Purchase	\$ 500.00
ANOKA COUNTY ASSESSOR	Tax Forfeiture Property Acq-Recording Fees	\$ 368.55
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD	\$ 48.00
ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 67.94
AT&T MOBILITY	Cell Phone Service	\$ 10,340.66
AT&T MOBILITY	Cell Phone Service	\$ 7,360.04
AUTONATION FORD WHITE BEAR LK	Camshaft Repairs: 5292	\$ 3,745.86
BACHMAN TRENT	reimbursement for recruiting event	\$ 193.25
BACKFLOW SOLUTIONS INC	Annual Backflow Subscription	\$ 1,745.00
BAILEY NURSERIES INC	Daylily's for all Parks	\$ 990.00
BAKER TILLY MUNICIPAL ADVISORS	105th St - Financial Analysis/Review Fees	\$ 42,900.00
BARNUM COMPANIES INC	Gate Maintenance, batteries (PW)	\$ 660.60
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 15,688.03
BLAINE BROTHERS INC	Drive Shaft Repair; 2440	\$ 149.18
CAPITAL ONE TRADE CREDIT	chainsaw wedges; PW/oil; 4504	\$ 109.15
CARRIGAN JENNIFER	Mileage Reimbursement	\$ 13.27
CINTAS CORPORATION	CH Mats/Rugs	\$ 205.47

CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	411.78
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	36.69
CINTAS CORPORATION	MAYC medical cabinet supplies	\$	34.00
CLARK RUSSELL	tuition reimbursement	\$	1,995.00
CLEMENTS THOMAS	Mileage	\$	17.02
COMCAST	Internet for Public Wi-Fi	\$	237.94
COMCAST	PW Cable TV	\$	20.98
COMPLETE COOLING SERVICES	Fuel Tank Repair; 4503	\$	339.90
CONNEXUS ENERGY	LAC park light relocation	\$	4,184.00
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th Ln NE/Well #12,#13	\$	2,962.26
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square Drive	\$	7,603.62
CREATIVE HOMES INC	Escrow Refund - 4868 127th Circle NE	\$	7,300.00
CREATIVE HOMES INC	Escrow Refund - 13102 Isetta Circle NE	\$	7,200.00
CREATIVE HOMES INC	Escrow Refund - 13106 Isetta St NE	\$	7,200.00
CREATIVE HOMES INC	Escrow Refund - 13135 Isetta Circle NE	\$	4,900.00
CRYSTEEL TRUCK EQUIPMENT	Manifold Assembly; 1269	\$	4,180.00
CRYSTEEL TRUCK EQUIPMENT	Lamp Replacement; 1226	\$	123.40
CUB FOODS INC - THE VILLAGE	Training building supplies	\$	37.14
CUB FOODS INC - THE VILLAGE	Training building supplies	\$	7.00
CUB FOODS INC - THE VILLAGE	Training supplies	\$	17.18
CUB FOODS INC - THE VILLAGE	Training supplies	\$	96.87
CUB FOODS INC - THE VILLAGE	Data Practices Training supplies	\$	37.31
CUB FOODS INC - THE VILLAGE	Training building supplies	\$	77.98
CUB FOODS INC - THE VILLAGE	Training supplies	\$	63.30
CUMMINS SALES AND SERVICE	Caterpillar maintenance, part	\$	855.13
CUMMINS SALES AND SERVICE	Generator maintenance	\$	959.63
DAVE DARLING REMODELING	Permit Refund B24-01958	\$	1,149.89
DUPAK LISA	Park/Rec Refund	\$	125.00
ECM PUBLISHERS INC	Advertising & Public Notices	\$	37.62
EDWARDS ALAN	Softball Umpire Fees	\$	589.00
ELECTRIC PUMP INC	Bypass Pump Control Panel	\$	1,690.71
ELECTRIC PUMP INC	LS 30 Float Mods	\$	2,145.55
ELECTRIC PUMP INC	Float Modification LS 15	\$	2,005.55
ELECTRIC PUMP INC	LS 11 Float Mods	\$	1,825.55
ELECTRIC PUMP INC	LS 6 Float Mods	\$	3,016.35
ESCAPE FIRE	PW relocate main for new door	\$	1,700.00
FERGUSON WATERWORKS #2518	Gate Valve repair parts: Stock	\$	5,234.68
FERGUSON WATERWORKS #2518	Hydrant parts: Water	\$	260.68
FIRESIDE HEARTH AND HOME	Permit Refund B24-02109	\$	76.00
GLOWING HEARTH & HOME	Gas FP Permit Refunds	\$	975.00
HENNING PROFESSIONAL SERVICES	Right-of-Way Acquisition Services	\$	29,649.12
INNOVATIVE OFFICE SOLUTIONS	Copy Paper 10 cases	\$	468.80
INNOVATIVE OFFICE SOLUTIONS	PW Office Supplies	\$	236.16
INNOVATIVE OFFICE SOLUTIONS	PW Office Supplies	\$	12.41

INNOVATIVE OFFICE SOLUTIONS	Envelopes for PW	\$	21.93
INNOVATIVE OFFICE SOLUTIONS	Office supplies - Matzke	\$	226.35
ISOM HARLAN G	Softball Umpire Fees	\$	17.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4621 131st Ave NE	\$	4,900.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4611 131st Ave NE	\$	4,900.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4626 131st Ave NE	\$	4,900.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4631 131st Ave NE	\$	4,800.00
M/I HOMES	Escrow Refund - 11299 Tyler Street NE	\$	4,900.00
M/I HOMES	Escrow Refund - 923 112TH LANE NE	\$	4,700.00
M/I HOMES	Escrow Refund - 11158 Fillmore St NE	\$	4,900.00
M/I HOMES	Escrow Refund - 11152 Fillmore St NE	\$	4,900.00
M/I HOMES	Escrow Refund - 11252 Pierce Place NE	\$	4,900.00
M/I HOMES	Escrow Refund - 1117 112th Ave NE	\$	4,900.00
M/I HOMES	Escrow Refund - 11260 Pierce Place NE	\$	7,400.00
M/I HOMES	Escrow Refund - 11101 Polk St NE	\$	4,700.00
M/I HOMES	Escrow Refund - 11110 Polk St NE	\$	7,400.00
MARCHLAND PLUMBING AND GAS	Permit Refund B24-01923	\$	76.00
MC TOOL & SAFETY SALES	Gloves for Storm Water	\$	734.40
MCFOA	MCFOA Dues - Sorensen	\$	50.00
MCFOA	MCFOA Dues - Osterhues	\$	50.00
MENARDS - BLAINE	Parts for Chlorine & Air systems; WTP	\$	112.42
MENARDS - BLAINE	Parts for Chlorine & Air systems; WTP	\$	21.06
MENARDS - BLAINE	Water: Meter bucket tools	\$	62.82
MENARDS - BLAINE	Park building Supplies	\$	30.45
MENARDS - BLAINE	Saw Blade; Storm Water	\$	17.96
MENARDS - BLAINE	supplies for Playnet	\$	37.24
MENARDS - BLAINE	CH jail plumbing repair	\$	155.76
MENARDS - BLAINE	Supplies for craft sales	\$	44.44
METROPOLITAN COUNCIL	MCES 2024 Wastewater Services	\$	456,606.67
METROPOLITAN COUNCIL	May 2024 SAC	\$	123,007.50
MICKMAN BROTHERS INC	Jim Peterson Lighting irrigation work	\$	20,219.00
MINNESOTA DEPARTMENT OF HEALTH	Waterworks Operator Certification Fee	\$	23.00
MINNESOTA DEPT OF REVENUE	Tax Forfeiture Property Acq-Application Fee	\$	500.00
MINNESOTA EQUIPMENT - ROGERS	Harness Kit; 2425	\$	162.80
MN DEPT OF LABOR AND INDUSTRY	May 2024 State Surcharge	\$	9,779.78
MUNICIPAL BUILDERS INC	WTP #2 Preventative Maintenance	\$	72,342.50
NORTH COUNTRY BEAVER CONTROL	Beaver/muskrat control; Storm Water	\$	235.00
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	\$	832.43
OLSEN CHAIN & CABLE INC	Cable: 1248	\$	399.46
O'REILLY AUTOMOTIVE INC	Brake Parts; 4459	\$	228.58
O'REILLY AUTOMOTIVE INC	Lug Nuts; 5334 / PW Stock filters	\$	46.24
O'REILLY AUTOMOTIVE INC	Stock Filters; PW	\$	774.41
O'REILLY AUTOMOTIVE INC	Lug Nuts; 5334 / PW Stock filters	\$	126.30
O'REILLY AUTOMOTIVE INC	Lug Nuts; 5334 / PW Stock filters	\$	40.24

PAPE ENTERPRISES INC	Parks/Recreation volunteer dinner	\$	2,080.33
PHASOR ELECTRIC COMPANY	Street light repair; Main St Bridge	\$	8,500.00
PRINT CENTRAL	Business Cards - Sean Carpenter	\$	39.00
PRO-TEC DESIGN INC	Card read doors repair	\$	1,215.12
PRO-TEC DESIGN INC	Plant 4 Intrusion Upgrades	\$	12,004.00
PRO-TEC DESIGN INC	Software support	\$	5,771.04
PRO-TEC DESIGN INC	Plant 1-3 Intrusion Upgrades	\$	9,375.00
R & R SUSPENSION	Overload Springs; 4625	\$	500.00
READY WATT ELECTRIC	Siren Maintenance/ Batteries	\$	11,550.00
REBYL SPORTS INC	Clothing Order - Inspections	\$	1,447.00
REBYL SPORTS INC	Clothing Order - Inspections	\$	368.00
ROSE MUSIC SERVICES	Entertainment at MAYC	\$	150.00
ROTO ROOTER SERVICES COMPANY	Permit Refund B24-02047	\$	76.00
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Commons Park	\$	469.09
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Commons Park	\$	203.38
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Commons Park	\$	87.24
SAM'S CLUB/SYNCHRONY BANK	cake for volunteer banquet	\$	40.98
SAM'S CLUB/SYNCHRONY BANK	items for Ladies Day	\$	88.76
SAM'S CLUB/SYNCHRONY BANK	Refreshments for super hero	\$	31.96
SAM'S CLUB/SYNCHRONY BANK	supplies for craft sales	\$	12.88
SAM'S CLUB/SYNCHRONY BANK	supplies for volunteer banquet	\$	89.23
SAM'S CLUB/SYNCHRONY BANK	supplies for senior center	\$	297.68
SAM'S CLUB/SYNCHRONY BANK	Concessions for Park and Tents for events	\$	781.08
SPRING LAKE PARK SCHOOLS	Ehlers Consultation/Legal Services	\$	4,272.00
STAR TRIBUNE	Advertisement for Bids	\$	194.34
STAR TRIBUNE	Advertisement for Bids	\$	194.34
STAR TRIBUNE	Advertisement for Bids	\$	178.54
STERICYCLE INC	May shred	\$	144.95
STREICHER'S	Prebil - uniform 2 pants	\$	116.00
TENNANT SALES AND SERVICE CO	Floor Scrubber Service	\$	131.81
TENNANT SALES AND SERVICE CO	Annual Maintenance: Shop Sweeper	\$	387.62
TENNANT SALES AND SERVICE CO	Walk behind Sweeper Service: Water	\$	131.81
THOMAS & JAMES	Performance on June 20	\$	450.00
TRANS UNION LLC	Credit Reports for employees	\$	74.24
US BANK	Fiscal Agent Fees - Bond 2013A	\$	550.00
WALTERS RECYCLING & REFUSE INC	Walters Refuse and Recycling Fees	\$	428,835.81
WATER CONSERVATION SERVICES INC	Water Main Leak Detection	\$	661.68
XCEL ENERGY	Siren - Electric	\$	9.82
XCEL ENERGY	Signal - Electric	\$	60.17
ZIEGLER INC	Brackets/Connectors/belt/spacers	\$	1,650.16
		\$	2,331,603.46

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 7/1/2024 FOR PAYMENTS THE WEEK OF 6/14/2024**

Vendor Name	Description	Amount
ANOKA COUNTY	Sunset Roundabout	\$ 20,201.96
MICKMAN BROTHERS INC	Jim Peterson Lighting irrigation work	\$ 20,219.00
HENNING PROFESSIONAL SERVICES	Right-of-Way Acquisition Services	\$ 29,649.12
BAKER TILLY MUNICIPAL ADVISORS	105th St - Financial Analysis/Review Fees	\$ 42,900.00



City of Blaine

City Council Workshop

June 10, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

2. Roll Call

PRESENT: Mayor Pro Tem Robertson, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia, Lori Saroya (left at 7:00PM), and Tom Newland.

ABSENT: Mayor Tim Sanders.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Police Captain Russ Clark; Finance Director Jason Zimmerman; Fire Chief Dan Retka; Director of Engineering Dan Schluender; Senior Parks & Recreation Manager Jerome Krieger; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2024-221 State Lobbyist Update
Sponsors: Michelle Wolfe, City Manager

City Manager Wolfe stated the Lockridge Grindal Nauen team will provide an update on lobbying efforts. The lobbying team will cover the additional \$1 million in funding for TH65, cannabis, numerous city housing issues related to low-income tax credits, senior caps, housing aid, zoning preemption issues and more. The team will also talk about local option sales taxes, hospitality taxes, tax increment financing, prevailing wage requirements, open

meeting law, council district wards, social districts (liquor) and related issues. In addition, they will summarize the specific lobbying work they did on behalf of the City and will request preliminary input on legislative strategy moving forward.

Ann Lenczewski, Lockridge Grindal Nauen, provided the council with an update on recent lobbying efforts. She stated she was glad to have been a part of the success the city had in securing funding for TH65 in 2023. She noted a bonding bill was not approved in 2024. She discussed the affordable housing bill that would have taken away local control but did not move forward. She indicated a moratorium was still in place for local sales taxes, but the council could consider this for the future.

Alex Hassel, Lockridge Grindal Nauen, introduced herself to the council noting she previously worked for the League of Minnesota Cities. She commented on how the state can influence affordable housing and explained the state considered restricting certain abilities for cities related to zoning when it comes to housing. However, due to the advocacy of Blaine and other municipalities, the state's proposals did not prevail. She provided further comment on prevailing wage and other housing requirements the state was considering. She explained the city would be receiving its first installment of state housing aid in July. Lastly, she discussed the cannabis omnibus bill that was approved by the legislature.

Ms. Lenczewski stated they received another \$1 million in funding for TH65 this year then mentioned she has worked with the governor's office on the city's behalf and explained the state valued the 105th area redevelopment project. She commended the city for bringing this project forward. She then discussed the upcoming election and noted she looked forward to working with the city again in the next legislative session.

Councilmember Massoglia asked if the broadband franchising bill would come back in 2025. Ms. Lenczewski anticipated this bill would be back in 2025. Ms. Hassel stated this bill may have failed in 2024 due to optics, given the fact it was an election year.

Councilmember Larson thanked Ms. Lenczewski for making her experience at the Capitol very welcoming.

Mayor Pro Tem Robertson thanked Ms. Lenczewski and Ms. Hassel for their efforts on behalf of the city.

3.2. 2024-219 Council Requested Items for Discussion - Pavement Management
Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe reported Councilmember Massoglia has proposed a topic on city road reconstructions versus mill and overlay with a refresher on the city's current capital planning philosophy in further detail at a future workshop meeting.

Councilmember Massoglia explained he would like to discuss this topic further prior to considering the 2025 budget. He indicated he would like to review the city's pavement management plan along with the street PSI ratings. Director of Engineering Schluender stated this would be a good exercise for the council to review prior to beginning the budget.

Councilmember Newland asked if the city completed any mill and overlay projects. Mr. Schluender reported the city does do some mill and overlay projects.

Council consensus was to bring pavement management forward for a future workshop.

3.3. 2024-220 Council Requested Items for Discussion - Staffing/Vacancies

Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe reported Councilmember Massoglia has proposed a topic on city staffing/position vacancies and would like this matter discussed in further detail at a future workshop meeting.

Councilmember Massoglia indicated he wanted to better understand the city's organizational chart and financial position when it comes to current staffing levels and vacancies.

Councilmember Newland reported he did not support discussing this matter further and believed this matter should be delegated to the city manager.

Councilmember Fleming indicated she would like to better understand where the city manager's role stopped and the council's began. Ms. Wolfe explained the mayor and council were tasked with setting service levels, and she was then responsible for setting the number of positions in order to meet the needs of the community. She stated she was concerned that this topic may take a deeper dive into the details than may be needed and anticipated much of the information Councilmember Massoglia was seeking would be presented through budget discussions.

Council consensus was not to bring city staffing/position vacancies forward for a future workshop at this time, but to incorporate overall staffing discussions as part of the 2024 to 2025 budget process and schedule additional discussions if needed.

3.4. 2024-218 SBM Fire Department: SAFER Grant II

Sponsors: Michelle Wolfe, City Manager, Jason Zimmerman, Finance Director

Finance Director Zimmerman stated at the May 20 workshop, SBM Fire Chief Dan Retka presented the background information in support of his request to submit for a SAFER grant. As outlined, the SBM application requests funding for 12 full-time positions: six (6) captains and (6) firefighters. The next step is to briefly outline the financial impact of this request.

SAFER Grant - Financial Estimates:

SBM staff provided the following estimates for the first three years:

Year 1: \$1,375,619

Year 2: \$1,452,625

Year 3:\$ 1,534,718

Mr. Zimmerman reported beginning in Year 4, which would be 2028, the partner cities would begin covering the costs of the 12 additional positions. The City of Blaine's share is 76%. Based on a high-level assumption of 5.6% increase, the Year 4 costs would be \$1,620,662, of which Blaine would be responsible for \$1,231,703. For illustrative purposes, this would represent an approximate 2.9% levy increase based on the 2024 budget. Staff commented further on the fire department's financial outlook and requested feedback from the council on how to proceed.

Ms. Wolfe stated she believed it would be important to take a strong look at the staffing needs for both the fire department and police department, beyond just patrol.

Councilmember Newland asked when the results of the SAFER grant would come forward. Ms. Wolfe noted the results would come forward in August.

Councilmember Newland requested further information on how the stations were being renovated to house firefighters. Fire Chief Retka discussed how the fire stations were being retrofitted to accommodate overnight firefighters. He explained some of the offices at Fire Station 1 had been emptied out for sleeping quarters and the same thing would be done at Fire Station 3.

Councilmember Massoglia reported he had a good meeting with Fire Chief Retka. He understood calls for both police and fire were on the rise, and he supported the council having a further discussion regarding a staffing study for public safety. He supported the council making data driven decisions when it comes to police and fire.

Councilmember Fleming thanked Fire Chief Retka for meeting with her. She also supported the council making data driven decisions for police and fire. She explained she supported the SAFER grant moving forward. She appreciated how response times have improved after moving to the duty crew model.

Mayor Pro Tem Robertson discussed on how staffing levels and budgetary constraints were impacting public safety responders' in all communities.

Council supported the SAFER grant moving forward as proposed.

3.5. 2024-190 Wetland Bank Credit EDA Reimbursement
Sponsors: Jason Zimmerman, Finance Director

Mr. Zimmerman stated Minnesota's wetland banking program includes both private and state-sponsored wetland banks which have "credits" that are used to offset (mitigate) authorized wetland impacts. In 2015, the Blaine Economic Development Authority (EDA) established a wetland bank through the restoration of the Blaine Wetland Sanctuary. Concurrently, the City of Blaine also established a separate wetland bank. Each bank was independently operated and had different purposes for the use of proceeds generated from the sale of credits. Wetland banking is a way to offset the ecological loss of development

projects by mitigating wetland losses through the creation, preservation and restoration of wetlands elsewhere. The goal is to protect and restore the ecological functions of the landscape, reduce the impact of development, and account for inevitable wetland losses resulting from development. Like a commercial banker has cash as an asset that it can loan to customers, a wetland bank creates wetland mitigation credits that it can eventually sell to developers who need to purchase credits to offset wetland fill that occurs with development. Generally, these purchasers of mitigation credits are individuals or entities undertaking development projects.

Mr. Zimmerman explained the EDA has sold credits to assist in 23 different development projects in the City where developers needed to fill wetland areas on their site. The overall value for projects that the EDA has sold credits for exceeds \$100M. The sale of credits has generated over \$2,500,000 for the EDA, and those revenues have been used for general economic development activities. On [January 18, 2018, the EDA Board authorized the loan of 14 credits](#) to the City to facilitate a request from the Minnesota Board of Water and Soil Resources (BWSR) acting as the agent for the Minnesota Department of Transportation (MnDOT) to purchase wetland credits for mitigation of various state roadway projects in the region. The terms of the purchase included each credit being valued at \$1.25 per square foot of wetland fill or \$54,450 per credit for a total of or \$762,300, which was lower than the standard market rate at the time of \$1.80-\$2.00 per square foot. The money from the sale to BWSR was transferred to the City's Open Space Development Fund to offset maintenance and future improvement costs within the Blaine Wetland Sanctuary. At the time of the sale, there were approximately 42 credits remaining in the EDA Wetland Bank.

Mr. Zimmerman reported the EDA entered into the agreement to sell the wetland credits based on the understanding that the City would hold 14 acres of credits created from the Site 7 wetland bank, located in the Wetland Sanctuary, and those credits would be allocated to the EDA once the City's wetland bank was permitted. Since the transfer of credits in 2018, the EDA board has authorized multiple sales, including one on August 7, 2023, which sold the final 8.0716 acres of EDA wetland credits to Park Construction to aid in the relocation of their corporate headquarters to Blaine at 10101 Naples Street. Funds generated by the sale of credits have been used for various initiatives, including property acquisition to support the 105th Avenue Redevelopment project and to provide financial assistance to Pinpoint Development for extraordinary development costs associated with the Southside Entertainment District at the southwest corner of 105th Avenue and Raddison Road.

Mr. Zimmerman commented the Site 7 wetland bank has partially materialized, with 33.78 credits having been sold. The restoration project was structured to release relatively small credits as initial restoration milestones are met, with the final deposit of 20 credits provided in a lump sum, which was intended to satisfy the loan with the EDA. City staff, in conjunction with the Natural Resources and Conservation Board are currently working through solicitations to a Request for Proposals for services to continue the restoration process and extend the City's trail system from the boardwalk at the Wetland Sanctuary to North Oaks West Park and the North Meadows development. While Site 7 has 5.95 credits available for sale, current estimates indicate a potential for 47.28 additional wetland credits, pending the level of success of future restoration efforts. The sale of Site 7 wetland credits, as well as the proceeds from the 2018 sale have been deposited into the City's Open Space Development Fund. The Open Space Development Fund also receives 35% of all Park Dedication fees, with

the other 65% directed to the Park Development Fund. He shared the Open Space Development Fund's year-end cash and fund balance for the three most recently completed fiscal periods. Mr. Zimmerman reported as of May 30, 2024, the EDA operating and capital funds have a negative cash balance of approximately \$(14,000). He outlined the significant factors and considerations impacting the financial position then stated to fund the existing obligations of the EDA, the existing loan of wetland credits the City owes could be amended and satisfied by conveying funding in lieu of the physical credits. The current market rate for wetland credits is approximately \$2.50 per square foot of wetland fill, or \$108,900 per credit. Using existing market conditions, \$1,524,600 is the estimated total value of the 14 credits.

Councilmember Massoglia asked what other options were available to the council. He questioned if funds could be loaned from another fund until the credits from the wetland bank come in. Mr. Zimmerman stated the capital improvements fund has \$7.2 million but the ordinance surrounding this fund ensures the balance does not drop below \$5 million. He indicated there would be funds available from this fund if six votes from the council were received. He reported most cities do not have rainy day funds.

Mayor Pro Tem Robertson clarified the EDA needs to be paid back. She asked if the city had plans for the open space fund. Mr. Zimmerman stated it was his understanding when this initially happened the open space fund did not have liquidity or cash on hand. He understood the final wetland credits being released would be remitted back to the EDA from a cash position. Community Development Director Thorvig explained the city would be able to retain those 14 credits and sell them in the future noting the market rate for the wetland credits would be higher than what it was today. Senior Parks and Recreation Manager Krieger discussed how the wetland credits from Site 7 could not be established until the wetland credits were refunded.

Councilmember Larson asked if the city had other wetland credits that could be generated.

Mayor Pro Tem Robertson commented on the specifics that have to be met in order to generate wetland credits. She indicated the wetlands then have to be maintained long term. She stated she supported the open space fund paying back the EDA for the 14 credits at market rate. Mr. Zimmerman stated he would bring forward a resolution to memorialize this payment.

Council consensus was to support the open space fund paying back the EDA for the 14 credits at market rate.

3.6. 2024-195 Boards and Commissions - Work Plans and Appointment Process
 Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen commented on the work plans and focus for each of the city's boards and commissions. She stated council requested the adopted council policy for board/commission process and structure be reviewed for possible amendments regarding appointments. Currently, appointments are made annually for up to two 3-year terms based on balanced ward representation where possible. The policy also states that council will

determine the candidate review/interview process each cycle in order to take into consideration the number of vacancies, reappointment, and applications received. The council is asked to share input on alternatives to the current process and provide staff direction prior to the next appointment cycle. Staff requested council direction on the work plans and any potential amendments to the current council policy regarding boards and commissions.

Councilmember Massoglia commented on the number of complaints the city received regarding traffic. He questioned why the traffic commission was not looking into these complaints. He stated he would like to see the traffic commission begin reviewing these matters or that the group be disbanded. Ms. Wolfe explained she has heard this many times in the last four and a half years and staff has revisited this issue. She stated she heard the frustration on this topic and understood concerns continue to resurface. She understood traffic was an important topic, but noted there was a lot of science and theory involved with traffic decisions. She commented on how complaints were first addressed by engineering and the police department. She reported many complaints are addressed by staff before needed to be reviewed by the Traffic Commission. Captain Clark reported the vast majority of the complaints he received were about traffic. He commented on the speed studies that were completed by the police department and engineering staff. He explained the vast majority of the studies show that speed was not a problem and that for those who were speeding, they lived in the neighborhood.

Mr. Schluender discussed how installing stop signs at every intersection would lead to non-compliance and erratic driving from drivers. He commented on how staff addressed traffic complaints and he appreciated the process that was currently in place to address concerns. He anticipated the traffic commission was frustrated because they were not meeting regularly, but this meant traffic issues were being solved by staff prior to requiring larger neighborhood meetings.

Mayor Pro Tem Robertson explained the traffic commission exists because there was a fatality on 119th Avenue in 2018. She reported the response from the council at that time, was to form the traffic commission to ease the angst in the community. She appreciated how well engineering staff and the police department addressed traffic concerns from the public. She indicated she did not want to devalue the volunteer efforts of the community, and she understood there were knowledgeable individuals serving on the traffic commission. Ms. Wolfe explained when a tragedy occurs, there would be grief stricken and angry residents that would be fixated on a solution and most times this would revolve around stop signs. Ms. Sorensen stated per the direction of the council, the traffic commission would meet quarterly unless a need were to arise.

Councilmember Newland stated he believed the mission of the traffic commission had been completed and explained the police department now has a traffic unit, which now addressed many of the city's traffic concerns. He suggested the traffic commission meet twice a year instead of quarterly in order to receive feedback.

Councilmember Massoglia supported the traffic commission being devolved so as not to waste the members' time.

Councilmember Newland indicated the members of the traffic commission could be asked

to work collaboratively on the police advisory commission.

Mayor Pro Tem Robertson stated she could support the traffic commission remaining in place in order to receive updates several times per year. She suggested the council hold a joint meeting with the traffic commission before making a decision about the board's future.

Councilmember Fleming explained she did not understand the purpose of the traffic commission and why they should continue to meet to receive updates.

Mayor Pro Tem Robertson stated she would like to have a respectful conversation with the members of the traffic commission before the group is dissolved.

Councilmember Newland indicated the benefit of having the traffic commission in place was to show the city valued and cared about traffic and that there was a place for residents to go when they had comments or concerns regarding traffic. He supported the city council holding a joint meeting with the traffic commission in order to gain their feedback. Ms. Wolfe stated this was done several years ago and to the best of her recollection, some of the members wanted to continue to meet. Mr. Schluender reported this was the case, noting the traffic commission wanted to be involved in TH65 and county road projects, however this was not part of their guide or mission. He stated it was hard to generate topics or create something to bring them in to discuss on a monthly basis.

Councilmember Larson asked if the traffic commission was viewed as a valuable asset for the community or was it taking away too much staff time. Mr. Schluender discussed how staff and the police department were able to address many of the complaints that were received without having to prepare for and hold a commission meeting.

Mayor Pro Tem Robertson stated she did not want to squander staff time and would support the Mayor sending a letter or communicating with the traffic commission. Ms. Wolfe explained staff could take in all of these comments and work to consider a graceful transition for this commission. In addition, goals for community engagement could be considered.

Ms. Sorensen asked how the council wanted to proceed with the NRCB and park commission.

Councilmember Massoglia supported the two groups merging, considering the overlap between these commissions. In addition, he supported adding members from the Veterans Memorial Park Board to this commission. He stated this would provide valuable oversight for the Veterans Memorial Park.

Mayor Pro Tem Robertson commented on the unique wetland restoration related processes that had to be followed and stated the NRCB had several great subject matter experts on the board. She understood change was difficult and suggested a broader conversation be had before merging these two groups with the Veterans Memorial Park Board. Mr. Krieger explained staff met with the Veterans Memorial Board to try and get an agreement signed, noting staff was trying to get on the same page with this organization.

Councilmember Newland stated the NRCB was a board that has accomplished its goals and should be morphed into something different that has yet to be defined. Ms. Wolfe explained one option for the council to consider would be to create a "Friends of..." type organization to allow NRCB board members to continue to serve the community.

Councilmember Massoglia asked if the council supported merging the NRCB and park board.

Councilmember Newland suggested an 18 month timeline be created for merging the NRCB and park board. Mr. Krieger commented on how the NRCB does not have maintenance funding at this time, which would have to be addressed going forward. He agreed that merging these two groups made sense.

Ms. Sorensen requested feedback on how the council wanted to proceed with commission member applications and appointments.

Mayor Pro Tem Robertson recommended this topic be readdressed at a future meeting when the mayor is in attendance.

Councilmember Larson stated she was good with the manner in which appointments were made this year.

Council consensus was to continue with the current appointment process as outlined by policy.

3.7. 2024-222 North Metro TV (NMTV) - Merger Discussion Update
Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe stated the City Council previously discussed this topic and authorized a letter to be sent to CCX TV, requesting the opportunity to explore the option of merging cable commissions. CCX TV responded that they would be open to such a discussion. North Metro Cable Commission has had discussions about this topic, with a recent vote resulting in a tie. The commission will be discussing the topic again this month. Councilmember Massoglia is Blaine's representative on the Commission, and would like the opportunity to update the council on the status of these discussions.

Ms. Wolfe explained Councilmember Massoglia has proposed exploring a merger with Northwest Suburbs Cable Commission/CCX. In a conversation with their Executive Director, it was indicated that NWSCC/CCX would consider and discuss this concept once approached by a city or entity wishing to engage in conversation about joining or merging. If the parties are interested in entering discussion, due diligence would be conducted. This due diligence would include an analysis of the impact of a merger, including pros and cons and how operational differences between the two organizations would be addressed. Additional options could be explored if the above merger idea is not feasible. For example, consideration could be given to filling the Executive Director position by hiring from within and not replacing the backfill position, resulting a cost savings. In addition, there are individual cities near the North Metro TV area, and they could be approached to join

NMTV. Work could also be done to identify any other commissions for a possible merger.

Councilmember Massoglia discussed a merger with CCX noting the council was generally favorable of exploring the option. He was discouraged by the broadband bill that had been proposed by the legislature. He commented Lino Lakes and Lexington are semi-favorable of exploring options and other cities were not. He suggested he and the city manager have a discussion with CCX to see what a merger with them would look like just for Blaine.

Councilmember Newland commented on how cable TV plays an important role in government given the fact not everyone can attend every city meeting. He anticipated there was an uptick in viewership given how busy residents were this time of year. He believed the streaming services provided a valuable service to residents. He was of the opinion the council owed its residents to explore what makes the most sense to continue these services.

Mayor Pro Tem Robertson agreed there was a value to cable services. She commented on how Blaine has a large presence at North Metro TV, but anticipated this would not be the case with CCX as Blaine would now be competing with larger communities. She encouraged the city to proceed with caution when considering this merger, as it could be viewed as being combative given the fact North Metro TV was located in Blaine. She asked why Councilmember Massoglia was interested in merging with CCX.

Councilmember Massoglia stated this was primarily a financial matter, that he would like to combine resources with larger communities. He noted North Metro TV still had an open executive director position. He explained he was hoping to gain support from the council to hold an exploratory meeting with CCX. He noted CCX was interested.

Councilmember Fleming indicated she would want to understand how North Metro TV would be impacted if the city of Blaine were to pull out. In addition, she wanted to understand what the benefits would be for Blaine residents if the city were to merge with CCX.

Councilmember Massoglia stated he could look into this further if the council supported him meeting with CCX.

Councilmember Fleming explained she supported Councilmember Massoglia holding this meeting.

Councilmember Larson agreed, noting she could support an exploratory conversation.

Council consensus was to support staff and Councilmember Massoglia holding an exploratory conversation with CCX.

3.8. 2024-223 City Manager's Update and Preliminary Financial Report Follow-UP
 Sponsors: Michelle Wolfe, City Manager

Ms. Wolfe confirmed council had no further questions on the preliminary financial report

presented at the last workshop then requested the council include her in any requests sent to department heads to ensure efficiencies in response to questions.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 8:08PM.



City of Blaine

City Council Workshop

June 17, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya (arrived at 6:06PM).

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 Attorneys Tom Loonan and Lida Bannik; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2024-229 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update
Sponsors: Michelle Wolfe, City Manager

After motion and second the council moved to a closed session meeting to receive a labor negotiations update.

- 3.2.** 2024-68 Median Safety Ordinance

Safety Services Director/Police Chief Podany stated this item was postponed at the May 20 workshop. The median safety ordinance is being proposed due to concerns of pedestrians standing for long periods of time in the median of high traffic intersections within the City. The ordinance still allows for safe crossing of roadways but prohibits standing in the median for multiple light cycles. This ordinance was previously presented to council at the workshop on March 1, 2021. The proposed median safety draft ordinance arose out of police and resident concerns about pedestrians standing for long periods of time in the median of certain high-traffic intersections in the City of Blaine. There are several high-traffic, high-speed arterial roadways within the City that have been identified as potentially dangerous for pedestrians. Both residents and police have identified multiple intersections where this has been a problem and there have been repeated incidents at those locations. Pedestrians standing in high traffic roadway medians present an increased risk of being struck by a vehicle and impeding traffic flow. Feedback from officers who have responded to complaints about this problem note that those who partake in the action that have been requested to move to a position of greater safety have refused to do so as it is not prohibited by law.

Chief Podany explained the proposed median safety ordinance prohibits pedestrians from standing within the intersections identified in the ordinance for a duration longer than two crosswalk signals. It does not prohibit crossing as directed by traffic signals. It additionally prohibits motorists from stopping or standing in their vehicles to address pedestrians who are standing in medians. This helps to ensure safety in preventing crashes and promoting efficient traffic movement. Enforcement of the ordinance will begin with education and requests for movement from the prohibited activity. For continued or repeated violations, enforcement action will be an option. He shared how in 2021 research was done into legal considerations of a median safety ordinance prior to passage of the ordinance. Staff is asking council to consider the proposed ordinance being implemented into the City of Blaine Ordinances. If the Council is interested in considering the ordinance, it can be placed on the agenda for an upcoming regular meeting.

Councilmember Larson asked if this ordinance amendment would only apply to medians. Chief Podany reported this was the case. He explained case law keeps the city from addressing behavior on the sides of roads.

Councilmember Newland suggested Radisson Road be added to the list of roadways. Chief Podany indicated he could speak with engineering department about this roadway.

Councilmember Massoglia stated he supported the proposed ordinance amendment.

Council consensus was to support moving forward with the amendment as proposed.

3.3. 2024-231 Proposed Amendments to Off-Sale Intoxicating Liquor Licenses

Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated at the May 13 workshop council provided staff feedback on possible amendments to both off-sale intoxicating liquor and tobacco licenses. Tobacco license amendments will be before council at a later date but staff is seeking feedback on the proposed off-sale license amendments. Staff reviewed the proposed proposed amendments that would retain the current distance of a 1 mile distance between and a cap of 1/7,000 in population for exclusive liquor stores but allow flexibility for other off-sale license types in conjunction with a large retail use or grocery store and requested feedback from the council on how to proceed.

Councilmember Robertson thanked staff for their efforts on this matter. She appreciated how staff broke down the license types, noting she wanted the city to maintain a level of flexibility going forward so as not to lose opportunities to other communities.

Mayor Sanders thanked staff and noted he supported the ordinance amendment as proposed.

Council consensus was to support moving forward with the amendment as proposed.

3.4. 2024-247 Proposed Amendments to Tobacco Licenses
Sponsors: Cathy Sorensen, City Clerk

Ms. Sorensen stated at the May 13 workshop council provided staff feedback on possible amendments to both off-sale intoxicating liquor and tobacco licenses. Off-sale license amendments were discussed at the June 17 workshop and staff is now seeking feedback on the proposed tobacco license amendments. Staff reviewed the proposed amendments that would reduce the total number of tobacco licenses over time by creating license types based on whether they are in conjunction with another use or exclusively a tobacco products store, then placing a cap on both license types. It was noted the city currently has 54 tobacco licenses, 9 of which are tobacco products stores. All existing licenses would remain in effect until they are not renewed or expire. Changes in ownership already require a new license be applied for; council is not required to issue the full number of tobacco licenses it has available.

Councilmember Robertson stated the reason she brought this item to the council was because she received a complaint from a resident about the number of shops in the city. She indicated the city currently had 54 tobacco licenses. She encouraged the council to consider what its identity should be. She supported the city setting a cap on the number of tobacco licenses. She commented on how cannabis would be another issue the council would have to be addressing in the near future. Ms. Sorensen explained the number of cannabis licenses in the city would be separate from the number of tobacco licenses in the community.

Councilmember Larson indicated this was a great conversation for the council to have, especially before cannabis comes into the community. She anticipated cannabis would be located in liquor stores and smoke shops. Ms. Sorensen reported it was her understanding cannabis shops would be a standalone shop. She indicated the city would know more about

this use in August.

Councilmember Larson stated this would mean the city could have double the shops, when it comes to cannabis and smoke shops.

Councilmember Massoglia supported the city setting a cap for the number of tobacco licenses. He recommended the council further discuss the appropriate number of each tobacco license type.

Councilmember Larson supported setting limits as well.

Councilmember Fleming recommended the city not have more than 12 tobacco product stores, 50 convenience/grocery stores, and three or four cigar shops.

Councilmember Robertson stated she wanted the city to be mindful of the developments that are coming forward.

Council consensus was to support moving forward with the amendment as proposed. Further discussion will be needed regarding the appropriate number of each tobacco license type and will be discussed again at a future workshop.

4. Other Business

City Manager Wolfe and City Attorney Loonan discussed open meeting law and closed session regulations.

5. Adjournment

The workshop was adjourned at 6:43PM.



City of Blaine

City Council

June 17, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

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

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Robertson encouraged all residents to attend the Blaine Festival which would be held June 28 through June 30.

6. Open Forum

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

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

Chris Hinze, attorney for the East Blaine Mosque and Academy, shared comments in response to council questions raised at the June 3 meeting regarding the proposed East Blaine Mosque and Academy. He reported traffic for the proposed academy and Mosque would be significantly lower than for the previous user, the Minnesota School of Business. He commented on the plans for a playground on the property and encouraged the council to approve the project.

Mark Evenson, real estate developer, shared comments in support of the East Blaine Mosque and Academy and stated he has been impressed by the professionalism of the applicant. He explained the Minnesota School of Business building has been vacant for the past seven years and noted there was not a lot of demand for office space at this time. He encouraged the council to approve the project.

Dean Dally, 10011 Xylite Street, offered his support to the proposed East Blaine Mosque and Academy project and encouraged full participation in the Pledge of Allegiance.

Naji El-Araby, 3495 109th Lane NE, discussed how the proposed East Blaine Mosque and Academy would serve the growing Muslim population in Blaine. He encouraged the city council to build a better Blaine and shared his support for the East Blaine Mosque and Academy project.

There being no further input, Mayor Sanders closed the Open Forum at 7:12PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

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

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

Motion adopted unanimously.

- 8.1.** 2024-228 Schedule of Bills Paid
 Sponsors: Jason Zimmerman, Finance Director

- 8.2.** 2024-224 Approval of Minutes
Sponsors:
- 8.3.** RES 24-114 Resolution Granting Final Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0031/SAS)
Sponsors: Sheila Sellman, City Planner
- 8.4.** RES 24-104 Resolution Granting Final 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. 24-0032/SLK)
Sponsors: Sheila Sellman, City Planner
- 8.5.** 2024-204RES 24-113 Resolution to Approve Joint Powers Agreement No. C0010878 with Anoka County for Installation and Maintenance of a Traffic Signal at 89th Avenue and 87th Lane
Sponsors: Daniel Schluender, Director of Engineering
- 8.6.** 2024-207 Authorize Temporary Removal of Parking Restrictions on 91st Avenue, 92nd Avenue, 92nd Lane and Baltimore Street to Accommodate Lettermen Sports Tent Sales on August 1, 2024 - August 9, 2024
Sponsors: Daniel Schluender, Director of Engineering
- 8.7.** 2024-208 Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for a Centennial Elementary school event on October 2, 2024 (Inclement Weather Date: October 3, 2024)
Sponsors: Daniel Schluender, Director of Engineering
- 8.8.** 2024-234 Authorize Payment to Tyler Technologies for Software License, Technical Support, and Maintenance for the City's New World Financial System
Sponsors: Jason Zimmerman, Finance Director
- 8.9.** 2024-215 Motion to Authorize the Purchase of Water Treatment Chemicals for July 1, 2024 to December 31, 2024.

- 8.10.** 2024-226 Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property
Sponsors: Cathy Sorensen, City Clerk

- 8.11.** 2024-227 Approve Additional 2024-2025 Liquor License Renewals
Sponsors: Cathy Sorensen, City Clerk

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

- 9.1.** 2024-197 Approve On-Sale and Sunday Intoxicating Liquor Licenses for Pizza Pub Prime, 2190 105th Ave NE
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to approve the on-sale and Sunday intoxicating liquor licenses for Pizza Pub Prime to allow the ability to serve intoxicating spirits, beer and wine. Michael Breese, applicant, submitted the on-sale and Sunday intoxicating liquor application for Pizza Pub Prime. The applicant has paid the required license fees, submitted forms and documents, and a background investigation was conducted by the Blaine Police Department with no concerns found. The on-sale and Sunday liquor licenses, if approved, would be valid July 1, 2024 through June 30, 2025, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Mayor Sanders opened the public hearing at 7:14PM.

There being no public input, Mayor Sanders closed the public hearing at 7:14PM.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to Approve an On-Sale and Sunday Intoxicating Liquor Licenses for Pizza Pub Prime at 2190 105th Ave NE.

Councilmember Massoglia stated he was excited to see this new business and amenity in the city of Blaine.

Motion adopted unanimously.

10. Development Business

- 10.1.** ORD 24-2551 Second Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to

Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the applicant is requesting a rezoning to Development Flex (DF) to allow a K-8 school. The subject site is currently zoned Planned Business District (PBD) and does not allow elementary schools. Staff commented further on the proposed rezoning and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt the Second Reading of Ordinance 24-2551, Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive.

Mayor Sanders stated one of the great things about this project was the great people he has had the opportunity to meet. He was of the opinion this was the highest and best use for this property.

Councilmember Robertson explained she has enjoyed meeting the applicants involved in this project as well. She thanked the applicants for making the council aware of the needs of their community. She believed this was important. She commented she had not had dialogue with business owners within the business park and this project has created new opportunities. She discussed how this request would repurpose the building to a school for children when it used to be for adults. She indicated the neighboring businesses were excited to welcome this new use and she encouraged the applicant to reach out to the business owners. She commented on the conditions for approval noting these were being put in place for safety purposes. She recommended the car queuing not spill out onto Pheasant Ridge and also recommended the southwest border of the property be fenced for safety purposes.

Councilmember Massoglia stated he has had the opportunity to speak with the applicant and has had great discussions. He discussed how he was approaching this vote as a person of faith. He explained he moved to Blaine to be part of his faith community and related with many of the individuals and understood how important this school was to the applicants. He indicated his support for the rezoning and wanted the Muslim community to be welcomed and loved in this community.

Councilmember Newland indicated he would be offering his support for the rezoning. He explained after considering the request, he believed it made sense. He appreciated the diligence that went into helping him make a decision on this request. He stated it was rewarding to see this site finding a new use that made sense.

Councilmember Larson stated she was not looking at this as a Muslim or religious issue, but rather was considering the zoning issue. She reported in 2006, when this property became the Minnesota School of Business, the council approved the code amendment to allow for a post secondary education school. She explained the Minnesota School of Business was business and technical in nature and was providing employee training for the surrounding industrial environment. Since its closure, numerous charter schools have inquired about this space and all went elsewhere when told the area was not zoned appropriately for

primary education. She commented how one business owner who employs 135 employees shared that they would never have moved to this business park if he had known a primary education school would be next to his business. She discussed how the opinions of the business owners mattered because they were a large part of the tax base in Blaine. She indicated another business owner within the industrial park was concerned with traffic delays during pickup and drop off times. She explained she reviewed the minutes from the February 2023 workshop meeting where the East Blaine Mosque requested the rezoning. She noted she was not on the city council in February of 2023. She reported the consensus of the council at that time was to not rezone the property, but rather to keep the property planned business district.

Councilmember Fleming explained that it had been wonderful meeting the applicants and was in favor of the rezoning. She reported as a Christian she appreciated the opportunity of sending her kids to a private school where they could learn about their faith and indicated support for this request.

Councilmember Saroya recognized these were Blaine residents. She reported she believed in the separation of church and state. She commented on how important it was to not bring personal religious views when making decisions on the city council. She stated she was representing Ward 1 residents. She explained she was raised in a small town in Iowa by immigrant parents who didn't have access to a Muslim school or mosque. She noted she was the only Muslim family in her community and the closest mosque was three and a half hours away in Des Moines, Iowa. She reported her family had instilled in her the importance of community and education, and she had immense respect for the applicant in that. She discussed how immigrant families adopted American families because their family members lived half way around the world. She believed it was beautiful to see this happening in Blaine. She appreciated how the applicant was working to raise good kids that were civically minded, ethical and engaged. She noted she attended the planning commission meeting with her children, and she appreciated the support this request received. She stated she was excited for the future of Blaine, and not just for the Muslim community, but for all of Blaine. She appreciated how the applicant had chosen a site that would be respectful. She understood this has been a lengthy process for the applicants and she appreciated the applicants' patience. She apologized to the applicants on behalf of the city for how they have been treated. She discussed how Mr. Hinze's research and expertise has moved this project forward. She stated there were legal consequences for denying this project and she was happy to see this was something the city was taking seriously. She thanked the applicant for standing up peacefully and noted she would be supporting this project.

Councilmember Massoglia explained the council has the legal right to deny the K-8 school because it was not a use allowed in the comprehensive plan. He noted this property was within an industrial park. He stated the city council was supporting this project because the council wanted to be welcoming to the Muslim community and to allow the Muslim community to have an opportunity to send their children to a private school. He indicated there had not been large hurdles or obstacles put in place by the city.

Mayor Sanders commented on how much he appreciated the relationships the council had with the applicants. He discussed how the rezoning would reinvigorate this area. He explained Blaine had fantastic schools, but he believed every family should have the choice on where they send their kids.

Motion adopted 6-1 (Councilmember Larson opposed).

10.2. RES 24-112 Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship) and K-8 School in the Development Flex (DF) Zoning District at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit to allow for a Mosque and K-8 school.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship) and K-8 School in the Development Flex (DF) Zoning District at 3680 Pheasant Ridge Drive.

Councilmember Robertson thanked everyone for the project and suggested adding conditions to help alleviate any potential concerns with the neighboring businesses to address possible queuing on Pheasant Ridge Drive and to require the applicant to construct a fence along the southwest border of the property.

Amendment motion moved by Councilmember Robertson, seconded by Councilmember Newland, to include two additional conditions for approval:

- 1) Queuing shall not extend onto Pheasant Ridge Drive.
- 2) Applicant shall construct six-foot permanent fencing along the southwest border of the property to be completed by September 1, 2025.

Councilmember Saroya explained she did not support the proposed amendment. She inquired if these conditions would be a hardship to the applicant.

Councilmember Robertson reported the fence was discussed at a high level with staff and was being recommended for safety purposes and suggested by a surrounding business owner. She explained she wanted to keep the kids on the property safe. She appreciated how the applicant had outlined how queuing would be addressed on the property, but she wanted to further clarify that queuing was not to spill onto Pheasant Ridge Drive in order to address the voices of neighboring properties.

Mr. Hinze, attorney for the applicant, questioned why the mosque and academy would need a fence around its property when the adjacent properties do not have a fence. He asked how the adjacent businesses would be impacted by the proposed fence. He stated he did not believe his client would object to the proposed fencing. He explained if the fencing were required, that the applicant be given a year or more to complete this requirement given the additional expense.

Councilmember Fleming stated she understood Councilmember Robertson's concern, noting she wanted the children onsite to be safe. She asked if the school would have a gymnasium or outdoor play on the property. Mr. Hinze stated building did not have a

gymnasium. He explained if there was outdoor play time, this would occur on a safe and secure playground.

Councilmember Fleming questioned when the school would be open. Mr. Hinze indicated the school would open in September of this year.

Councilmember Fleming inquired when the playground would be installed. Mr. Hinze reported the applicant was still working on this, but he anticipated the playground would not be in place until September of 2025.

Councilmember Fleming stated the city was unaware of what may be located on the adjacent property and, for this reason, she supported a fence along the southwest property line for safety purposes. She explained the surrounding uses do not have children running around on the property, which is why they were not fenced. Ms. Hinze questioned if the other schools in the community had to be fenced.

Mayor Sanders indicated Centerview Elementary School was completely enclosed with fencing. He reported it was not completely out of the norm to require elementary schools to have fencing for safety purposes.

Councilmember Robertson stated Westwood Elementary School has fencing as well because the property abutted Highway 10. She commented on how she had engaged with a large number of businesses within the business park in order to inform them of the proposed use for this property. She explained the tone of the council was not to pick on anybody, but rather to provide a safe space for the proposed use within an industrial park.

Councilmember Saroya asked if the playground would be fenced. Mr. Hinze reported this was the case.

Councilmember Saroya explained if the playground area would be fenced, she did not understand why additional fencing along the southwest property line was necessary. She suggested the adjacent property owner be approached to assist with paying for the fence along the southwest property line as this would be a benefit to their property as well. She reiterated that she does not like surprise amendments.

Councilmember Newland indicated he did not have a problem including a fence. He suggested the fence be a six-foot high chain link fence.

Mayor Sanders asked how staff would like the parameters surrounding the fence to be addressed.

Councilmember Robertson recommended the fence be a six-foot chain link fence. City Attorney Loonan suggested the council require a six-foot permanent fence along the southwest property line and that the applicant be allowed to choose the building material.

Councilmember Saroya questioned what would happen if people were in violation of the queuing and how would this be enforced by the City. Mr. Loonan reported if conditions are violated within the CUP, the council would have the opportunity to revoke or amend the CUP.

Councilmember Saroya asked how many other private schools in Blaine have this queuing condition in place. Ms. Sellman stated this was not a requirement within other CUP's for schools.

Councilmember Saroya reported if this was the case, she did not support these conditions. She feared these conditions were treating one group differently than other groups. She said she wanted to see the city council be consistent and did not understand the real intent of this amendment.

Councilmember Fleming stated she understood what Councilmember Saroya was saying, but noted each conditional use permit had unique parameters. She reported she was in favor of the fence, but could compromise on the queuing. However, she wanted safety to be first and foremost and asked that it not be inferred that there were other reasons as to why the council was recommending this action. She believed this was unfair that Councilmember Saroya was making false assumptions about the council's thoughts and feelings and wished that Councilmember Saroya would not speak in this manner from the dais.

Councilmember Larson reported the other elementary schools in the community were not located in an industrial park. She explained this school was asking for a rezoning and CUP in an industrial park, which would lead to different requirements than a property that was properly zoned for a school.

Councilmember Saroya commented on the school that was located on the National Sports Center property. She explained this was a very busy property. She questioned if this school had a queuing requirement.

Mayor Sanders reported the National Sports Center built a separate entrance with gates to address the safety of the children on the school property. He discussed how important it was to get out ahead of issues for safety reasons. He explained when he was out on the site last week, he saw how large the parking lot was and he did not anticipate queuing would be a concern. He stated if queuing or stacking did become a problem, he hoped the applicant would come back to the city to address this concern. However, he believed it was in the city's best interest to get out ahead of these issues. He was of the opinion it was easy for the city to address this matter up front.

Councilmember Saroya stated if it is not a problem she would rather deal with it in the manner in which staff has proposed versus putting in another hurdle. She believed this condition was unfair and targeted and, for that reason, would be voting against the amendment.

Mr. Loonan asked what the deadline would be for installing the permanent fencing.

Mayor Sanders recommended the fencing be required by September 1, 2025. Mr. Loonan stated if the applicant could not meet this deadline, the applicant could come back to the city to request an amendment to the CUP.

Mr. Hinze stated his client would be willing to install a fence, but asked that they be treated

like all other schools. He requested the fence height only be four feet instead of six feet.

Councilmember Saroya asked if the fencing would be four feet or six feet in height.

Councilmember Robertson stated she was recommending a six-foot fence. She explained other schools in the area had six-foot fences in place for safety purposes.

Councilmember Saroya reiterated there would be a fence around the playground. She indicated the council was proposing an additional six-foot fence along the southwest property line. She supported this fence being four feet in height. She did not believe a six-foot fence was appropriate as this would make the school feel like a prison.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to call the question.

Motion adopted 6-1 (Councilmember Saroya opposed).

Amendment motion adopted 5-2 (Councilmembers Larson and Saroya opposed).

Amended motion adopted 6-1 (Councilmember Larson opposed).

Mayor Sanders recessed the city council meeting at 8:18PM.

Mayor Sanders reconvened the city council meeting at 8:22PM.

10.3. ORD 24-2554 Second Reading

Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales at their existing truck repair business. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt the Second Reading of Ordinance 24-2554, Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE.

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

10.4. ORD 24-2552 Second Reading

Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning from Farm Residential (FR) to Development Flex (DF) for the construction of 11 single-family lots. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt the Second Reading of Ordinance 24-2552, Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE.

Motion adopted unanimously.

- 10.5.** RES 24-109 Resolution Granting Preliminary Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0022/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a preliminary plat to develop the site into 11 single family lots and one common lot for wetlands and ponding. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Granting Preliminary Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE.

Motion adopted unanimously.

- 10.6.** RES 24-110 Resolution Granting a Conditional Use Permit to Allow for the Construction of 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit to allow the development of 11 single-family homes. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Granting a Conditional Use Permit to Allow for the Construction of 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE.

Motion adopted unanimously.

10.7. ORD 24-2553 Second Reading

Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

Sponsors: Sheila Sellman, City Planner

Community Development Director Thorvig stated the proposed ordinance amendment adds performance standards for car washes and provides language for legal non-conforming car washes. Staff reviewed the proposed amendments in further detail with the council and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt the Second Reading of Ordinance 24-2553, Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes.

Motion adopted unanimously.

10.8. ORD 24-2546 Ordinance Repealing the Moratorium for Car Washes. Ordinance 23-2529 (City of Blaine)

Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated upon adoption of the updated ordinance for Sections 26.06, 30.15, 30.25 and 30.54 related to Regulations for Car Washes, the moratorium on car washes was no longer necessary.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt Ordinance 24-2546, Repealing the Moratorium for Car Washes (Ordinance 23-2529) (City of Blaine).

Councilmember Larson discussed how the council had addressed the comments received from the public regarding car washes and she appreciated the new standards that would be put in place by the city.

Motion adopted unanimously.

10.9. ORD 24-2555 Second Reading

Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the request is to change the zoning for a small additional area in the master plan for redevelopment to 105th Avenue Redevelopment District (RD). When the original changes were made in anticipation of the redevelopment project, this area was not included and has since been added to the overall project. Staff commented further on the

request and reported the planning commission recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt the Second Reading of Ordinance 24-2555, Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD).

Motion adopted unanimously.

- 10.10. RES 24-111** Resolution Granting a Comprehensive Plan Amendment of Certain Parcels from Major Recreation (MR) to Planned Commercial (PC). City of Blaine (Case File No. 24-0029/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the development area for the 105th redevelopment area has expanded from when the rezoning and comprehensive land use plan were originally changed in 2022, therefore an amendment is necessary for the additional area. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Granting a Comprehensive Plan Amendment of Certain Parcels from Major Recreation (MR) to Planned Commercial (PC).

Motion adopted unanimously.

11. Administration

- 11.1. 2024-216RES 24-117** Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,958,904.43 for the 2024 Northwest Area Street Reconstruction, Improvement Project No. 24-05
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated bids were received for Project No. 24-05. A total of 6 bids were received, ranging from \$1,958,904.43 to \$2,392,419.76. Bids have been checked and tabulated, and it has been determined that Park Construction Company of Minneapolis, Minnesota is the lowest bidder. The Engineering Department has worked with Park Construction Company on previous contracts and recommends that the low bid be accepted, and a contract entered into with Park Construction Company. City Council is also asked to approve a 10% contingency to bring the total project budget to \$2,154,795. 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.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adopt a Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,958,904.43 for the 2024 Northwest Area Street Reconstruction.

Motion adopted unanimously.

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Fleming, to adjourn the meeting at 8:40PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 24-118

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.3

Resolution Authorizing the 3M Open Security Plan, including Proposed Temporary Road Closures

Executive Summary

The City of Blaine Police Department will provide security for the 3M Open PGA Tour event on July 22-28, 2024. As part of the security plan, Incident Command is requesting Council adopt a resolution that will address necessary security aspects of the tournament and authorize command staff the ability to make changes as deemed necessary to ensure the event is safe for members, guests, neighborhood residents, and the public. Staff will work closely with Anoka County, 3M Open staff, TPC, and other officials to ensure communication continues for all involved.

Background

The 3M Open is an annual PGA Tour event that takes place at the TPC Twin Cities in the City of Blaine. The event brings in over 150 of the best professional golfers in the world to Blaine each year. The 3M Open has an estimated \$50 million per year economic impact for the region, attracting tens of thousands of spectators.

Strategic Plan Relationship

This event relates to the Strategic Plan Priority of Collaboration and Engagement by providing the community with an opportunity to be inclusive, engaged, and involved.

Board/Commission Review

None

Financial Impact

The City of Blaine Police Department is reimbursed by 3M for all expenses incurred from providing security at this event.

Public Outreach/Input

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

Staff Recommendation

Adopt the resolution as proposed.

Attachment List

1. 2024 TPC Parking Restrictions_Letter_V2



City of Blaine

Signature Copy

Resolution: RES 24-118

Resolution Authorizing the 3M Open Security Plan, including Proposed Temporary Road Closures

WHEREAS, the City will be host to the PGA 3M Open July 22-28, 2024, at the TPC Twin Cities; and

WHEREAS, the 3M Open is a significant public event that has brought tens of thousands of people to the City of Blaine each year; and

WHEREAS, the City of Blaine Police Department provides security for this event each year; 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 the temporary closure of public roads; and

WHEREAS, City Code requires a resolution authorizing the temporary closure of public sidewalks; and

WHEREAS, the temporary closure 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 3M Open:

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

Access Routes – No Parking on Mail Box Side of Street

Arnold Palmer Drive Northbound from Tournament Players Parkway to London Street

Arnold Palmer Drive Eastbound from London Street to Radisson Road

111th Avenue Westbound from Tournament Players Parkway to Club West Parkway

113th Avenue Westbound from Arnold Palmer Drive to Club West Parkway

116th Avenue Eastbound from Arnold Palmer Drive to Club West Parkway

London Street Northbound from Arnold Palmer Drive to 119th Avenue

Evacuation/Access Routes – No Parking on Either Side of Street

Kenyon Court from Arnold Palmer Drive to 700' north

Palisade Court from Tournament Players Parkway to 400' north

Tournament Players Circle North from/to Tournament Players Parkway

Lehman Lane from/to Tournament Players Parkway

Local Streets – No Parking on Mail Box Side of Street

Nassau Circle Westbound and Southbound from/to Tournament Players Parkway

112th Circle Southbound from/to Tournament Players Parkway

Hastings Street Northbound from 113th Avenue to Goodhue Street

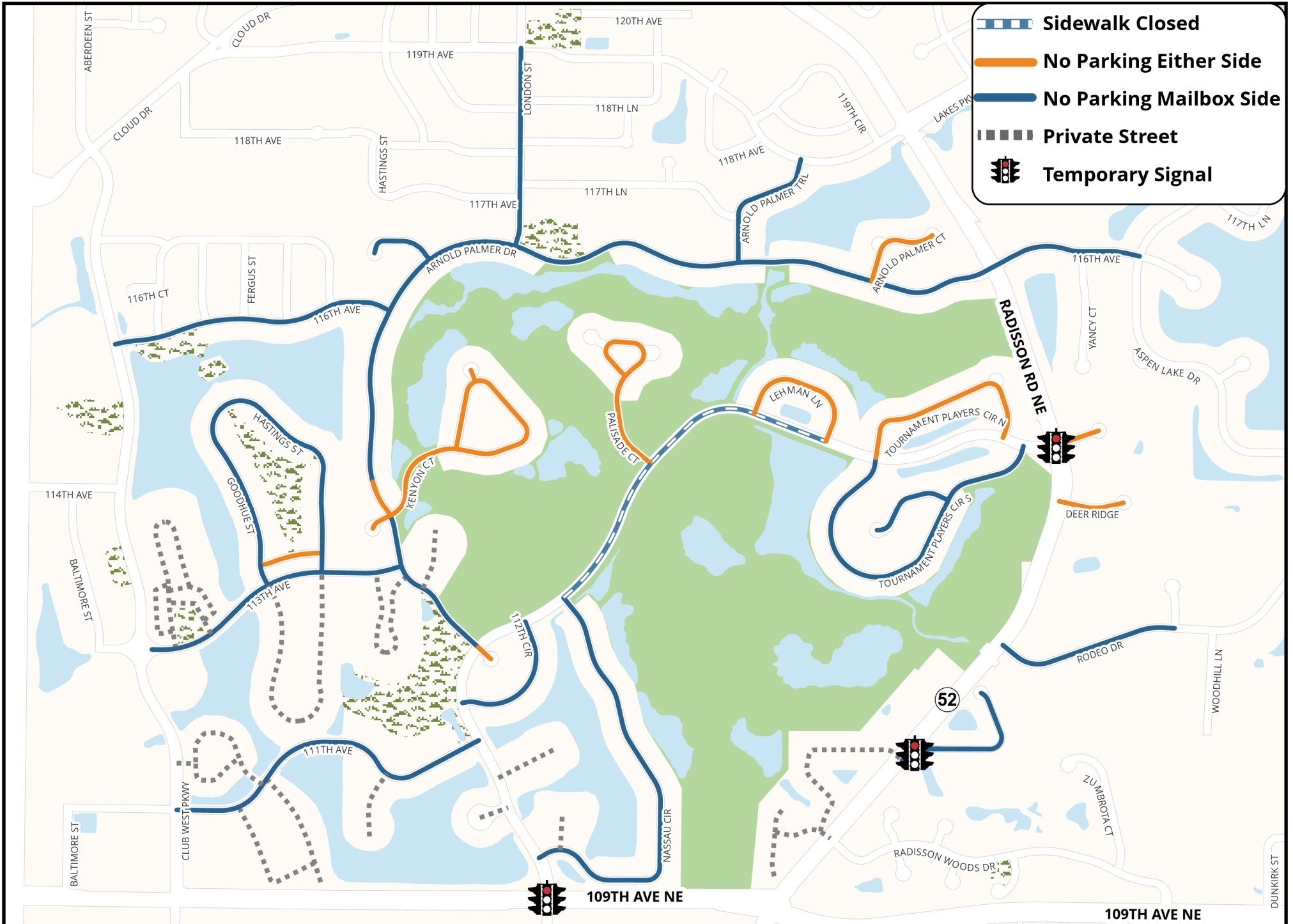
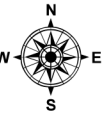
Goodhue Street Southbound from Hastings Street to 113th Avenue

116th Court Westbound from Arnold Palmer Drive to west 600'
Arnold Palmer Trail Southbound from 119th Avenue to Arnold Palmer Drive
Tournament Players Court Tournament Players Court to west 700'

PASSED by the City Council of the City of Blaine this 1st day of July 2024.



3M OPEN STREET PARKING RESTRICTIONS





City of Blaine Staff Report

File Number: RES 24-131

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.4

Resolution Authorizing Reimbursement of EDA Wetland Credits

Executive Summary

In 2018, the Economic Development Authority (EDA) provided the City with 14 wetland credits that were then sold to facilitate various state roadway projects in the area. The City, which operates a separate and unique wetland bank, was then to convey the final 14 credits from the restoration efforts at the Site 7 wetland bank located within the Wetland Sanctuary back to the EDA to fulfill the loan. In lieu of waiting for these final credits to become available, the attached resolution would transfer the market value of credits owed.

Background

Minnesota's wetland banking program includes both private and state-sponsored wetland banks which have "credits" that are used to offset (mitigate) authorized wetland impacts.

In 2015, the Blaine Economic Development Authority (EDA) established a wetland bank through the restoration of the Blaine Wetland Sanctuary. Concurrently, the City of Blaine also established a separate wetland bank. Each bank was independently operated and had different purposes for the use of proceeds generated from the sale of credits.

Wetland banking is a way to offset the ecological loss of development projects by mitigating wetland losses through the creation, preservation and restoration of wetlands elsewhere. The goal is to protect and restore the ecological functions of the landscape, reduce the impact of development, and account for inevitable wetland losses resulting from development. Like a commercial banker has cash as an asset that it can loan to customers, a wetland bank creates wetland mitigation credits that it can eventually sell to developers who need to purchase credits to offset wetland fill that occurs with development. Generally, these purchasers of mitigation credits are individuals or entities undertaking development projects.

The EDA has sold credits to assist in 23 different development projects in the City where developers needed to fill wetland areas on their site. The overall value for projects that the EDA has sold credits for exceeds \$100M. The sale of credits has generated over \$2,500,000 for the EDA, and those revenues have been used for general economic development activities.

On [January 18, 2018, the EDA Board authorized the loan of 14 credits](#) to the City to facilitate a request from the Minnesota Board of Water and Soil Resources (BWSR) acting as the agent for the Minnesota Department of Transportation (MnDOT) to purchase wetland credits for mitigation of various state roadway projects in the region. The terms of the purchase included each credit being valued at \$1.25 per square foot of wetland fill or \$54,450 per credit for a total of or \$762,300, which was lower than the standard market rate at the time of \$1.80-\$2.00 per square foot. The money from the sale to BWSR was transferred to the City's Open Space Development Fund to offset maintenance and future improvement costs within the Blaine Wetland Sanctuary. At the time of the sale, there were approximately 42 credits remaining in the EDA Wetland Bank.

The EDA entered into the agreement to sell the wetland credits based on the understanding that the City would hold 14 acres of credits created from the Site 7 wetland bank, located in the Wetland Sanctuary, and those credits would be allocated to the EDA once the City's wetland bank was permitted.

Since the transfer of credits in 2018, the EDA board has authorized multiple sales, including one on August 7, 2023, which sold the final 8.0716 acres of EDA wetland credits to Park Construction to aid in the relocation of their corporate headquarters to Blaine at 10101 Naples Street. Funds generated by the sale of credits have been used for various initiatives, including property acquisition to support the 105th Avenue Redevelopment project and to provide financial assistance to Pinpoint Development for extraordinary development costs associated with the Southside Entertainment District at the southwest corner of 105th Avenue and Raddison Road.

The Site 7 wetland bank has partially materialized, with 33.78 credits having been sold. The restoration project was structured to release relatively small credits as initial restoration milestones are met, with the final deposit of 20 credits provided in a lump sum, which was intended to satisfy the loan with the EDA. City staff, in conjunction with the Natural Resources and Conservation Board are currently working through solicitations to a Request for Proposals for services to continue the restoration process and extend the City's trail system from the boardwalk at the Wetland Sanctuary to North Oaks West Park and the North Meadows development. While Site 7 has 5.95 credits available for sale, current estimates indicate a potential for 47.28 additional wetland credits, pending the level of success of future restoration efforts.

Strategic Plan Relationship

Active management of City funds contributes to financial sustainability.

Board/Commission Review

Not applicable.

Financial Impact

The sale of Site 7 wetland credits, as well as the proceeds from the 2018 sale have been deposited into the City's Open Space Development Fund. The Open Space Development Fund also receives 35% of all Park Dedication fees, with the other 65% directed to the Park Development Fund. The Open Space Development Fund's year-end cash and fund balance for the three most recently completed fiscal periods is:

Open Space Development Fund		
Year	Cash	Fund Balance
2023	\$5,672,733	\$5,681,644
2022	\$5,158,690	\$5,151,720
2021	\$3,999,982	\$3,917,841

As of May 30, 2024, the EDA operating and capital funds have a negative cash balance of approximately \$(14,000). Significant factors and considerations impacting the financial position of the EDA include:

- On [May 20, 2024, the EDA board approved \\$708,111 for the purchase of 2190 106th Lane](#). While obligated, this payment has not been completed or accounted for in the above referenced cash position of the EDA. Additional land acquisition within the 105th Avenue redevelopment area is anticipated.
- On [June 5, 2023, the EDA board approved a development agreement that provided PinPoint Community Development, LLC](#) with up to \$1,499,000 of funding for extraordinary costs associated with the development of the South Side Entertainment District. To date, \$1,275,000 of assistance has been provided, leaving \$224,000 of remaining funding committed to the developer.
- On [December 12, 2022, the EDA board approved a development agreement with Elevage Development Group, LLC](#) that requires the EDA to fund design/development costs incurred prior to site control being conveyed to the developer, at which time the EDA will be reimbursed for these costs. As of May 30, 2024, \$570,539 of reimbursable costs have been incurred, which has drawn down the EDA cash position. It's possible that a portion of these costs will be reimbursed in 2024 triggered by development of the west portion of the redevelopment district.
- The [2024 EDA tax levy](#) is expected to be settled in two relatively equal distributions in June and December, totaling \$1 million. This will be used to fund the ongoing operating costs of the EDA, which are anticipated to be \$1,141,916 as appropriated in the 2024 budget.

To fund the existing obligations of the EDA, the existing loan of wetland credits the City owes could be amended and satisfied by conveying funding in lieu of the physical credits. The current market rate for wetland credits is approximately \$2.50 per square foot of wetland fill, or \$108,900 per credit. Using existing market conditions, \$1,524,600 is the estimated total value of the 14 credits.

Public Outreach/Input

Not applicable.

Staff Recommendation

Adopt the resolution authoring the transfer of funds to satisfy the loan provided by the EDA on January 18, 2018.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-131

Resolution Authorizing Reimbursement of EDA Wetland Credits

WHEREAS, on January 18, 2018 the Blaine Economic Development Authority ("EDA") provided the City of Blaine ("City") with a loan of 14 wetland credits; and

WHEREAS, the City Council of the City of Blaine ("City Council") subsequently sold the 14 credits to facilitate a request from the Minnesota Board of Water and Soil Resources acting as the agent for the Minnesota Department of Transportation to purchase wetland credits for mitigation of various state roadway projects in the region; and

WHEREAS, the terms of the loan indicated the City would provide the EDA with an equal amount of credits from the Site 7 wetland bank at the conclusion of restoration efforts; and

WHEREAS, the City Council has the authority to authorize transfers and budget amendments between accounting funds; and

WHEREAS, the City Council and EDA have mutually agreed to transfer funds equal to the market value of wetland credits owed in lieu of physical wetland credits.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following interfund transfer to satisfy the loan of 14 wetland credits provided on January 18, 2018, and associated 2024 budget amendment:

From Fund	To Fund	Purpose	Transfer Amount
405 – Open Space Fund	415 – EDA Capital Fund	Satisfy loan of 14 wetland bank credits provided on January 18, 2018	\$1,524,600

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following revenue increase(s) to the 2024 budget:

Fund/Account	Amount
EDA Capital Fund - Transfer In 415.70.730.734.7302-3914	\$1,524,600

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increase(s) to the 2024 budget:

Fund/Account	Amount
Open Space Fund - Transfer Out 406.60.600.602.6005-4914	\$1,524,600

PASSED by the City Council of the City of Blaine this 1st day of July 2024.



City of Blaine Staff Report

File Number: 2024-257

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Action Item

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.5

Acknowledge Receipt of the 2023 Annual Comprehensive Financial Report (ACFR)

Executive Summary

The City Council is asked to acknowledge receipt of the City's Annual Comprehensive Financial Report, as examined by the City's independent auditors.

Background

Minnesota Statutes require that cities issue an annual financial report prepared in accordance with Generally Accepted Accounting Principles (GAAP) and audited in accordance with those principles by a firm of licensed certified public accountants or the Office of the State Auditor.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all financial information presented in this report.

The City of Blaine's financial statements have been audited by Redpath and Company, Ltd. (Redpath), a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended December 31, 2023, are free of material misstatement. The independent audit examined, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessed the accounting principles used; and significant estimates made by management; and evaluated the overall financial statement presentation. The independent audit has issued an unmodified ("clean") opinion on the City of Blaine's financial statements for the year ended December 31, 2023.

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report for the year ended December 31, 2022. This was the 41st consecutive year that the City has achieved this prestigious award. To be awarded a Certificate of Achievement, the City published an easily readable

and efficiently organized report. Staff believes this year's report will satisfy the requirements as well and will submit the finished Annual Comprehensive Financial Report to the GFOA for consideration.

Prior to the Council Meeting, staff will publish the Annual Comprehensive Financial Report for the fiscal year ending December 31, 2023, under the "Annual Comprehensive Financial Reports" section on the City's Finance Department web page.

Strategic Plan Relationship

Adherence to [Governmental Accounting Standard Board \(GASB\)](#) standards and [Minnesota Legal Compliance guidelines](#) promotes organizational health and financial sustainability.

Board/Commission Review

Not applicable

Financial Impact

Not applicable

Public Outreach/Input

Not applicable

Staff Recommendation

By motion, acknowledge receipt of the City's 2023 Annual Comprehensive Financial Report

Attachment List

None



City of Blaine Staff Report

File Number: 2024-250

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.6

Authorizing the Acquisition of Right-of-Way consistent with State Law for the 2024 Southwest Area Street Reconstruction Project, Improvement Project Number 24-07

Executive Summary

The City Council previously authorized the design and preparation of plans and specifications for improvements to the 2024 Southwest Area Street Reconstruction. The proposed improvements require permanent easements to be acquired from 12 different adjacent properties to complete the project as designed. The project and need for additional easements has been discussed with the property owners and they are willing to consider offers for these acquisitions. Appraisals have been completed and initial offers sent to property owners. At this time, 3 of these properties have been negotiated with and had offers accepted.

Background

The project will reconstruct the following streets:

Area 1

- 89th Avenue (from University Avenue to MN Trunk Highway 65)

Area 2

- 85th Avenue (from dead end west of Lincoln Street to Central Avenue Service Road)
- Lincoln Street (from 85th Avenue to 89th Avenue)

Area 3

- 85th Avenue (from Lincoln Street to MN-65)

Area 4

- Central Avenue Service Road (From 500 feet south of 87th Avenue to the cul-de-sac just south of 89th Avenue)

The City entered into a contract with Henning Professional Services (HPS) to provide Right-of-Way acquisition services for the project. The proposed improvements require permanent easements to be acquired from 12 different adjacent properties to complete the project as designed. The project and need for additional easements has been discussed with the property owners and they are willing to consider offers for these acquisitions. Appraisals have been completed and initial offers sent to property owners. At this time, 3 of these properties have been negotiated with and accepted offers.

- Parcel #5: \$1,100.00 was negotiated with property at 8901 7th Street NE for public sidewalk easement.
- Parcel #7: \$300.00 was negotiated with property at 981 89th Avenue NE for public sidewalk easement.
- Parcel #9: \$700.00 was negotiated with property at 1355 89th Avenue NE for public sidewalk easement.

City Council is being asked to authorize the Mayor and City Manager to acquire the above easements for the 2024 Southwest Area Street Reconstruction Project.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for growth management and providing well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not applicable

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) Fund, Public Utility Funds and Municipal State Aid System Funds. The 2023 CIP PMP project budget included \$113,500 for consulting and the 2024 PMP CIP includes \$5,760,000 of funding for consulting, construction, and contingencies for a total PMP project budget of \$5,873,500. Stormwater, Sanitary Sewer and Water Utility Funds also had CIP budget amounts appropriated as listed in the table below.

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2407)	\$4,123,500	\$5,504,800
State Aid Municipal Funds (T2407)	\$1,750,000	\$1,750,000
Water Utility Funds (U2415)	\$521,000	\$1,234,300
Storm Utility Funds (U2350)	\$500,000	\$500,000

Sewer Utility Funds (U2404)	\$93,000	\$93,000
Total	\$6,987,500	\$9,082,100

To date, \$1,049,023.49 has been encumbered for engineering consulting fees, leaving a remaining total project budget of \$8,033,075. Staff anticipates improvements to begin in 2024 and be completed in 2025. Based on the progress of the project, bonding for 2024 pavement management projects may be sized accordingly. Upon issuance of the bonds, the City Council will approve annual debt service property tax levies and utility rates to fund the repayment of the bonds.

The amended appropriation was formally approved at the [May 6, 2024, City Council meeting](#). The contract for materials testing services is anticipated to be contained within the existing appropriation, which was formally approved at the May 6, 2024, City Council meeting in connection with the award of bid for construction services. Staff is not recommending any additional amendments at this time.

Public Outreach/Input

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

Staff Recommendation

By motion, authorize the Mayor and City Manager to acquire the needed permanent easements at 8901 7th Street NE from Christopher & Jennifer Wilson in the amount of \$1,100.00, at 981 89th Avenue NE from Daniel Schmitt in the amount of \$300.00, and at 1355 89th Avenue NE from Catherine Fish-Foster in the amount of \$700.00 for the Blaine MN for the 2024 Southwest Area Street Reconstruction project.

Attachment List

1. Memorandum of Understanding - 981 89th Ave
2. Memorandum of Understanding - 1355 89th Ave
3. Memorandum of Understanding - 8901 7th St
4. Payment Request - 981 89th Ave
5. Payment Request - 1355 89th Ave
6. Payment Request - 8901 7th St
7. Sidewalk Easement Agreement - 981 89th Ave
8. Sidewalk Easement Agreement - 1355 89th Ave
9. Sidewalk Easement Agreement - 8901 7th St
10. 24-07 Project Area Map

MEMORANDUM OF UNDERSTANDING
City of Blaine – 89th Avenue Reconstruction Project

Fee Owner(s): Daniel R. Schmitt
PID: 31-31-23-14-0014
Property Address: 981 89th Ave. NE, Blaine, MN 55434

On this 17TH day of MAY, 2024, Daniel R. Schmitt, an individual, Owner(s) of the above-described parcel of property located in the City of Blaine (the "City"), County of Anoka, and State of Minnesota, did execute and deliver a conveyance of real estate rights to the City.

This agreement is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owner(s) have been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The Owner(s) understand that the acquired property rights are for use in connection with the construction of the city project as listed above.
2. The Owner(s) understand and acknowledge that the Agent for the City has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property rights.
3. That in full compensation for the conveyance of said property, the City shall pay the Owner(s) the sum of **Three Hundred and no/100 Dollars (\$300)** for easement(s) and damages. Owner(s) understand that payment by the City must await City Council approval, verification of marketable title, and lender consents, if needed.
4. In the event of a clerical error, Grantor, whether one or more, agree to cooperate in correcting the error including but not limited to resigning all documents.
5. Additionally: n/a

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and Easement Document(s) dated MAY 17, 2024 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

City of Blaine

Date: _____

By: _____
Printed Name: _____
Title: _____

Date: _____

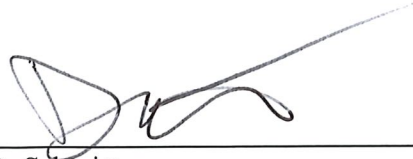
By: _____
Printed Name: _____
Title: _____

Owner

Date: MAY 17, 2024

By: _____

Daniel R. Schmitt

A handwritten signature in dark ink, appearing to be 'D. Schmitt', written over a horizontal line. The signature is stylized with a large loop for the 'D' and a long, sweeping stroke for the 'S'.

MEMORANDUM OF UNDERSTANDING
City of Blaine – 89th Avenue Reconstruction Project

Fee Owner(s): Catherine Ann Fish-Foster
PID: 32-31-23-24-0015
Property Address: 1355 89th Ave. NE, Blaine, MN 55434

On this 17th day of MAY, 2024, Catherine Ann Fish-Foster, an individual, Owner(s) of the above-described parcel of property located in the City of Blaine (the "City"), County of Anoka, and State of Minnesota, did execute and deliver a conveyance of real estate rights to the City.

This agreement is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owner(s) have been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The Owner(s) understand that the acquired property rights are for use in connection with the construction of the city project as listed above.
2. The Owner(s) understand and acknowledge that the Agent for the City has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property rights.
3. That in full compensation for the conveyance of said property, the City shall pay the Owner(s) the sum of **Seven Hundred and no/100 Dollars (\$700)** for easement(s) and damages. Owner(s) understand that payment by the City must await City Council approval, verification of marketable title, and lender consents, if needed.
4. In the event of a clerical error, Grantor, whether one or more, agree to cooperate in correcting the error including but not limited to resigning all documents.
5. Additionally: n/a

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and Easement Document(s) dated MAY 17, 2024 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

City of Blaine

Date: _____

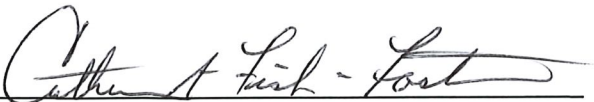
By: _____
Printed Name: _____
Title: _____

Date: _____

By: _____
Printed Name: _____
Title: _____

Owner

Date: 5/17/2024

By: 
Catherine Ann Fish-Foster

MEMORANDUM OF UNDERSTANDING
City of Blaine – 89th Avenue Reconstruction Project

Fee Owner(s): Christopher Wilson and Jennifer Wilson
PID: 31-31-23-24-0053
Property Address: 8901 7th St. NE, Blaine, MN 55434

On this 23rd day of MAY, 2024, Christopher Wilson and Jennifer Wilson, persons married to each other, Owner(s) of the above-described parcel of property located in the City of Blaine (the "City"), County of Anoka, and State of Minnesota, did execute and deliver a conveyance of real estate rights to the City.

This agreement is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owner(s) have been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The Owner(s) understand that the acquired property rights are for use in connection with the construction of the city project as listed above.
2. The Owner(s) understand and acknowledge that the Agent for the City has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of the property rights.
3. That in full compensation for the conveyance of said property, the City shall pay the Owner(s) the sum of **One Thousand, One Hundred and no/100 Dollars (\$1,100)** for easement(s) and damages. Owner(s) understand that payment by the City must await City Council approval, verification of marketable title, and lender consents, if needed.
4. In the event of a clerical error, Grantor, whether one or more, agree to cooperate in correcting the error including but not limited to resigning all documents.
5. Additionally: n/a

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and Easement Document(s) dated MAY 23, 2024 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

City of Blaine

Date: _____

By: _____

Printed Name: _____

Title: _____

Date: _____

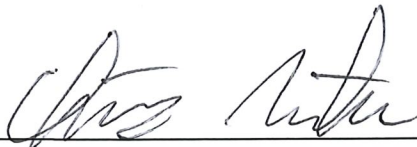
By: _____

Printed Name: _____

Title: _____

Owners

Date: 5/23/2024

By: 
Christopher Wilson

Date: 5/23/2024

By: 
Jennifer Wilson



PO Box 25376
Woodbury, MN 55125
651.295.9660

Date: June 6, 2024

To: Cody Sylvester, Project Engineer
City of Blaine

From: Gregg Larson
Right of Way Specialist
Henning Professional Services, Inc.

Re: **PAYMENT REQUEST**

City Project: 89th Avenue Reconstruction Project

Parcel No.: 7

PID #(s): 31-31-23-14-0014

Property Address: 981 89th Ave. NE, Blaine, MN

Make check payable to: Daniel R. Schmitt
981 89th Avenue NE
Blaine, MN 55434

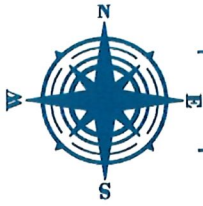
Payment Amount: **\$300**

Notes/Enclosed: Original Easement for execution and recording
Original MOU for execution
W9

Please mail the check with a copy of the signed MOU directly to property owner at the address above.

Please also email a copy of the recorded easement, signed MOU and check to Cindy Landon at CLandon@HenningProfessionalServices.com.

PAYMENT SUMMARY		
Public Sidewalk Easement 51 sq.ft. or 0.001 acres sq. ft.	=	\$ 300
TOTAL (rounded to):	=	\$ 300



HPS **HENNING**
PROFESSIONAL
SERVICES

PO Box 25376
Woodbury, MN 55125
651.295.9660

Date: June 6, 2024

To: Cody Sylvester, Project Engineer
City of Blaine

From: Gregg Larson
Right of Way Specialist
Henning Professional Services, Inc.

Re: **PAYMENT REQUEST**
City Project: 89th Avenue Reconstruction Project
Parcel No.: 9
PID #(s): 32-31-23-24-0015
Property Address: 1355 89th Ave. NE, Blaine, MN

Make check payable to: Catherine Ann Fish-Foster
1355 89th Avenue NE
Blaine, MN 55434

Payment Amount: **\$700**

Notes/Enclosed: Original Easement for execution and recording
Original MOU for execution
W9

Please mail the check with a copy of the signed MOU directly to property owner at the address above.

Please also email a copy of the recorded easement, signed MOU and check to Cindy Landon at CLandon@HenningProfessionalServices.com.

PAYMENT SUMMARY		
Public Sidewalk Easement 152 sq.ft. or 0.003 acres sq. ft.	=	\$ 700
TOTAL (rounded to):	=	\$ 700



PO Box 25376
Woodbury, MN 55125
651.295.9660

Date: June 6, 2024

To: Cody Sylvester, Project Engineer
City of Blaine

From: Gregg Larson
Right of Way Specialist
Henning Professional Services, Inc.

Re: **PAYMENT REQUEST**
City Project: 89th Avenue Reconstruction Project
Parcel No.: 5
PID #(s): 31-31-23-24-0053
Property Address: 8901 7th St. NE, Blaine, MN

Make check payable to: Christopher Wilson and Jennifer Wilson
8901 7th Street NE
Blaine, MN 55434

Payment Amount: **\$1,100**

Notes/Enclosed: Original Easement for execution and recording
Original MOU for execution
W9

Please mail the check with a copy of the signed MOU directly to property owner at the address above.

Please also email a copy of the recorded easement, signed MOU and check to Cindy Landon at
CLandon@HenningProfessionalServices.com.

PAYMENT SUMMARY		
Public Sidewalk Easement 267 sq.ft. or 0.006 acres sq. ft.	=	\$ 1,100
TOTAL (rounded to):	=	\$ 1,100

SIDEWALK EASEMENT AGREEMENT

THIS SIDEWALK EASEMENT AGREEMENT is dated and effective as of May 17, 2024, by and between Daniel R. Schmitt, an individual ("Grantor"), and the City of Blaine, a Minnesota municipal corporation (the "City").

RECITALS

A. Grantor is the owner of a parcel of land located in Anoka County, Minnesota, and legally described on the attached **Exhibit A** (the "Property").

B. The City desires to obtain an easement for sidewalk purposes on, over, under, across, and through portions of the Property.

C. Grantor has agreed to grant the easement to the City through the execution of this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties hereby agree as follows:

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor, for himself, his successors and assigns, hereby declares, creates, grants and establishes a perpetual easement (the "Easement") for the benefit of the City and the public for sidewalk purposes on, over, under, across and through that portion of the Property legally described and depicted on the attached **Exhibit B-1** and **Exhibit B-2** (the "Easement Area").

2. Scope of Easement. The easement rights granted in this Agreement are permanent in nature and include the rights of the City, its contractors, agents, servants, and assigns, to enter the Easement Area at any time that it may see fit, without notice, to construct, reconstruct, inspect, repair, and maintain public facilities over, across, on, under, and through the Easement Area, and the right to remove obstructions reasonably interfering with the location, construction and maintenance of such public facilities. The Easement rights further include, but are not limited to, the right of ingress and egress over the Easement Area to access the Easement for the purposes of construction, maintenance, repair and replacement of any and all facilities and improvements ancillary, incident or related the Easement. Grantor shall not place any improvements or landscaping in the Easement Area.

3. Maintenance of Easement Area. The Easement Area shall be kept and maintained by the City at the City's sole cost and expense, in a condition consistent with other City sidewalks. Maintenance of the Easement Area shall include operating, maintaining, repairing and replacing the improvements and other areas within the Easement Area, unless damaged by Grantor or anyone acting under Grantor in which case costs or repair shall be paid by Grantor.

4. Covenants Run with the Land. The benefits and burdens created by this Agreement shall constitute covenants running with the land and shall benefit and be binding

upon all present and future owners, and their respective successors and assigns, of any portion of the Property and upon each person having any interest therein derived through any owner thereof.

5. Termination of Easement. The Easement declared, granted, established, and conveyed in this Agreement is permanent in nature and may be terminated only by an agreement in writing signed by both parties. As and to the extent required for any reason, the parties agree to execute a recordable document to memorialize, record, or effect any such termination.

6. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of both parties, and their successors and assigns.

7. Entire Agreement and Modification. This Agreement represents the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes any and all previous agreements of whatever nature between the parties with respect to the subject matter. This Agreement may not be altered or amended except by an agreement in writing signed by all parties.

8. Governing Law. This Agreement is entered into in and shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

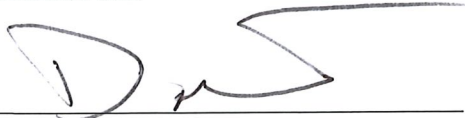
9. Severability. If any term or provision of this Agreement is ever determined to be invalid or unenforceable for any reason, such term or provision shall be severed from this Agreement without affecting the validity or enforceability of the remainder of this Agreement.

10. Attorneys' Fees. In the event either party is required to enforce the terms of this Agreement through legal action, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to recover its reasonable attorneys' fees and costs.

[Signature pages follow.]

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.

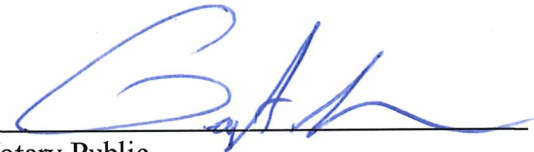
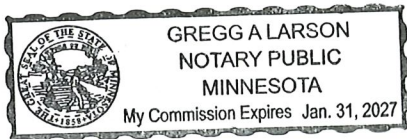
GRANTOR:



Daniel R. Schmitt

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

Personally came before me on MAY 17, 2024, the above-named Daniel R. Schmitt, an individual person, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public

[Signature Page to Easement Agreement]

CITY:

City of Blaine,
Minnesota municipal corporation

By _____
Name: Tim Sanders
Title: Mayor

By _____
Name: Michelle Wolfe
Title: City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

Personally came before me on _____, 2024, the above-named Tim Sanders, Mayor, and Michelle Wolfe, City Manager, of the City of Blaine, a municipal corporation organized under the laws of the State of Minnesota, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

[Signature Page to Easement Agreement]

This instrument was drafted by:

Eckberg Lammers, P.C. (THRL)
1809 Northwestern Avenue
Stillwater, MN 55082

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 14, Block 1, The Oakland Addition, Anoka County, Minnesota.

PID 31-31-23-14-0014

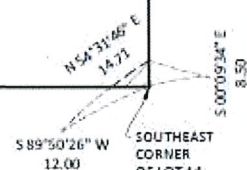
EXHIBIT B-1

EASEMENT DESCRIPTION

A permanent public sidewalk easement over, under and across the above described parcel described as follows: beginning at the southeast corner of said Lot 14; thence westerly along the South line of said Lot 14, 12.00 feet; thence northeasterly to a point on the East line of said Lot 14, distant 8.50 feet northerly from said southeast corner as measured along said East line; thence southerly along said East line 8.50 feet to the point of beginning.

EXHIBIT B-2

EASEMENT DEPICTION

  SCALE IN FEET BRIAN J ALBRIGHT PROPERTY ID: 31-31-23-14-0015	THE OAKLAND ADDITION BLOCK 1 LOT 14 DANIEL R. SCHMITT PROPERTY ID: 31-31-23-14-0014	33 33	33 33
			
89TH AVENUE NE			
EASEMENT DESCRIPTION A permanent public sidewalk easement over, under and across Lot 14, Block 1, THE OAKLAND ADDITION, according to said plat on file and of record in the office of the County Recorder, in and for, Anoka County, Minnesota, described as follows: beginning at the southeast corner of said Lot 14; thence westerly along the South line of said Lot 14, 12.00 feet; thence northeasterly to a point on the East line of said Lot 14, distant 8.50 feet northerly from said southeast corner as measured along said East line; thence southerly along said East line 8.50 feet to the point of beginning.			
SURVEYOR'S CERTIFICATION I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  Ron P. Alwin License Number 17765 04/22/2024 Date			
CERTIFICATE OF EASEMENT 981 89TH AVENUE NE		LOT 14, BLOCK 1 THE OAKLAND ADDITION ANOKA COUNTY, MINNESOTA FOR: CITY OF BLAINE	
 BOLTON & MENK		3507 HIGH POINT DRIVE NORTH BUILDING 1 - SUITE E130 OAKDALE, MN 55128 (651) 704-9970	

SIDEWALK EASEMENT AGREEMENT

THIS SIDEWALK EASEMENT AGREEMENT is dated and effective as of MAY 17, 2024, by and between Catherine Ann Fish-Foster, an individual ("Grantor"), and the City of Blaine, a Minnesota municipal corporation (the "City").

RECITALS

A. Grantor is the owner of a parcel of land located in Anoka County, Minnesota, and legally described on the attached **Exhibit A** (the "Property").

B. The City desires to obtain an easement for sidewalk purposes on, over, under, across, and through portions of the Property.

C. Grantor has agreed to grant the easement to the City through the execution of this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties hereby agree as follows:

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor, for herself, her successors and assigns, hereby declares, creates, grants and establishes a perpetual easement (the "Easement") for the benefit of the City and the public for sidewalk purposes on, over, under, across and through that portion of the Property legally described and depicted on the attached **Exhibit B-1** and **Exhibit B-2** (the "Easement Area").

2. Scope of Easement. The easement rights granted in this Agreement are permanent in nature and include the rights of the City, its contractors, agents, servants, and assigns, to enter the Easement Area at any time that it may see fit, without notice, to construct, reconstruct, inspect, repair, and maintain public facilities over, across, on, under, and through the Easement Area, and the right to remove obstructions reasonably interfering with the location, construction and maintenance of such public facilities. The Easement rights further include, but are not limited to, the right of ingress and egress over the Easement Area to access the Easement for the purposes of construction, maintenance, repair and replacement of any and all facilities and improvements ancillary, incident or related the Easement. Grantor shall not place any improvements or landscaping in the Easement Area.

3. Maintenance of Easement Area. The Easement Area shall be kept and maintained by the City at the City's sole cost and expense, in a condition consistent with other City sidewalks. Maintenance of the Easement Area shall include operating, maintaining, repairing and replacing the improvements and other areas within the Easement Area, unless damaged by Grantor or anyone acting under Grantor in which case costs or repair shall be paid by Grantor.

4. Covenants Run with the Land. The benefits and burdens created by this Agreement shall constitute covenants running with the land and shall benefit and be binding

upon all present and future owners, and their respective successors and assigns, of any portion of the Property and upon each person having any interest therein derived through any owner thereof.

5. Termination of Easement. The Easement declared, granted, established, and conveyed in this Agreement is permanent in nature and may be terminated only by an agreement in writing signed by both parties. As and to the extent required for any reason, the parties agree to execute a recordable document to memorialize, record, or effect any such termination.

6. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of both parties, and their successors and assigns.

7. Entire Agreement and Modification. This Agreement represents the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes any and all previous agreements of whatever nature between the parties with respect to the subject matter. This Agreement may not be altered or amended except by an agreement in writing signed by all parties.

8. Governing Law. This Agreement is entered into in and shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

9. Severability. If any term or provision of this Agreement is ever determined to be invalid or unenforceable for any reason, such term or provision shall be severed from this Agreement without affecting the validity or enforceability of the remainder of this Agreement.

10. Attorneys' Fees. In the event either party is required to enforce the terms of this Agreement through legal action, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to recover its reasonable attorneys' fees and costs.

[Signature pages follow.]

CITY:

City of Blaine,
Minnesota municipal corporation

By _____
Name: Tim Sanders
Title: Mayor

By _____
Name: Michelle Wolfe
Title: City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

Personally came before me on _____, 2024, the above-named Tim Sanders, Mayor, and Michelle Wolfe, City Manager, of the City of Blaine, a municipal corporation organized under the laws of the State of Minnesota, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

[Signature Page to Easement Agreement]

This instrument was drafted by:

Eckberg Lammers, P.C. (THRL)
1809 Northwestern Avenue
Stillwater, MN 55082

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

That part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 31, Range 23, Anoka County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 38 minutes 49 seconds East, assumed bearing, along the South line of said Northwest Quarter a distance of 2284.07 feet to the point of beginning of the land to be described; thence North 0 degrees 32 minutes 30 seconds West a distance of 208.00 feet; thence North 89 degrees 38 minutes 49 seconds East, parallel with said South line of the Northwest Quarter, a distance of 72.00 feet; thence South 0 degrees 32 minutes 30 seconds East a distance of 208.00 feet to said South line of the Northwest Quarter; thence South 89 degrees 38 minutes 49 seconds West along said South line of the Northwest Quarter, a distance of 72.00 feet to the point of beginning.
Except the South 33.00 feet thereof.

Together with;

That part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 31, Range 23, Anoka County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 38 minutes 49 seconds East, assumed bearing, along the South line of said Northwest Quarter a distance of 2356.07 feet to the point of beginning of the land to be described; thence North 0 degrees 32 minutes 30 seconds West a distance of 208.00 feet; thence North 89 degrees 38 minutes 49 seconds East, parallel with said South line of the Northwest Quarter, a distance of 8.00 feet; thence South 0 degrees 32 minutes 30 seconds East a distance of 208.00 feet to said South line of the Northwest Quarter; thence South 89 degrees 38 seconds 49 seconds West along said South line of the Northwest Quarter, a distance of 8.00 feet to the point of beginning.
Except the South 33.00 feet thereof.

Together with;

That part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 31, Range 23, Anoka County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 38 minutes 49 seconds East, assumed bearing, along the South line of said Northwest Quarter a distance of 2284.07 feet to the point of beginning of the land to be described; thence North 0 degrees 32 minutes 30 seconds West a distance of 208.00 feet; thence South 89 degrees 38 minutes 49 seconds West, parallel with said South line of the Northwest Quarter, a distance of 8.00 feet; thence South 0 degrees 32 minutes 30 seconds East a distance of 208.00 feet to said South line of the Northwest Quarter; thence North 89 degrees 38 minutes 49 seconds East along said South line of the Northwest Quarter, a distance of 8.00 feet to the point of beginning.
Except the South 33.00 feet thereof, Anoka County, Minnesota.

PID 32-31-23-24-0015

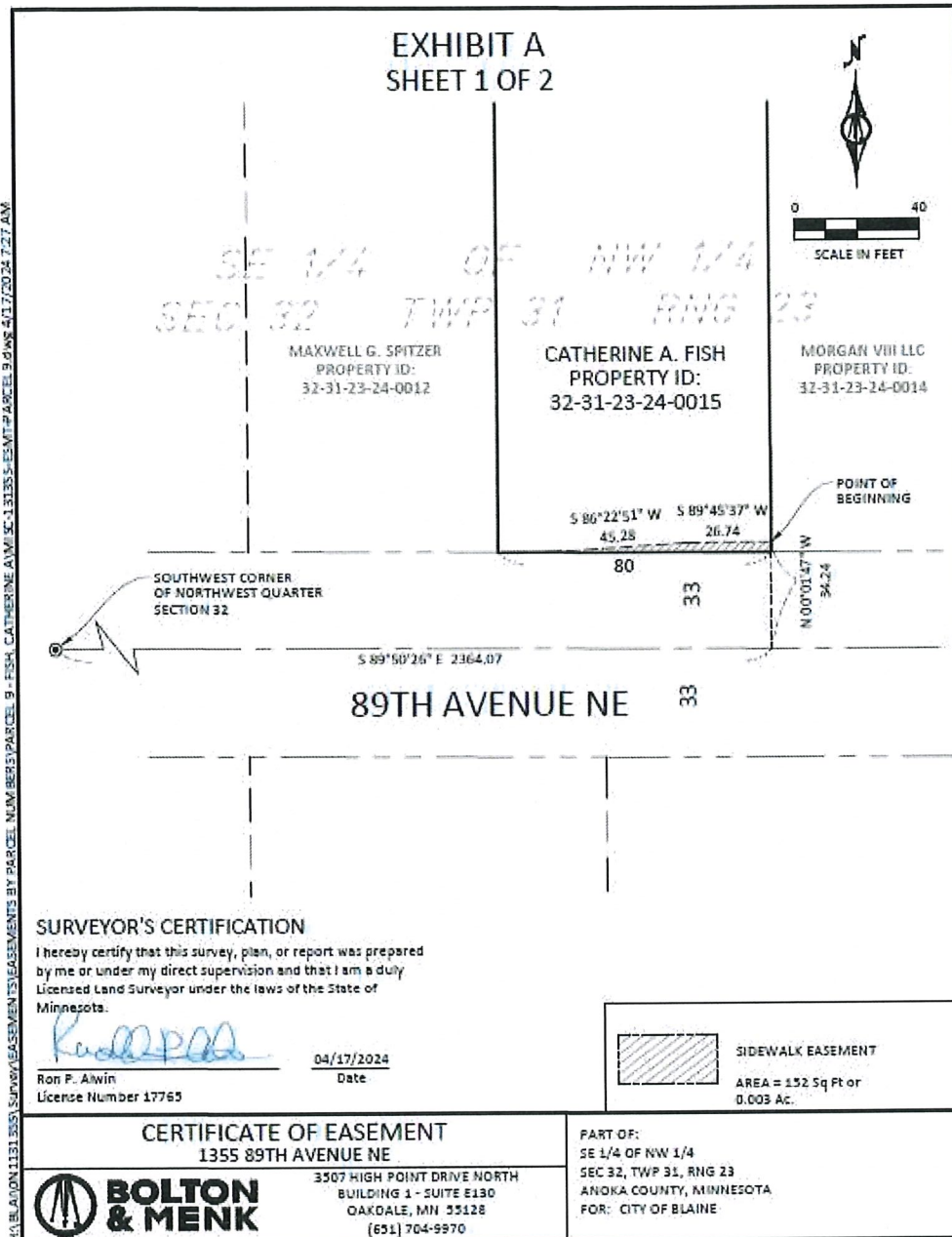
EXHIBIT B-1

EASEMENT DESCRIPTION

A permanent public sidewalk easement over, under and across that part of the above described parcel which lies southerly of and contiguous with the following described line; commencing at the southwest corner of said Northwest Quarter, thence South 89 degrees 50 minutes 26 seconds East, assumed bearing along the South line of said Northwest Quarter, 2364.07 feet; thence North 00 degrees 01 minutes 47 seconds West, 34.24 feet to the point of beginning of the line to be described; thence South 89 degrees 45 minutes 37 seconds West, 26.74 feet; thence South 86 degrees 22 minutes 51 seconds West, 45.28 feet to the North line of the South 33.00 feet and said line there terminating.

EXHIBIT B-2

EASEMENT DEPICTION



SIDEWALK EASEMENT AGREEMENT

THIS SIDEWALK EASEMENT AGREEMENT is dated and effective as of MAY 23, 2024, by and between Christopher Wilson and Jennifer Wilson, persons married to each other ("Grantor"), and the City of Blaine, a Minnesota municipal corporation (the "City").

RECITALS

A. Grantor is the owner of a parcel of land located in Anoka County, Minnesota, and legally described on the attached **Exhibit A** (the "Property").

B. The City desires to obtain an easement for sidewalk purposes on, over, under, across, and through portions of the Property.

C. Grantor has agreed to grant the easement to the City through the execution of this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties hereby agree as follows:

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor, for themselves, their successors and assigns, hereby declares, creates, grants and establishes a perpetual easement (the "Easement") for the benefit of the City and the public for sidewalk purposes on, over, under, across and through that portion of the Property legally described and depicted on the attached **Exhibit B-1** and **Exhibit B-2** (the "Easement Area").

2. Scope of Easement. The easement rights granted in this Agreement are permanent in nature and include the rights of the City, its contractors, agents, servants, and assigns, to enter the Easement Area at any time that it may see fit, without notice, to construct, reconstruct, inspect, repair, and maintain public facilities over, across, on, under, and through the Easement Area, and the right to remove obstructions reasonably interfering with the location, construction and maintenance of such public facilities. The Easement rights further include, but are not limited to, the right of ingress and egress over the Easement Area to access the Easement for the purposes of construction, maintenance, repair and replacement of any and all facilities and improvements ancillary, incident or related the Easement. Grantor shall not place any improvements or landscaping in the Easement Area.

3. Maintenance of Easement Area. The Easement Area shall be kept and maintained by the City at the City's sole cost and expense, in a condition consistent with other City sidewalks. Maintenance of the Easement Area shall include operating, maintaining, repairing and replacing the improvements and other areas within the Easement Area, unless damaged by Grantor or anyone acting under Grantor in which case costs or repair shall be paid by Grantor.

4. Covenants Run with the Land. The benefits and burdens created by this Agreement shall constitute covenants running with the land and shall benefit and be binding upon all present and future owners, and their respective successors and assigns, of any portion of the Property and upon each person having any interest therein derived through any owner thereof.

5. Termination of Easement. The Easement declared, granted, established, and conveyed in this Agreement is permanent in nature and may be terminated only by an agreement in writing signed by both parties. As and to the extent required for any reason, the parties agree to execute a recordable document to memorialize, record, or effect any such termination.

6. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of both parties, and their successors and assigns.

7. Entire Agreement and Modification. This Agreement represents the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes any and all previous agreements of whatever nature between the parties with respect to the subject matter. This Agreement may not be altered or amended except by an agreement in writing signed by all parties.

8. Governing Law. This Agreement is entered into in and shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

9. Severability. If any term or provision of this Agreement is ever determined to be invalid or unenforceable for any reason, such term or provision shall be severed from this Agreement without affecting the validity or enforceability of the remainder of this Agreement.

10. Attorneys' Fees. In the event either party is required to enforce the terms of this Agreement through legal action, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to recover its reasonable attorneys' fees and costs.

[Signature pages follow.]

CITY:

City of Blaine,
Minnesota municipal corporation

By _____

Name: Tim Sanders

Title: Mayor

By _____

Name: Michelle Wolfe

Title: City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

Personally came before me on _____, 2024, the above-named Tim Sanders, Mayor, and Michelle Wolfe, City Manager, of the City of Blaine, a municipal corporation organized under the laws of the State of Minnesota, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

[Signature Page to Easement Agreement]

This instrument was drafted by:

Eckberg Lammers, P.C. (THRL)
1809 Northwestern Avenue
Stillwater, MN 55082

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 6, Block 10, Dailey & Herda 6th Addition, Anoka County, Minnesota.

PID 31-31-23-24-0053

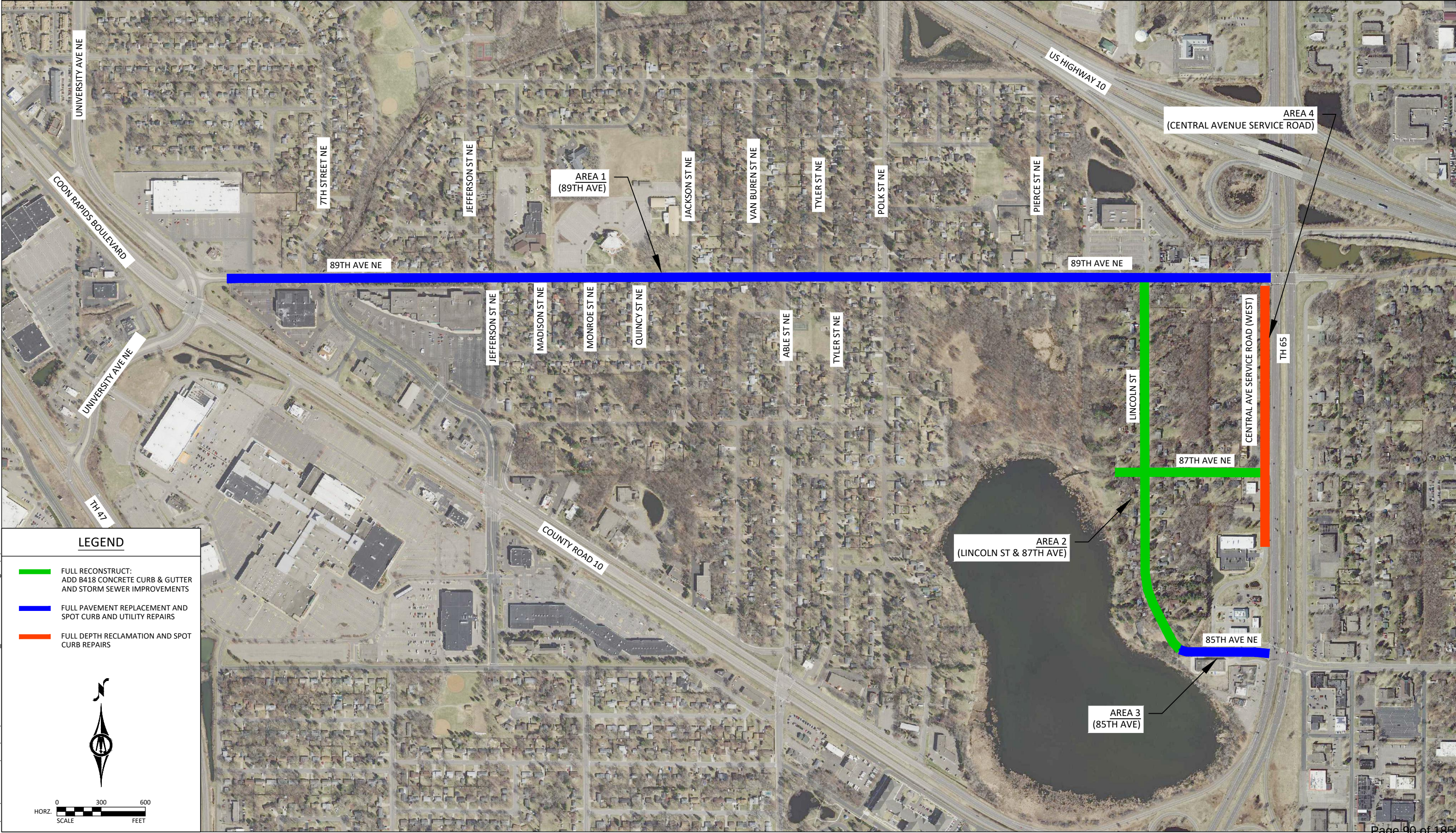
EXHIBIT B-1

EASEMENT DESCRIPTION

A permanent public sidewalk easement over, under and across that part of Lot 6, Block 10, DAILEY & HERDA 6TH ADDITION, according to said plat on file and of record in the office of the County Recorder, in and for, Anoka County, Minnesota, which lies southerly of and contiguous with the following described line; commencing at the southeast corner of said Lot 6; thence North 34 degrees 01 minutes 16 seconds East, assumed bearing along the southeasterly line of said Lot 6, 6.04 feet, to the point of beginning of the line to be described; thence South 89 degrees 50 minutes 16 seconds West, 60.34 feet to the southwesterly line of said Lot 6 and said line there terminating.

EASEMENT DEPICTION





H:\BLA\011131355\CAD\C3D\FIGR-131355-FIGURE 1 LOCATION MAP.dwg 12/5/2023 6:58:19 AM



City of Blaine Staff Report

File Number: RES 24-128

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Erik Thorvig, Community Development Director

Agenda Item # 8.7

Resolution Granting Final Plat Approval to Create Two Lots to be Known as BB Western Subdivision at 12251 Ulysses St NE. GHS Development, LLC (Case File No. 24-0041/SLK)

Executive Summary

The applicant is requesting a final plat to create two lots for a Les Schwab tire store and future development. The final plat is consistent with the approved preliminary plat, staff recommends approval.

Background

Planning Commission Public Hearing	03/08/22
City Council (Preliminary Plat)	04/04/22
City Council (Final Plat)	07/01/24
Action Deadline	08/11/24

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

The final plat is consistent with the approved preliminary plat, Resolution No. 22-049.

Zoning

The subject site is zoned B-3 (Regional Commercial).

Land Use Designation

The subject site has a land use designation of CC (Community Commercial).

Surrounding Zoning and Land Uses

The subject site is adjacent to a vacant parcel to the south, Mister Car Wash to the north, and HWY 65 is to the east. The vacant lot to the west is zoned PBD (Planned Business District) and the lots to the north

and south are zoned B-3.

History

The subject site is Davis Partners Outlot B which was platted in May 2022. The preliminary plat for the subject site was approved on April 4, 2022.

Evaluation of Request

Plat

The applicant is proposing to subdivide Outlot B Davis Partners into two lots. The proposed plat creates one lot for a Les Schwab tire store and one lot for future development.

- Lot 1 - 1.40 acres
- Lot 2 - 1.45 acres

All proposed lots meet the minimum requirements for the B-3 zone.

Landscaping

Landscaping will be reviewed with the site plan at time of building permit.

Park Dedication

Park dedication is due for Lot 1 and Lot 2. The 2024 park dedication rate for commercial development is \$8,704/acre for a total of \$24,806 (1.4 acres for Lot 1 and 1.45 acres for Lot 2). This fee will need to be paid at the rate in effect at the time of the final plat, prior to release of mylars for recording at Anoka County.

Grading/Storm Drainage

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

Utilities

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.

Wetlands/Watershed/FEMA

The developer will need to submit the project to CCWD. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two connections to Ulysses Street NE. No

additional street design, sidewalks or trails will be required.

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.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 24-128

Resolution Granting Final Plat Approval to Create Two Lots to be Known as BB Western Subdivision at 12251 Ulysses St NE. GHS Development, LLC (Case File No. 24-0041/SLK)

WHEREAS, an application has been filed by GHS Development, LLC as Case File No. 24-0041 for a final plat known as BB Western Subdivision; and

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

Outlot B in Davis Partners Plat, located in the Northwest Quarter of Section 8, Township 31 North, Range 23, to the city of Blaine,
Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 4, 2022, subject to the conditions as contained in Blaine City Council Resolution No. 22-049; and

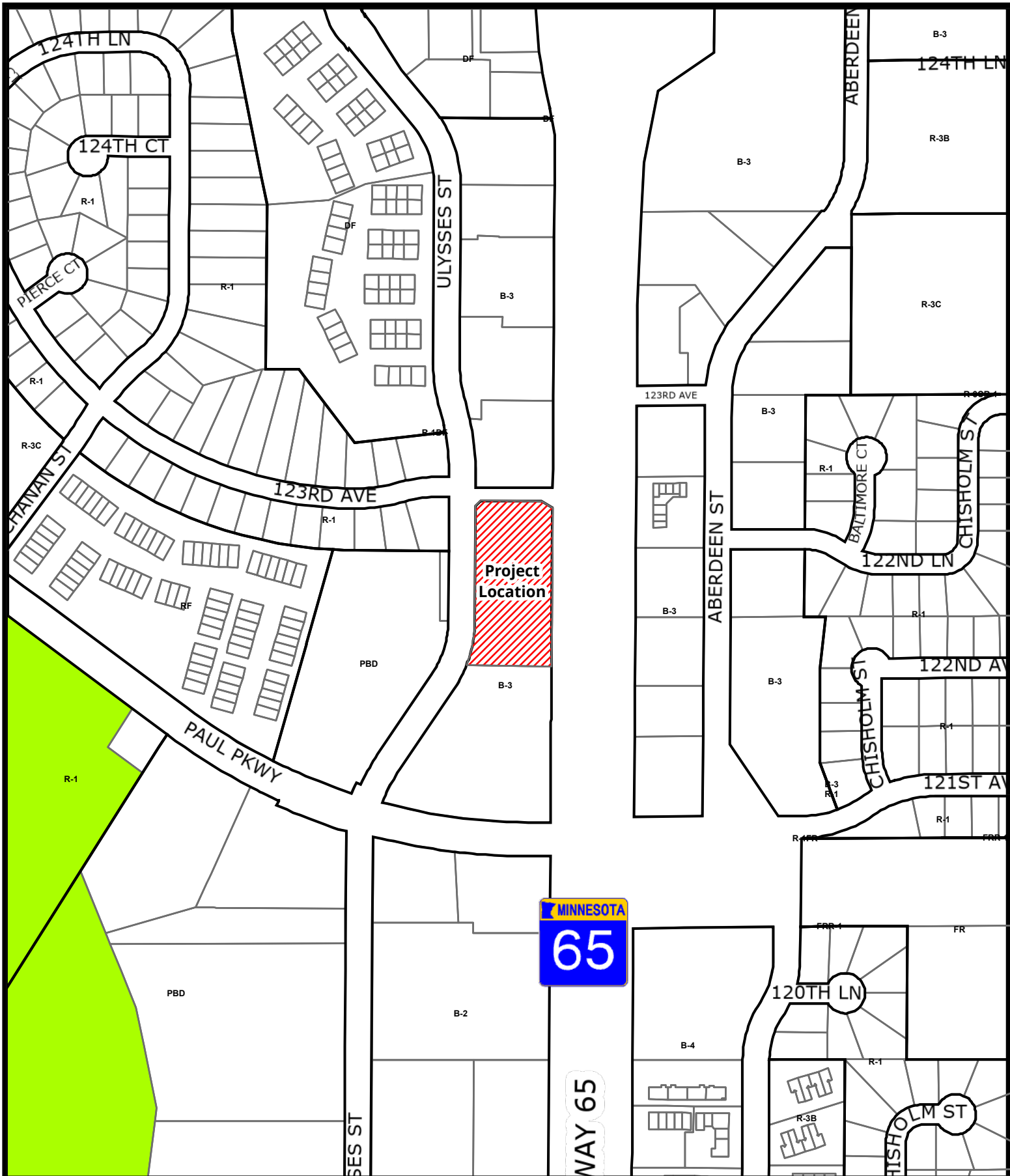
WHEREAS, the final plat is in general conformance with the approved preliminary plat.

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

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

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is due for Lot 1 and Lot 2. The 2024 park dedication rate for commercial development is \$8,704/acre for a total of \$24,806 (1.4 acres for Lot 1 and 1.45 acres for Lot 2). The fee will need to be paid at the rate in effect at the time of the final plat, prior to release of mylars for recording at Anoka County.
3. Site plan approval per lot as each develops is required. Review of the site plan will occur during the building permit approval. This will include meeting fire access and parking requirements.
4. All site improvements must be covered by a site improvement performance agreement and an associated financial guarantee.

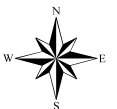
PASSED by the City Council of the City of Blaine this 1st day of July, 2024.



BlaineMN.gov

Case File No. 24-0041 BB Western Subdivision

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



Hedderwood 1st Addition
Lot 1, Block 1

123RD AVE NE

Hedderwood 1st Addition
Lot 1, Block 2

1/2" Iron Pipe
LS 14891

1/2" Iron Pipe
LS 48988

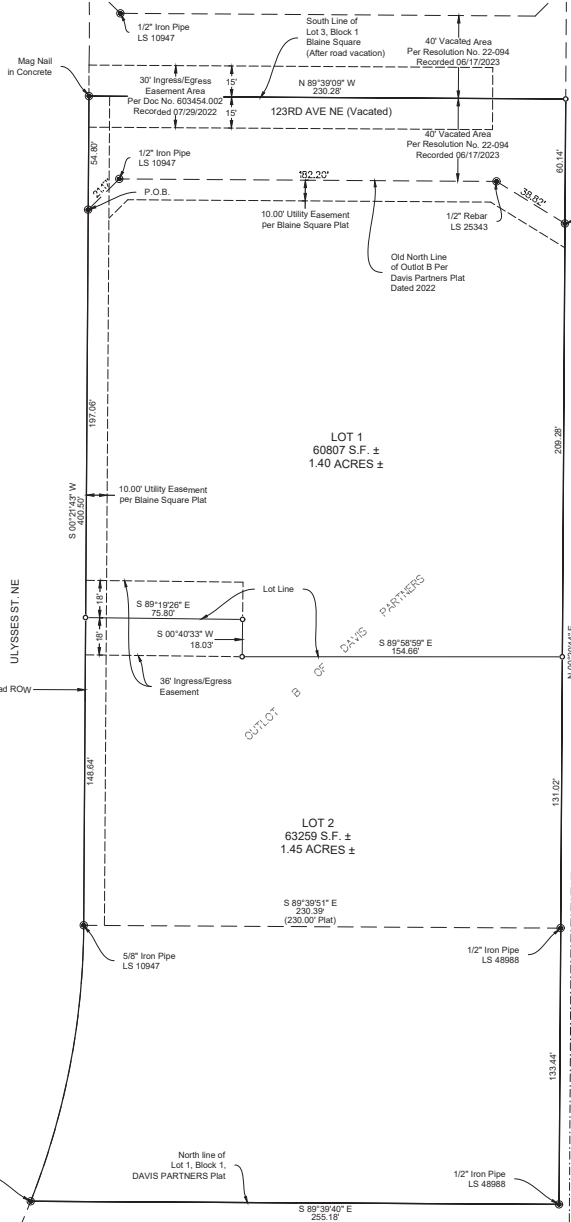
Hedderwood 1st Addition
Outlot C

1/2" Iron Pipe
LS 48988

5/8" Iron Pipe
LS 10947

Donay's Oak Park 5th

1/2" Iron Pipe
LS 48988



BB WESTERN SUBDIVISION

OUTLOT B OF DAVIS PARTNERS PLAT AND
THE SOUTH HALF OF VACATED 123RD AVE NE, LOCATED IN THE NW1/4 OF
SECTION 8, TOWNSHIP 31 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN,
TO THE CITY OF BLAINE, ANOKA COUNTY, MINNESOTA

LEGAL DESCRIPTION:

The Land is described as follows (from Title Commitment dated October 25, 2023):

Outlot B in Davis Partners Plat, located in the Northwest Quarter of Section 8, Township 31 North, Range 23, to the city of Blaine, Anoka County, Minnesota.

In witness whereof GHS Development, LLC has caused these presents to be signed by its owner on this
____ day of _____, 20____.

Nick Gervais

Signature _____ Printed Name, Owner _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by
____, as owner of GHS Development, LLC on behalf of the company.

Signature _____ Printed Name, Notary _____

Notary Public, _____ County, Minnesota
My Commission Expires _____, 20____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

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

City Council, City of Blaine, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

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

David M. Ziegemeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

By: _____, Property Tax Administrator By: _____, Deputy

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

I hereby certify that this REPLAT OF OUTLOT B, was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded as Document Number ____.

By: _____, County Recorder/Registrar of Titles By: _____, Deputy

SURVEYOR'S CERTIFICATION

I, Chris Ingersoll, Professional Land Surveyor, M.N. PLS No. LS-56506, do hereby certify that the tract survey shown hereon was made by me, or under my direction, from notes made in the field, and the same is true and correct to the best of my knowledge and belief.

Dated this ____ day of _____, 20____.

Chris Ingersoll, Licensed Land Surveyor

Minnesota License No. 56506

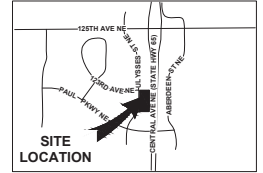
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Chris Ingersoll.

Signature _____ Printed Name, Notary _____

Notary Public, _____ County, _____
My Commission Expires _____, 20____



VICINITY MAP
NOT TO SCALE

BENCHMARKS

BM1 = TOP NUT OF HYDRANT, ELEV. 907.26', NW OF ULYSSES ST & 123RD AVE INTERSECTION
BM2 = TOP NUT OF HYDRANT, ELEV. 903.13', SW OF COLLEGE DR. & 4TH ST SE INTERSECTION (1 BLOCK NORTH OF THE SITE)

LEGEND

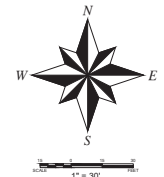
EXISTING
●
○
PROPERTY CORNERS AS DESCRIBED
CALCULATED CORNER - 5/8" REBAR LS-56506 TO BE SET
ACCESS CONTROL

LOT SIZES

LOT 1 - 60807 S.F. or 1.40 ACRES ±
LOT 2 - 63259 S.F. or 1.45 ACRES ±
TOTAL - 124066 S.F. or 2.85 ACRES ±

BASIS OF SURVEY

MINNESOTA COUNTY COORDINATES
ANOKA ZONE
MINNESOTA GEOD 18 - NAVD 88
US SURVEY FEET
GRID COORDINATES



Rev'd: 6/12/2024		SHEET NO. 1	
BB WESTERN SUBDIVISION GHS DEVELOPMENT, LLC 2935 COUNTRY DR #105, LITTLE CANADA, MN 55117			
BB WESTERN SUBDIVISION PART OF OUTLOT B, DAVIS PARTNERS PLAT IN SECTION 8, TOWNSHIP 31 NORTH, RANGE 23 WEST CITY OF BLAINE, ANOKA COUNTY, MINNESOTA			
DRAWN BY: ICA	CHECKED BY: CI	PROJECT NO: 2314.00145	DATE: 1/23/2024
©KLJ 2024			



City of Blaine

Staff Report

File Number: RES 24-132

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.8

Resolution Authorizing a Budget Amendment Related to the Purchase of a Police Department Community Service Officer Truck

Executive Summary

The Police Department is seeking authorization to spend an additional \$12,266 on the purchase and equipping of a 2024 GMC Sierra Community Service Officer (CSO) Truck, which is above the \$43,000 authorized by Capital Improvement Council Resolution 23-207.

In 2023, the Police Department submitted a capital expenditure proposal to purchase and equip a CSO vehicle (2024 GMC Sierra 2500HD), with an estimated cost of \$43,000. Unanticipated cost increases from the time the proposal was made until the dealer was ready to deliver the vehicle resulted in a 28% increase over what was estimated.

Background

The COVID-9 pandemic of 2020 has had a significant impact on the auto industry, resulting in universal and unprecedented delays and cost increases in the purchase of new vehicles. Vehicle ordering and purchases pre-pandemic were more predictable, reliable and resulted in the delivery of vehicles at significant savings through state contract pricing. Post-pandemic, we have found state-contract pricing either non-existent or minimal. Most manufacturers are not delivering police vehicles for a year or more after they are ordered, with some deliveries being cancelled altogether. The manufacturer delays and unpredictable deliveries have had a significant impact on fleet planning and cost estimates.

In future vehicle purchases, a buffer will be built into the estimated cost to mitigate the financial impact of what is becoming a pattern of vehicle delivery delays and cost increases.

Strategic Plan Relationship

The vehicle acquisition aligns with the City's strategic plan goal #3, Infrastructure Management, having sustainable capital assets and replacing them on schedule.

Board/Commission Review

None

Financial Impact

The replacement capital purchase of this Community Service Officer truck is \$55,266; consisting of \$51,266 for the vehicle (at State Contract pricing from a State Contract dealer) and \$4,000 for the installation of equipment to be repurposed from the decommissioned vehicle. The Capital Improvement Plan, as adopted via resolution 23-207 on December 18, 2023, appropriated \$43,000 for this truck including accessory build out costs.

This vehicle was included in the 2024 Capital Equipment Fund budget, which is traditionally financed with excess unrestricted General Fund reserves or the issuance of Equipment Certificate Bonds. Due to the limited availability of excess General Fund reserves, the funding identified in the 2024 budget is Equipment Certificate Bonds. The resulting variance of \$12,266 is also requested to be funded by the Capital Equipment Fund.

Public Outreach/Input

None

Staff Recommendation

The Police Department is respectfully seeking this budget amendment to purchase and outfit the purchase of a Community Service Officer Truck.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-132

Resolution Authorizing a Budget Amendment Related to the Purchase of a Police Department Community Service Officer Truck

WHEREAS, the City of Blaine City Council approved the 2024-2028 Capital Improvement Plan ("CIP") on December 18, 2023 via resolution 23-207; and

WHEREAS, resolution 23-207 authorized staff to procure items as outlined in the CIP; and

WHEREAS, the CIP appropriated \$43,000 in funds for the replacement of a Community Service Officer truck; and

WHEREAS, the current price of the replacement vehicle, including set up and components, is estimated to be \$55,266; and

WHEREAS, the requested amendment to CIP project E2301 is an increase of \$12,266; and

WHEREAS, in accordance with Minnesota State Statutes 471.345 Subd. 15, for purchases exceeding \$25,000, municipalities must consider the use of the state's cooperative purchasing venture before purchasing from another source; and

WHEREAS, all purchases are subject to the City of Blaine's purchasing policy, as adopted via motion 20-130 on July 18, 2022, which requires three written quotes for the purchase of equipment exceeding \$50,000;

WHEREAS, the vehicle is an essential piece of equipment within the Police Department, allowing Community Resource Officers to fulfill their role handling low priority calls and administrative tasks in an effort to keep officers on the street and available for high priority situations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following revenue increase(s) to the 2024 budget and CIP:

Fund/Account	Amount
Capital Equipment & Projects Fund - Bond Proceeds 410.00.000-3936	\$12,266

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increase(s) to the 2024 budget and CIP:

Fund/Account	Amount
Capital Equipment & Projects Fund – Police Department – Motor Vehicles 410.40.460.466-4550	\$12,266

PASSED by the City Council of the City of Blaine this 1st day of July 2024.



City of Blaine Staff Report

File Number: RES 24-119

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.1

Resolution Granting a Conditional Use Permit for a Minor Auto Repair with Shared Access and Zero Lot Line on the North and South Property Line in the Regional Commercial (B-3) Zoning District at 12251 Ulysses Street NE. Les Schwab Tire Store (GHS Development LLC) (Case File No. 24-0024/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for minor auto repair with a shared access and zero lot line on the north and south property lines for a tire store.

Background

Planning Commission Public Hearing	06/11/24
City Council (Conditional Use Permit)	07/01/24
Action Deadline	07/13/24

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

Zoning

The property is zoned B-3 (Regional Commercial).

Surrounding Zoning and Uses

The property to the north is zoned B-3 and is the location of Mister Carwash. The property to the south is vacant and zoned B-3. Highway 65 is located to the east. The properties to the west are zoned Single Family (R-1) and Planned Business District (PBD). There are single family homes and a large vacant parcel adjacent to Ulysses Street.

Existing Conditions

The site is a vacant grassy parcel.

History

There are no prior approvals for this parcel. The 123rd Avenue right-of-way on the north side of the parcel was vacated in 2022.

Evaluation of Request

Site Plan

The applicant is proposing to construct an approximately 10,800 square foot Les Schwab tire store. The business would provide primarily tire sales, tire repair, and tire balancing. Minor work would be done on brakes, shocks, struts, alignments, and batteries. The store is typically open Monday through Saturday, 8AM-5PM. All work is done inside the building with the bay doors closed. The vehicle service is generally completed in a few hours and vehicles are not stored overnight.

Parking

The parking on site meets zoning ordinance requirements. The auto repair use requires 18 parking stalls and the site plan identifies 46 parking spaces.

The application also includes a request for a zero-lot line, shared access/parking for the north and south property lines. The applicant proposes to share an existing driveway/access with Mister Carwash to the south and a future user to the south.

Setbacks

Building

- Front: 50 feet
- Side: 20 feet

Parking

- Front: 30 feet
- Side: 10 feet

The site is proposed to have shared access/parking between the lots to the south and north. All other setbacks on site have been met.

Architecture

Building elevations have been included in the report and meet the zoning ordinance requirements.

The building elevations include the following materials:

- precast panel
- stone veneer
- glass
- architectural metal wall panel

Landscaping

The number of plantings shown on the landscape plan meets ordinance requirements. However, oversizing 25 percent of the plantings will be required as a part of the building permit approval.

Grading/Storm Drainage

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

Utilities

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.

Wetlands/Watershed/FEMA

The developer will need to submit the project to CCWD. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two connections to Ulysses Street NE. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o An existing shared access/parking and a minor auto repair business does not create an excessive burden. All work for the business will be conducted inside with the overhead doors shut.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)

- The B-3 district is intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area. The use meets this intent.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The shared/parking access and new building will meet all other setbacks and landscaping requirements. All work for the business will be conducted inside with the overhead doors shut. The use will not have an adverse effect on adjacent properties.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the B-3 district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Community Commercial (CC) which is for retailing and services that serve larger areas, from neighborhood to regional scale. The use is not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Plan

Landscape Plan

Utility Plan

Building Elevations

Narrative

Public Comments

Unapproved Planning Commission Meeting Minutes 6/11/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The meeting minutes are attached for reference on the public hearing comments.

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. Public Comments
3. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-119

Resolution Granting a Conditional Use Permit for a Minor Auto Repair with Shared Access and Zero Lot Line on the North and South Property Line in the Regional Commercial (B-3) Zoning District at 12251 Ulysses Street NE. Les Schwab Tire Store (GHS Development LLC) (Case File No. 24-0024/SLK)

WHEREAS, an application has been filed by GHS Development LLC as Conditional Use Permit Case File No. 24-0024 for Les Schwab Tire Store; and

WHEREAS, said case involves the property described as follows:

Outlot B in Davis Partners Plat, located in the Northwest Quarter of Section 8, Township 31 North, Range 23, to the city of Blaine,
Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission held a public hearing on June 11, 2024, and recommended approval regarding said Conditional Use Permit; and

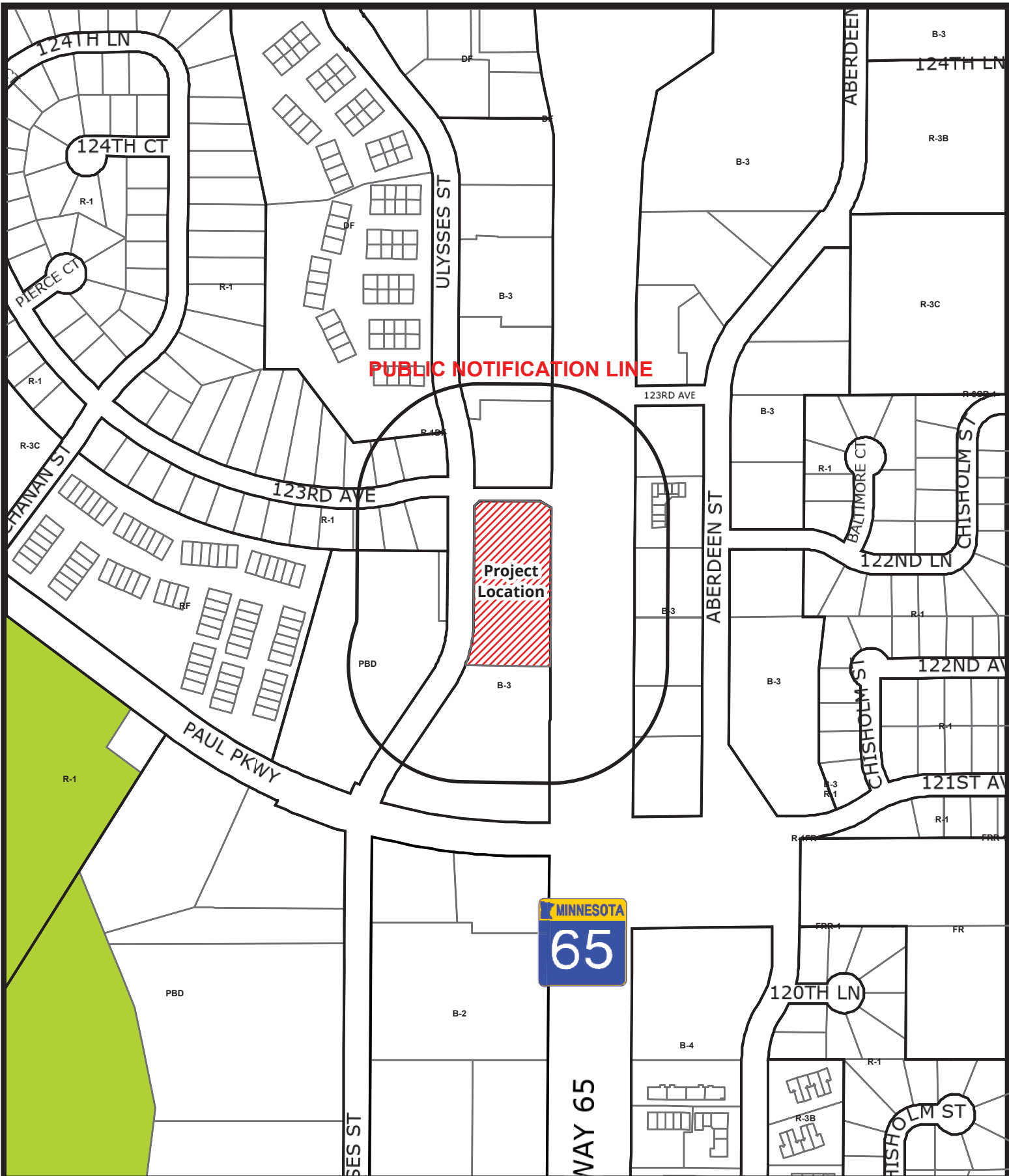
WHEREAS, the Blaine City Council has reviewed said case on July 1, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.24 (f)(y) and 27.04 of the Zoning Ordinance to allow a minor auto repair with shared access and zero lot line on the north and south property line in the Regional Commercial (B-3) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application.
2. The parcel is currently an outlot and must be final platted prior to any building permits being issued for the lot.
3. All site improvements shall be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
4. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.
5. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures are limited in height to not more than 20 feet.
6. A revised landscape plan shall be submitted with the building permit that has 25 percent of the plantings oversized.
7. All work is required to be done inside the building with the bay doors closed. Bay doors to remain closed at all times with the exception of vehicles entering and existing the building.

PASSED by the City Council of the City of Blaine this 1st day of July, 2024.

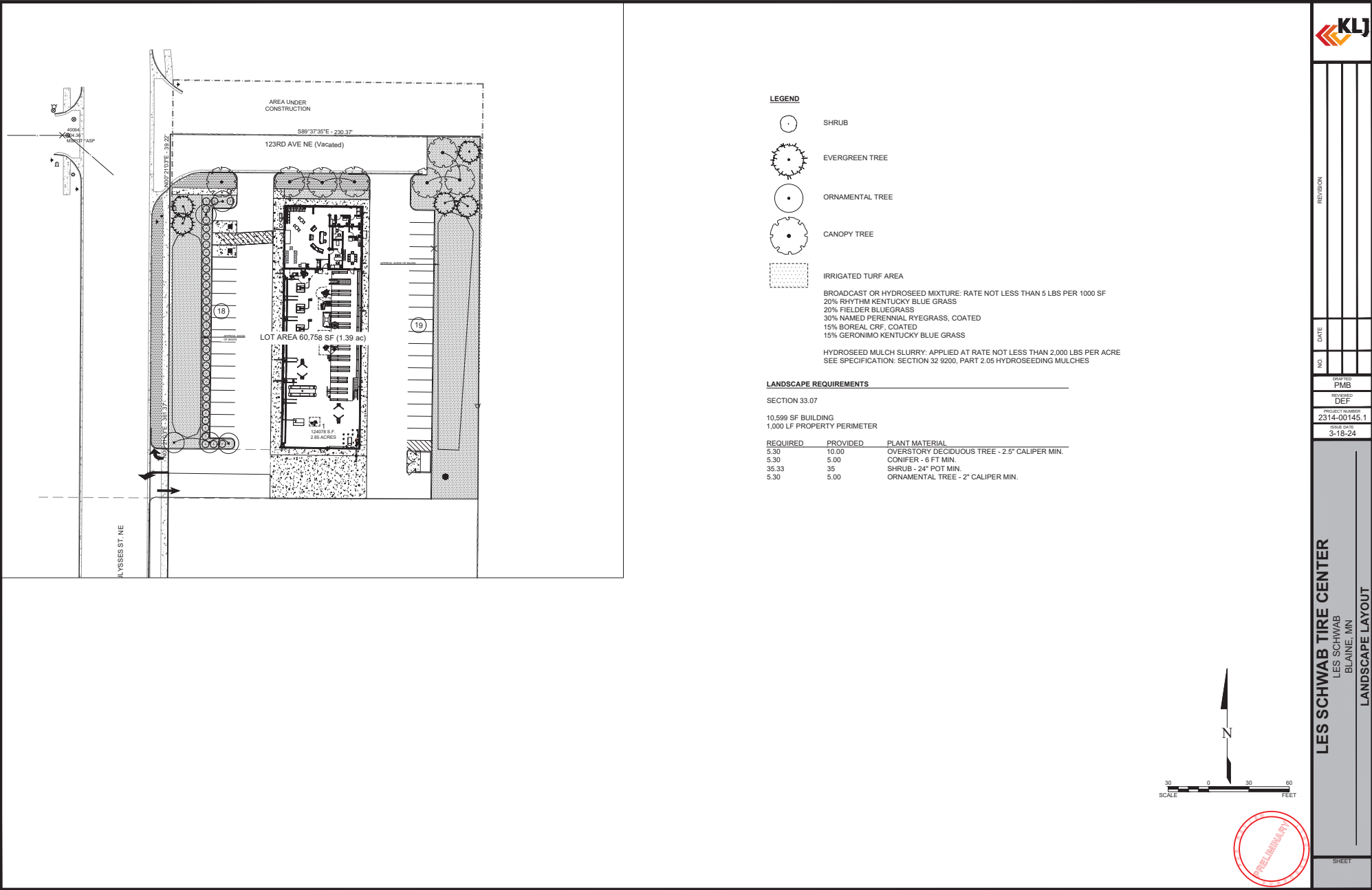


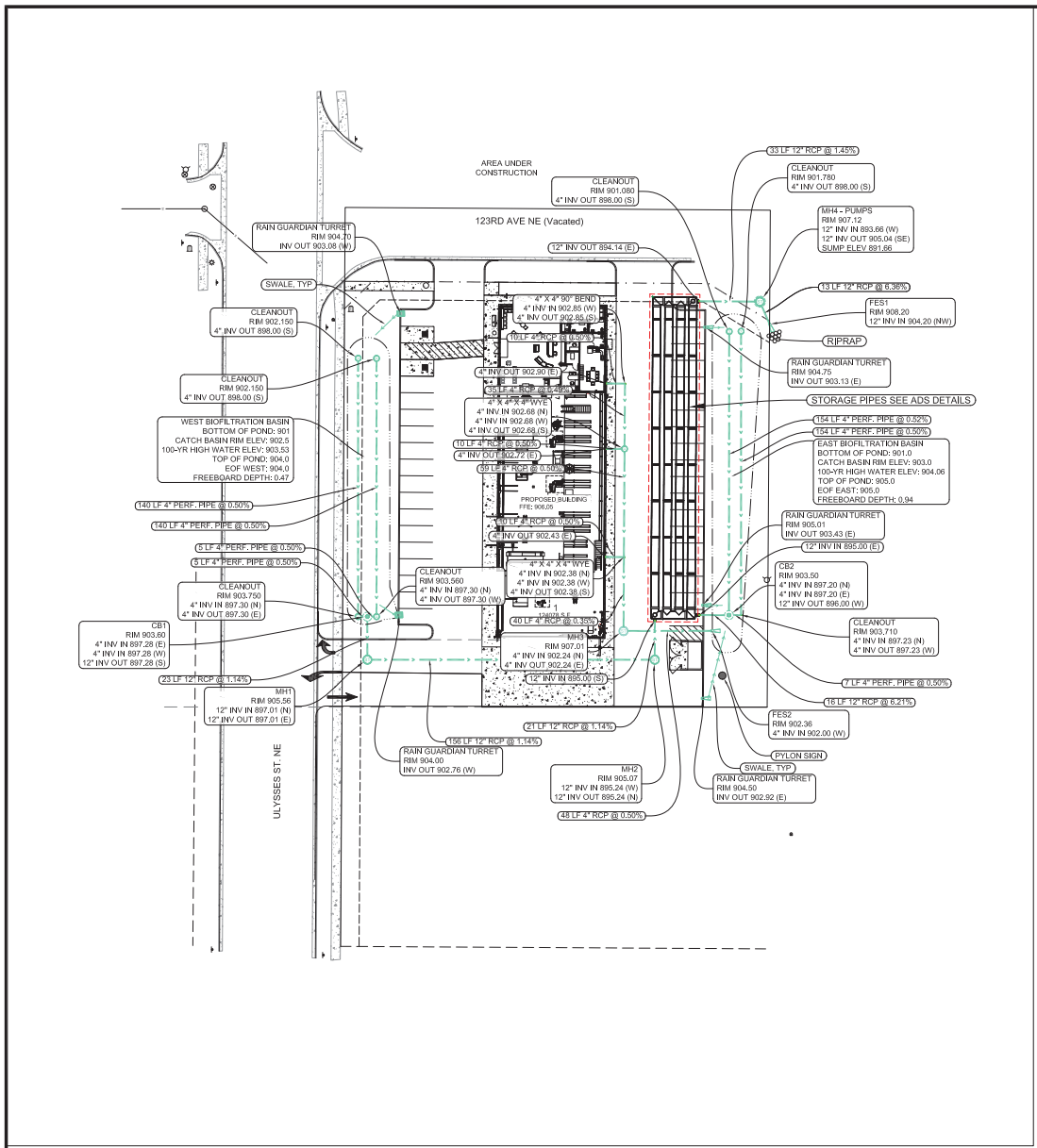
BlaineMN.gov

Case File No. 24-0024 Les Schwab Tire Store

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



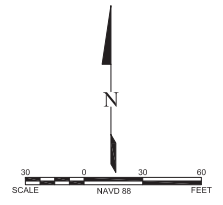




- WATER, SANITARY, & STORM SEWER:**
1. ALL WORK WITHIN THE CITY ROW SHALL FOLLOW THE CITY OF HUTCHINSON STANDARD SPECIFICATIONS.
 2. ALL PIPE DIMENSIONS ARE LISTED TO CENTER OF STRUCTURE.
 3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPE MATERIALS, SIZES, AND LOCATIONS AT ALL LOCATIONS.
 4. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH BUILDING MECHANICAL CONTRACTOR FOR UTILITY CONNECTIONS, LOCATIONS, AND ELEVATIONS.
 5. TRACER WIRE SHALL BE INSTALLED ON SANITARY SEWER SERVICES & WATER SERVICES.
 6. SEE SHEETS C700-C701 FOR UTILITY DETAILS.

STRUCTURE SUMMARY TABLE				
STRUCTURE NO.	CB1	MH1	MH2	MH3
SIZE/TYPE	48" MANHOLE	48" MANHOLE	48" MANHOLE	48" MANHOLE
MANUFACTURER	CONCRETE	CONCRETE	CONCRETE	CONCRETE
CASTING - FRAME	NEENAH R-1733	NEENAH R-1733	NEENAH R-1733	NEENAH R-1733
CASTING - GRATE	SOLID	SOLID	SOLID	SOLID
STRUCTURE NO.	CB2	MH4	MH5	
SIZE/TYPE	48" MANHOLE	48" MANHOLE	48" MANHOLE	
MANUFACTURER	CONCRETE	CONCRETE	CONCRETE	
CASTING - FRAME	NEENAH R-1733	NEENAH R-1733	NEENAH R-1733	
CASTING - GRATE	SOLID	SOLID	SOLID	

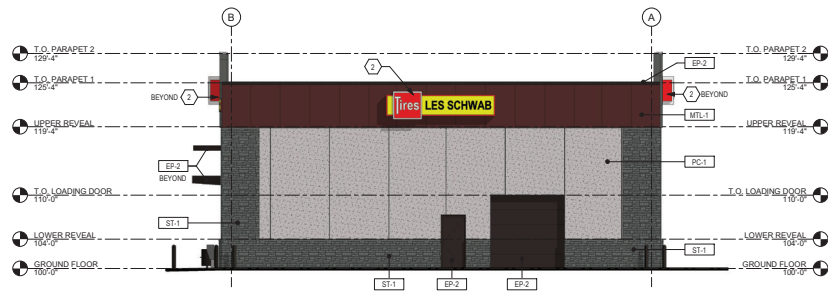
MODELS AND MANUFACTURES INCLUDED IN CASTING SCHEDULE ARE "OR EQUAL" ITEMS.
CONTRACTOR MAY SUBMIT SIMILAR ALTERNATE PRODUCTS FOR REVIEW BY THE ENGINEER.



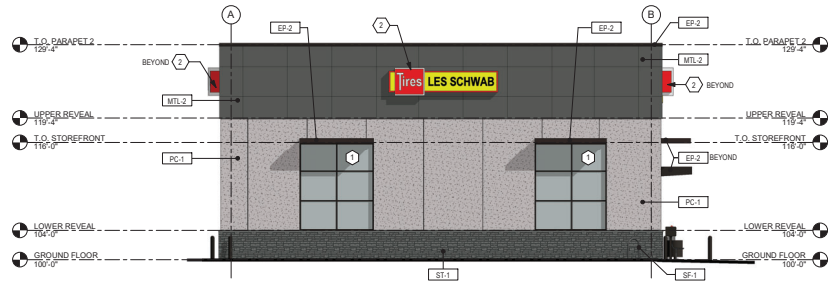
REVISION		DATE	NO.
NO.	DESCRIPTION		
1	ISSUED FOR PERMIT		
2	REVISED		
3	PROJECT NUMBER		
4	2314-00145.1		
5	DATE		
6	12/15/2023		

LES SCHWAB
LES SCHWAB TIRE CENTER
BLAINE, MINNESOTA
UTILITY LAYOUT

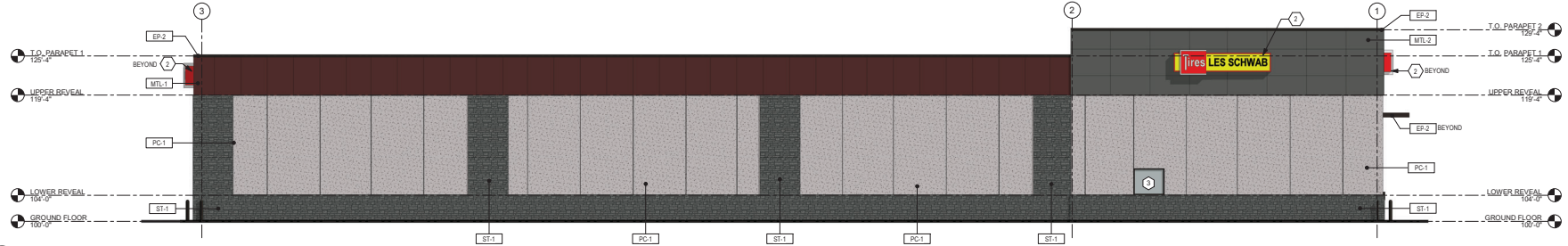
SHEET
C400



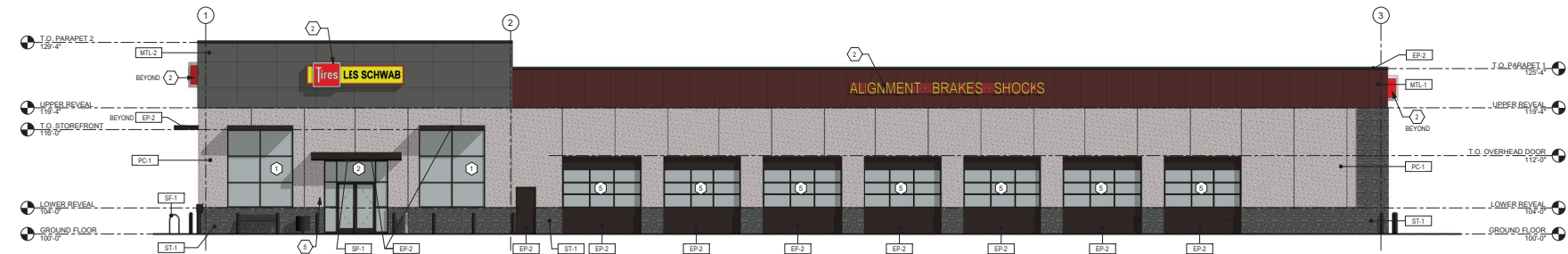
4 LOADING ELEVATION
SCALE: 1/8" = 1'-0"



3 SHOWROOM ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LOADING ELEVATION MATERIAL TAKE OFF	
MATERIAL	SQUARE FOOTAGE / COVERAGE %
STONE VENEER	342 SF / 22%
PRECAST CONCRETE PANEL	690 SF / 45%
ARCHITECTURAL METAL WALL PANEL SYSTEM	398 SF / 22%
HM DOOR / OVERHEAD DOOR	125 SF / 9%

SHOWROOM ELEVATION MATERIAL TAKE OFF	
MATERIAL	SQUARE FOOTAGE / COVERAGE %
STONE VENEER	240 SF / 14%
PRECAST CONCRETE PANEL	680 SF / 38%
ARCHITECTURAL METAL WALL PANEL SYSTEM	603 SF / 34%
STOREFRONT	240 SF / 14%

REAR ELEVATION MATERIAL TAKE OFF	
MATERIAL	SQUARE FOOTAGE / COVERAGE %
STONE VENEER	1,103 SF / 23%
PRECAST CONCRETE PANEL	2,403 SF / 50%
ARCHITECTURAL METAL WALL PANEL SYSTEM	1,286 SF / 26%
STOREFRONT	19 SF / 1%

FRONT ELEVATION MATERIAL TAKE OFF	
MATERIAL	SQUARE FOOTAGE / COVERAGE %
STONE VENEER	419 SF / 9%
PRECAST CONCRETE PANEL	1,720 SF / 36%
ARCHITECTURAL METAL WALL PANEL SYSTEM	1,286 SF / 26%
STOREFRONT W/ DOOR	353 SF / 7%
HM DOOR / OVERHEAD DOORS W/ GLAZING	1,033 SF / 22%

ELEVATION GENERAL NOTES:

- ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- REF. CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL BOXES IN LOCATIONS.
- PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- REFERS TO SHEET E&S LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

ELEVATION KEY NOTES:

- NOT USED
- SIGNAGE BY CARLSON SIGN, REF S&SB FOR ATTACHMENT DETAIL
- NOT USED
- CUTTER, REF SPEC
- DOWNSPOUT, PAINT EP-2

MATERIAL LEGEND:

- ST-1 HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING)
- PC-1 FABCON PRECAST PANEL, EXPOSED AGGREGATE (W/RF FINISH, COLOR: WHITE)
- MTL-1 ARCHITECTURAL METAL WALL PANEL SYSTEM (SHERWIN WILLIAMS, COLOR: 8061 - 7797 LS COLONIAL RED 2020)
- MTL-2 ARCHITECTURAL METAL WALL PANEL SYSTEM (SHERWIN WILLIAMS, COLOR: 7088 - GRIZZLE GRAY)
- SF-1 SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE AND BENCH
- SP-1 SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
- EP-2 EXTERIOR PAINT SUPERPRIME EXTERIOR ACRYLIC LATEX SATIN ABBW01151 (MATCH KAWNEER 440 DARK BRONZE), REF SPEC

12401 ULYSSES STREET NE
BLAINE, MN 55434

LES SCHWAB TIRE CENTER -
BLAINE, MN

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FOR REVIEW

06/01/2024
PROJECT# 12404403.00
DESIGNED BY JBN
DRAWN BY JMC
REVISIONS

EXTERIOR
ELEVATIONS

A201



2750 Blue Water Rd, Suite 100
Eagan, MN 55121-1661
[651-222-2176](tel:651-222-2176)
KLJENG.COM

March 22, 2024

Shawn Kaye
Planner
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Re: Narrative for Conditional Use Permit

Dear Ms Kaye:

This narrative is for the proposed Les Schwab Tires store at 12401 Ulysses St NE. The primary business focus is tire sales, tire repair, tire balancing, and wheels with minor work performed on brakes, shocks and struts, alignments, batteries, fluids, and wipers. Stores are typically open Monday through Saturday 8 am to 5 pm. All work is performed inside the building with the bay doors closed. Work is generally complete in a few hours and at the end of the day the parking lot is empty.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Rohweder', written over a light yellow rectangular background.

Mark Rohweder PE, PMP
Engineer

From: [Bob Mattson](#)
To: [Patricia Robinson](#)
Subject: Re: Ulysses Street Development
Date: Tuesday, June 4, 2024 5:49:54 PM

Pat,

Yes, I would like my comments included in the record, with a couple more to add.

First of all, let's consider how many other tire and service shops there are within a couple miles of the proposed location. Does anyone else remember the quick exit that Big O Tires made from the metro after only a short time? There are now none of these left in the state, a couple of them had been in Blaine. Why would Les Schwab be any more likely to succeed? Further, I'm not going to suggest that I know what would be ideal for the rest of the undeveloped property in this area, but please, no more fast food places along what I now have nicknamed "Thunder Road" (Ulysses) due to the traffic frequenting these places. The amount of trash that is tossed out of vehicles from Chipotle, Popeye's, Caribou, McDonalds, Cafe Zupa, Chick-Fil-A, and the soon-to-open Noodles and Company is truly ridiculous. My wife and I have gone up and down the area on more than one occasion picking up discarded trash. Having lived in the neighborhood for more than thirty years it is truly disheartening to see what it has become, and I fear we'll pay the price when it comes time to sell.

Please make appropriate development decisions going forward and have consideration for those of us that live in the area.

Thank you,

Bob Mattson

Sent from my iPad

From: Bob Mattson <mlgrjm@icloud.com>
Sent: Monday, June 3, 2024 10:24 AM
To: Patricia Robinson <probinson@blainemn.gov>
Subject: Re: Ulysses Street Development

Not welcome news at all, but thanks for your quick reply.

I'm sure our property value will be negatively affected, as if the car wash wasn't bad enough.

-----Original Message-----

From: Bob Mattson <mlgrjm@icloud.com>
Sent: Saturday, June 1, 2024 4:12 PM
To: Patricia Robinson <probinson@blainemn.gov>
Subject: Ulysses Street Development

There was a "Notice of Public Hearing" sign posted Thursday on the property along Ulysses just south of Mister Car Wash. the URL on the sign doesn't seem to link to anything on the city's web page. Can you tell me what development this is regarding?

Thanks,

Bob Mattson

1308 123rd Ave NE

Blaine, MN 55434

Sent from my iPad



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

4. Public Hearing

- 4.1.** 2024-173 Case File No. 24-0024 // Les Schwab Tire Store (GHS Development LLC) // 12251 Ulysses Street NE
The applicant is requesting a conditional use permit for a minor auto repair with shared access and zero lot line on the north and south property line in the Regional Commercial (B-3) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0024 was opened at 7:05PM.

Elmer Stevenson, 12565 Zest Street, reported he had dealt with Les Schwab in the past, when he lived in Washington and this was a great business.

Mike Quesnell, 1296 123rd Avenue NE, asked if this facility would service cars only, or would

large trucks also be serviced. He questioned if the bay doors would remain closed at all times, except when vehicles are entering.

Mark Rohweder, representative for Les Schwab Tires Stores, provided the commission with an introduction to his organization. He explained Les Schwab formed in Oregon in 1952 and were prominent in the west. He indicated Les Schwab was just moving into Minnesota. He commented on how active Les Schwab was in the communities they belonged to. He noted the bulk of the services provided by Les Schwab would be tires, alignments and brakes. He stated business would be conducted during business hours, Monday through Saturday. He explained used tires would be stored inside.

The public hearing was closed at 7:10PM.

Chair Goracke questioned if Les Schwab would be servicing large vehicles and would the service doors remain closed at all times. Mr. Rohweder reported all work would be done on cars. He explained he was uncertain about the ventilation system in the building.

Chair Goracke asked how many people would be employed by Les Schwab. Mr. Rohweder anticipated this location would have 8 to 15 employees.

Commissioner Deonauth inquired if the bay doors was something the city required.

Planner Kaye explained this was a suggestion from Les Schwab and staff then made this a condition for approval.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0024 based on the following conditions:

Case 24-0024:

- 1. Site plan approval will be required as a part of the building permit application.**
- 2. The parcel is currently an outlot and will need to be final platted prior to any building permits being issued for the lot.**
- 3. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 4. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.**
- 5. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures are limited in height to not more than 20 feet.**
- 6. A revised landscape plan shall be submitted with the building permit that has 25 percent of the plantings oversized.**
- 7. All work is required to be done inside the building with the bay doors closed. Bay doors to remain closed at all times with the exception of vehicles entering and existing the building.**

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-120

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit (CUP) Amendment to Allow Vehicles to Remain on Site for at Least 72 Hours, and to Alter Previous CUP Requirements for an Existing Auto Repair Business in the Community Commercial (B-2) Zoning District at 611 109th Avenue NE. A & C Automotive (Case File No. 24-0030/SLK)

Executive Summary

The applicant is requesting to amend a Conditional Use Permit (CUP) approved in 1979 to allow vehicles to remain on site for at least 72 hours, to remove the requirement to have solid waste pick up three times a week, and to clarify the hours of operation.

Background

Planning Commission Public Hearing	06/11/24
City Council (Conditional Use Permit)	07/01/24
Action Deadline	07/09/24

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

Zoning

The property is zoned Community Commercial (B-2).

Surrounding Zoning and Uses

The properties to the west, southwest, and south are zoned Neighborhood Commercial (B-1) with a small grocery market, a groomer, and daycare. The properties to the north and east are zoned Single Family (R-1) with single family homes.

Existing Conditions

The property has an existing auto repair shop with a fenced rear area for the storage of cars.

History (Previous approvals if any)

A Conditional Use Permit (CUP) was granted in 1979 to operate an automobile service establishment, specializing in mufflers and shock absorbers. The CUP was approved with the following conditions:

1. The north and east property lines shall be fenced so as to provide a sight barrier of 6' height. Such fence is to remain in a state of good repair.
2. Noise levels produced by operation of the business shall not exceed Minnesota Pollution Control Agency standards for commercial activities, 65dBA.
3. Off-street parking shall be provided for 30 vehicles; no vehicles are to remain on the property for a period longer than 24 hours.
4. Hours of operation shall be confined to daylight hours.
5. Solid waste shall be removed three times per week.

Evaluation of Request

The applicant is requesting an amendment to their CUP to allow the ability to store cars outside longer than the 24 hours, currently allowed by the CUP. The request is to allow at least 72 hours of overnight parking on site. The vehicles would be required to be stored in the rear fenced area or in a designated and striped parking stall meeting zoning ordinance requirements. The request also includes removing the requirement that solid waste be picked up three times a week, and to clarify hours of operation.

When considering whether to allow an increased amount of time for overnight vehicle storage, one should consider what has been required of other auto repair businesses in commercial zones.

The following sites are generally similar in scale and visibility to the subject property, and are located in the B-2 or B-3 districts:

- Blaine Wholesale Transmission (30 County Road 10): CUP amendment approved in 2023 allowing for outside storage in four stalls (previously prohibited), located away from the County Road 10 frontage road. The site is similar in scale, visible from County Road 10, and is not near residential uses. No limit on how long vehicles can be stored outside.
- North Country Tire (11290 Central Avenue NE): Current CUP limits outside storage of vehicles to 8 stalls. The business is larger in scale, is highly visible from Highway 65, and is not near residential uses. No limit on how long vehicles can be stored outside.
- Bourke Brothers Auto (10112 Sunset Avenue NE): Overnight outdoor storage is limited to two vehicles. The business is smaller in scale, is visible from a busy, but lower traffic road, and immediately adjacent to a residential use. No limit on how long vehicles can be stored outside.

Because of similar existing businesses not having a limit on the hours/days for overnight storage and difficulty in enforcing a time limit on overnight storage, staff is recommending that current condition number 3 no longer has a time limit on the number of hours for overnight parking. The condition will continue to limit the number of vehicles stored outside to 30 vehicles.

The site will need to leave 8 stalls (2 per overhead door), as required by the zoning ordinance, available for employee and customer parking and therefore would not be able to have overnight parking on 8 stalls on the site.

The condition requiring solid waste to be removed three times per week is dated and not needed by the applicant. Therefore, the applicant is asking that this condition be removed from the CUP. Generally, minimum trash pick up is not added as a condition by staff.

The applicant would like to clarify condition 4 by updating the language to: Hours of operation to be 8AM to 6PM, Monday to Friday

Site Plan

The site does not meet current setbacks as it was developed in the 1970s.

Architecture

The building is primarily painted concrete block with glass around the office/waiting area and in the bay doors. The roof is mansard style with asphalt shingles. The building design does not meet the standards of the zoning district, but is legal non-conforming. The applicant is not requesting any additions to the building.

Landscaping

The site is paved to all property lines and therefore does not have room for landscaping.

Grading/Storm Drainage

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

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - Increasing the time limit for the outside storage of vehicles is not anticipated to increase the burden on public utilities or facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The storage of vehicles will continue to primarily be in the rear fenced yard, which is screened by a solid board on board fence from adjacent residential properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The storage of vehicles will primarily be in the rear fenced yard, which is screened by a solid board on board fence from adjacent residential properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The B-2 zoning district is intended to provide retail and services to the trade area of nearby neighborhoods. The use meets this intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Layout

Aerial Site Plan

Narrative

Resolution 79-67

Unapproved Planning Commission Minutes 6/11/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit amendment. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adppt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-120

Resolution Granting a Conditional Use Permit (CUP) Amendment to Allow Vehicles to Remain on Site for at Least 72 Hours, and to Alter Previous CUP Requirements for an Existing Auto Repair Business in the Community Commercial (B-2) Zoning District at 611 109th Avenue NE. A & C Automotive (Case File No. 24-0030/SLK)

WHEREAS, an application has been filed by John Collier as Conditional Use Permit Case File No. 24-0030, for A & C Automotive; and

WHEREAS, said case involves the property described as follows:

Outlot 3 DONNAYS OAK PARK 11TH

WHEREAS, the Blaine Planning Commission held a public hearing on June 11, 2024, and recommended approval regarding said Conditional Use Permit Amendment; and

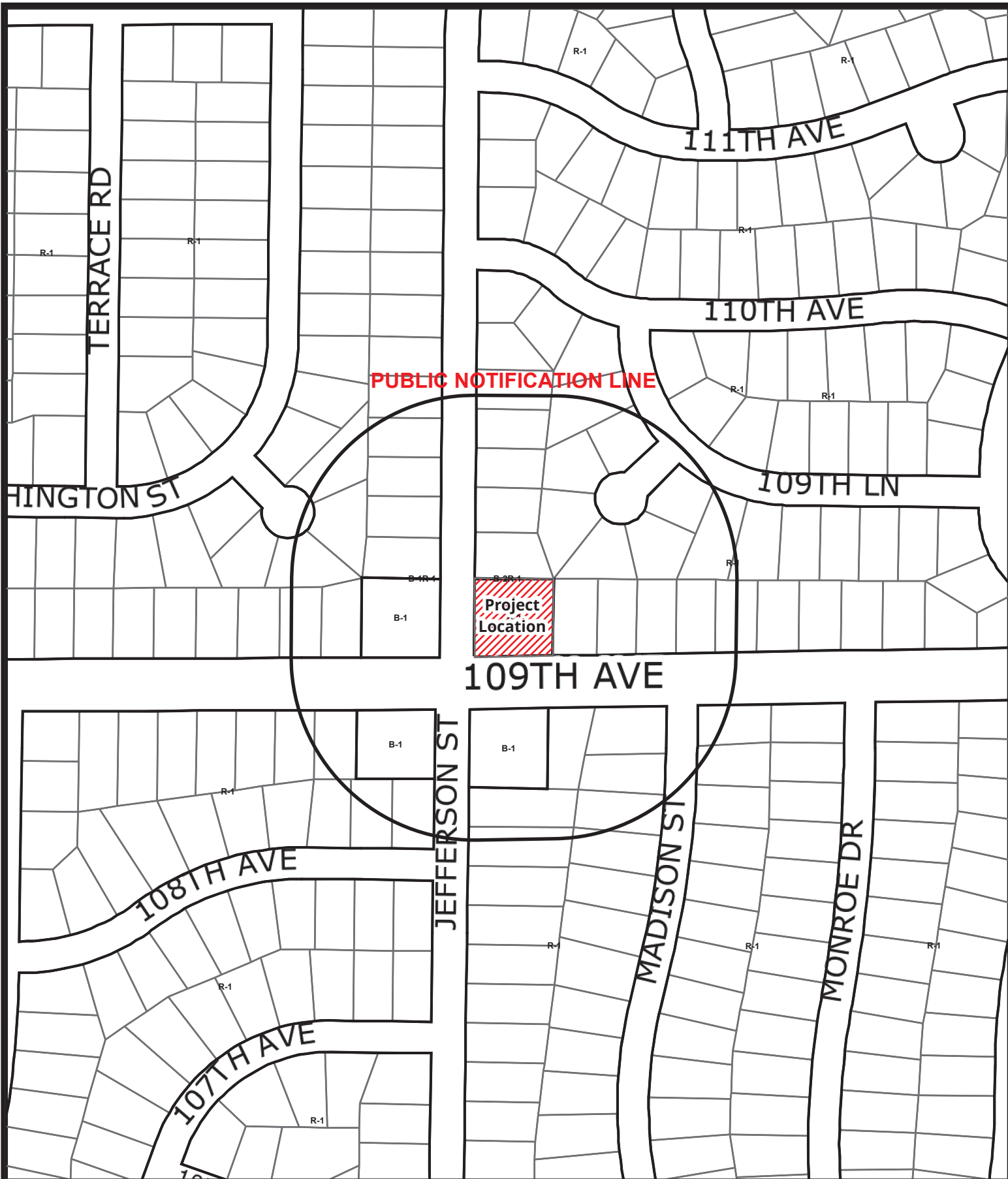
WHEREAS, the Blaine City Council has reviewed said case on July 1, 2024; and

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 amendment is hereby approved per Section 30.14(e) and 27.04 of the Zoning Ordinance to allow vehicles to remain on site overnight, and to remove the requirement to have solid waste pick up three times a week at an existing minor auto repair business in the Community Commercial (B-2) zoning district with the following conditions:

1. The north and east property lines shall be fenced with a 6' wood fence to provide a sight barrier. Such fence shall remain in a state of good repair.
2. Noise levels produced by operation of the business shall not exceed Minnesota Pollution Control Agency standards for commercial activities.
3. Outside overnight parking of vehicles shall be limited to 30 vehicles. All parking of vehicles is limited to the rear fenced area and in a designated and striped parking stall meeting zoning ordinance requirements.
4. The site shall leave 8 stalls (2 per overhead door) as required by the zoning ordinance available for employee and customer parking. Overnight vehicle parking is not permitted on these 8 stalls.
5. Hours of operation are limited to 8AM to 6PM, Monday to Friday.
6. All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.
7. No vehicle repair may occur outside.
8. The approval of this CUP resolution replaces previously approved Resolution 79-67.

PASSED by the City Council of the City of Blaine this 1st day of July, 2024.

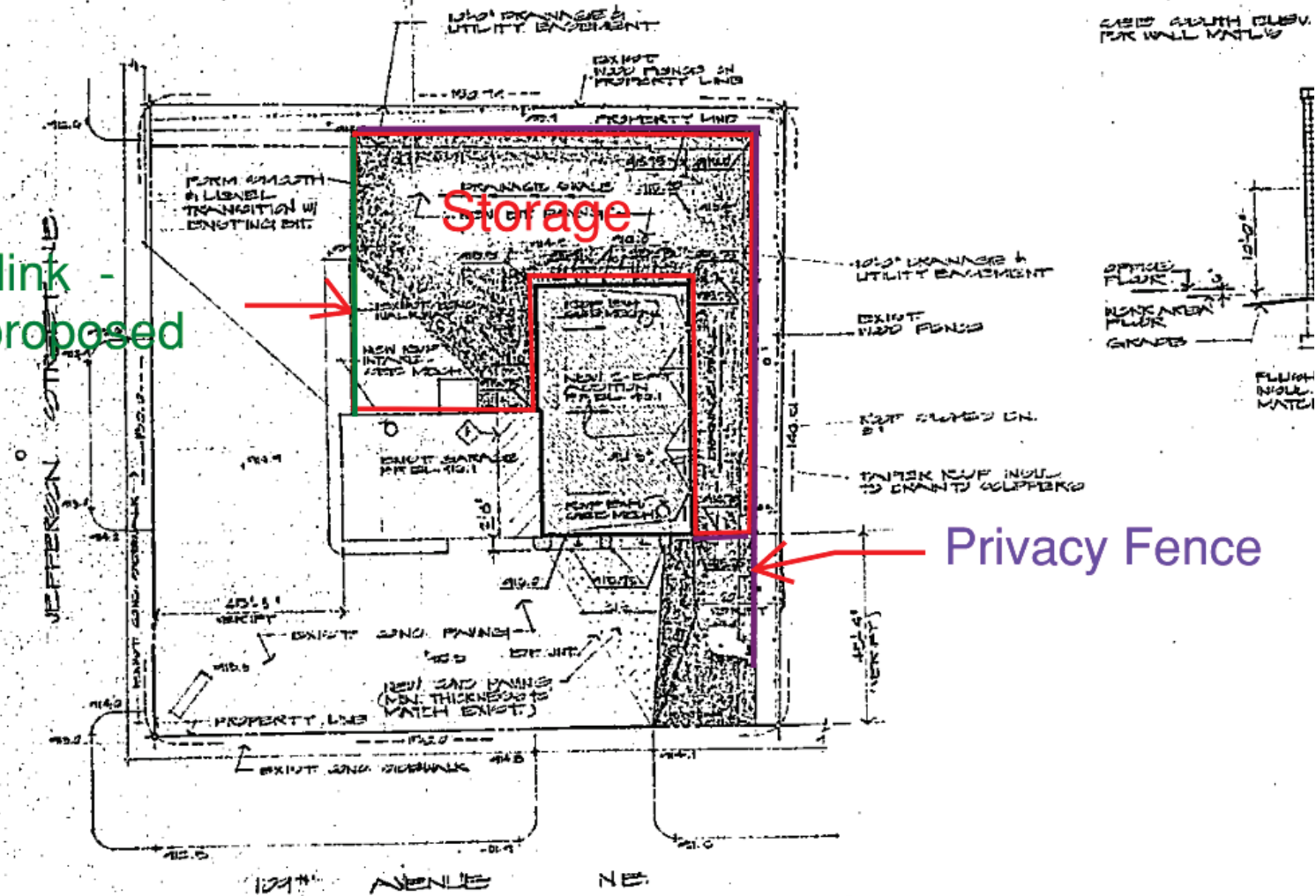


BlaineMN.gov

**Case File No. 24-0030
A & C Automotive**

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





Privacy Fence



I am requesting a CUP Amendment for my existing business as the conditions of the 1979 CUP are a bit antiquated. Below are the conditions of the current CUP with my request below each one.

- 1) The north and east property lines shall be fenced so as to provide a sight barrier of 6' height. Such fence is to remain in a state of good repair
 - This will be maintained and will put slats in the chain link fence on the west side
- 2) Noise levels produced by operation of the business shall not exceed Minnesota Pollution Control Agency standards for commercial activities, 65dBA.
 - This is being met
- 3) Off street parking shall be provided for 30 vehicles; no vehicles are to remain on the property for a period longer than 24 hours.
 - Requesting amendment to allow 72 hours
- 4) Hours of operation shall be confined by daylight hours
 - Requesting amendment for hours to be 8am-6pm Monday -Friday
- 5) Solid waste shall be removed three times per week
 - Requesting this condition be removed

CITY OF BLAINE
RESOLUTION NO. 79-67

A RESOLUTION GRANTING A SPECIAL USE PERMIT PER
SECTION 36.09 (11) OF THE ZONING CODE TO MUFFLER
CLINIC, BY WARREN G. BENSLEY, 611 - 109th Ave.

WHEREAS, an application has been filed by Muffler Clinic,
by Warren G. Bensley, 5531 Lakeland Avenue No., Crystal, Minne-
sota, 55429, as Special Use Permit Case #79-27, and

WHEREAS, a public hearing has been held by the Blaine Plan-
ning Commission on April 19, 1979, and

WHEREAS, the Blaine Planning Commission recommends said Special
Use Permit be granted, and

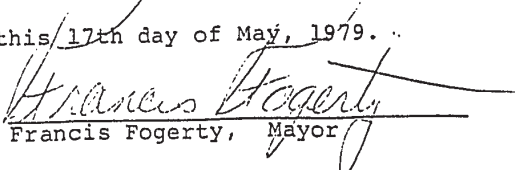
WHEREAS, the Blaine City Council has reviewed said case on
May 17th, 1979;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the
City of Blaine that a Special Use Permit is hereby granted per
Section 36.09 (11), reference Section 34.15 (f), of the Zoning
Code to convert and operate the structure on the northeast corner
of 109th Avenue and Jefferson Street as an automobile service
establishment specializing in mufflers and shock absorbers.

BE IT FURTHER RESOLVED the granting of this Special Use Permit
is subject to property owner compliance with the following condi-
tions:

1. The north and east property lines shall be fenced so as
to provide a sight barrier of 6' height. Such fence is
to remain in a state of good repair.
2. Noise levels produced by operation of the business shall
not exceed Minnesota Pollution Control Agency standards
for commercial activities, 65 dBA.
3. Off street parking shall be provided for 30 vehicles;
no vehicles are to remain on the property for a period
longer than 24 hours.
4. Hours of operation shall be confined to daylight hours.
5. Solid waste shall be removed three times per week.

PASSED by the Blaine City Council this 17th day of May, 1979.


Francis Fogerty, Mayor

ATTEST:


Joyce Twistol, City Clerk

Council Action 79-211



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

4. Public Hearing

- 4.2. 2024-174** Case File No. 24-0030 // A & C Automotive // 611 109th Avenue NE
The applicant is requesting a conditional use permit amendment to allow vehicles to remain on site for at least 72 hours, and to remove the requirement to have solid waste pick up three times a week at an existing auto repair business in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0030 was opened at 7:17PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Commissioner Gorzycki asked if staff knew why time limits were set on the parking spaces.

Planner Kaye stated she was uncertain why this had been a recommendation in the past.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0030 based on the following conditions:

Case 24-0030:

- 1. The north and east property lines shall be fenced to provide a sight barrier of 6' height. Such fence is to remain in a state of good repair.**
- 2. Noise levels produced by operation of the business shall not exceed Minnesota Pollution Control Agency standards for commercial activities.**
- 3. Outside overnight parking of vehicles shall be limited to 30 vehicles. All parking of vehicles is limited to the rear fenced area and in a designated and striped parking stall meeting zoning ordinance requirements.**
- 4. The site will need to leave 8 stalls (2 per overhead door) as required by the zoning ordinance available for employee and customer parking. Overnight vehicle parking is not permitted on these 8 stalls.**
- 5. Hours of operation are limited to 8AM to 6PM, Monday to Friday.**
- 6. All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.**
- 7. No vehicle repair may occur outside.**
- 8. The approval of this CUP resolution replaces previously approved Resolution 79-67.**

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.



City of Blaine

Staff Report

File Number: RES 24-121

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit Amendment to Modify the Fencing Requirements for an Existing Truck Terminal in the Heavy Industrial (I-2A) Zoning District at 3701 85th Avenue NE. Old Dominion Freight Line (Case File No. 24-0033/EES)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) Amendment to change the fencing requirements related to an existing truck terminal and to install additional special purpose fences. This request does not allow for any additional truck or trailer storage. Staff recommends approval with conditions.

Background

Planning Commission Public Hearing	06/11/24
City Council (Conditional Use Permit)	07/01/24
Action Deadline	07/09/24

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Zoning

The property is zoned Heavy Industrial (I-2A). The I-2A zoning differs from the I-2 district by allowing for truck terminals and outside parking of trucks exceeding the number of dock doors, both of which are prohibited in all other districts.

Surrounding Zoning and Uses

The property is adjacent to other heavy industrial properties to the west and north, and one single family and several townhome residential properties to the east (R-1 and R-3B). The property across 85th Avenue is an office use in Shoreview.

Existing Conditions

There is an existing truck terminal on the site.

History

The property was occupied by Consolidated Freight as a truck terminal starting in 1979. The property was vacated around 2000. In 2004, Old Dominion applied for and received a CUP for a truck terminal. Since the property had been vacant for over a year, any previous approvals to operate a truck terminal or legal nonconforming status were void. The 2004 CUP required a variety of site improvements to screen the property from the neighboring residential properties and from the traveling public on 85th Avenue.

The applicant reconstructed the pavement on most of the site in 2022. Modifications were made to some of the fencing on site without a permit. Following a complaint near the end of 2023, code enforcement action was initiated for violation of some of the CUP conditions and for parking of trucks/semi-trailers in the front yard, which is prohibited by the 1-2A standards. The applicant is requesting a CUP amendment to the fencing requirements that would allow for their preferred fencing configuration. The requested approvals would not authorize storage of trucks or trailers in the front yard.

Evaluation of Request

Site Plan

The applicant is requesting a CUP amendment to adjust some of the conditions related to fencing and for approval of fences over 7 feet in height. In commercial and industrial districts, fences are limited to 7 feet, but can exceed that height with approval of a CUP for a special purpose fence, when the fence at that height is necessary to protect, buffer, or improve the premises for which such fence is intended.

The applicant is requesting an amendment to the conditions of the CUP to alter condition 4, which requires a 6-foot board on board fence between the northern and southern parking areas. The applicant is instead proposing an 8-foot tall chain link fence with slats installed at the southern edge of the southern parking lot. The fence between the two parking areas has already been removed and a chain link fence with barbed wire has been installed approximately 20 feet from the front property line. Barbed wire is only permitted on fences in the front yard when the fence meets the parking setback. Therefore, any barbed wire fence in the front yard on this property must meet a 25-foot setback.

The current fence does not have slats, but the applicant is proposing the relocated fence to have slats. The purpose of the requirement for a board on board fence in the existing CUP is to provide screening of trucks from the traveling public. Staff recommends retaining the requirement for a solid fence (either board on board or a maintenance free alternative, such as a composite material), but does not object to having the fence located south of the southern parking lot, rather than between the parking areas. Staff is proposing that an 8-foot tall solid fence be required between the front lot line and the parking lot and that the CUP authorize, but not require, a chain link fence up to 8 feet in height with/or without barbed wire be installed no closer than 25 feet from the front lot line. Staff finds that this fence meets the criteria for approval of a special purpose fence by being necessary to buffer the property.

The applicant is proposing to improve the screening of the southern parking lot on the east side of the site. Currently, there is a small berm, landscaping, a solid fence, and a chain link fence. The applicant is

proposing to install additional trees and taller fencing. A 10-foot-high cedar fence is proposed with an 8-foot chain link fence behind the cedar fence. Staff finds that this fence meets the criteria for approval of a special purpose fence being necessary to buffer the property. Barbed wire fencing is not permitted adjacent to residential properties, therefore the chain link fence in this location may not include barbed wire.

The applicant is also proposing additional 8-foot high chain link fences throughout the south parking lot. The applicant provided a narrative explaining that 8-foot fences were necessary for safety, security and asset protection. The narrative also notes that the fence is electrified. Electric fences are only permitted in the Farm Residential (FR) and Agriculture (AG) zoning districts when meeting the farm fence standards. A condition has been included requiring that the existing fence have its capability for electrification removed by August 31, 2024.

All other conditions of the CUP are proposed to remain. For improved clarity, staff is recommending the previous resolution be voided and replaced with the resolution in the recommendation, which also incorporates approval of additional special purpose fences.

The applicant was advised that while changes to the fencing requirement may be approved as part of the requested CUP amendment, truck and trailer storage remains limited to the side and rear yards. Following receipt of a complaint regarding front yard storage of trailers, the applicant was informed that the trailers could not be located in that area and that the fencing between the southern parking lot and the main parking lot must be restored in compliance with the CUP. The applicant is applying for the CUP amendment, but did not submit a request for a variance from the requirement that storage be located in the side or rear yard. A final notice of violation was issued on May 30, 2024, advising that because no variance request was received, the trailers must be removed from the front yard.

Architecture

Modifications were made to the main building in 2004, as required by the CUP. No building changes are being proposed.

Landscaping

The applicant is proposing to install additional conifer trees on the east side of the south parking lot. No tree removal is proposed.

Grading/Storm Drainage

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

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA floodplain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The adjustment of fence locations and special purpose fences will not create additional 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.
 - The adjustment of fence locations and fences up to 10 feet tall will be compatible with adjacent properties by retaining or improving the screening of the truck terminal, and is consistent with the character of the I-2A district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed fencing changes, as recommended by staff to include a solid fence on the south side, will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The adjusted fence locations and special purpose fences are consistent with the zoning code and the I-2A district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The existing terminal and proposed changes are consistent with the site's heavy industrial designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map
Applicant Narrative
Site Plan
Resolution 04-209
Public Comments
Unapproved Planning Commission Minutes 6/11/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit amendment. No one attended the public hearing. The meeting minutes are attached for reference. Two written comments were submitted for the public hearing which are also attached.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-121

Resolution Granting a Conditional Use Permit Amendment to Modify the Fencing Requirements for an Existing Truck Terminal in the Heavy Industrial (I-2A) Zoning District at 3701 85th Avenue NE. Old Dominion Freight Line (Case File No. 24-0033/EES)

WHEREAS, an application has been filed by Jerry Canada as Conditional Use Permit Case File No. 24-0033 for Old Dominion Freight Line Inc; and

WHEREAS, said case involves the property described as follows:

THAT PART OF THE SE1/4 OF SW1/4 & TH PRT OF THE NE1/4 OF SW1/4 OF SEC 35 31 23 ANOKA CNTY, MN DESC AS FOL, BEG AT THE SE COR OF SD SE1/4 OF SW1/4 TH WLY ALG S LINE OF SD SW1/4 800 FT TH NLY PRLL/W THE W LINE OF SD SE1/4 OF SW1/4 TO ITS INTER /W A LINE PRLL/W & A DIST 350 FT SLY OF THE N LINE OF SD NE1/4 OF SW1/4 SD 350 FT MEAS ALG THE E LINE OF SD NE1/4 OF SW1/4 TH ELY ALG SD PRLL LINE TO THE SD E LINE TH SLY ALG SD E LINE TO THE POB; EX RD; SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on June 11, 2024, and recommended approval regarding said Conditional Use Permit Amendment; and

WHEREAS, the Blaine City Council has reviewed said case on July 1, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 31.34 (i), 33.08 (h)(1), and 27.04 of the Zoning Ordinance to operate a truck terminal and install special purpose fences up to ten feet in height in a Heavy Industrial (I-2A) zoning district with the following conditions:

1. A 25-foot parking setback shall be maintained from the east property line.
2. A 4-foot berm and two rows of conifer trees shall be established in the area shown on the attached site plan (generally located east of the southern parking lot).
3. The existing 8-foot tall board on board fence along the eastern property line shall remain, or be replaced in like and kind.
4. An 8-foot tall solid fence (such as board on board cedar or composite fencing material) shall be constructed between the south parking lot and the southern property line. The applicant may install a chain link fence, with or without barbed wire north of the solid fence, meeting at least a 25-foot setback from the southern property line. Said chain link fence may not exceed 8 feet in height, inclusive of any barbed wire.
5. A 10-foot solid fence shall be installed along the southern edge of the eastern property line. An 8-foot tall chain link fence may be located west of the solid fence. Said chain link fence cannot include barbed wire.

6. One row of 8-foot chain link fence, inclusive of any barbed wire, is permitted behind the fencing referenced in (4) above.
7. All lighting on site shall conform to the standards of 33.02. No building lighting may be installed on the east side of the building.
8. No loud speakers can be used on site between 10PM and 7AM.
9. No docks may be installed facing 85th Avenue.
10. No outside storage, including storage of trucks or trailers, is permitted in the front yard, per Section 31.39 (a).
11. Permits for any existing fencing installed without a permit must be obtained by August 31, 2024.
12. Any existing electrified fences must have the capability for electrification removed by August 31, 2024.
13. The cedar fence on the southern property line shall be installed no later than August 31, 2024.
14. All new fences and changes to existing fences require permits prior to installation. Applicant is advised that fences over 7 feet in height require submission of plans stamped by a professional engineer licensed in Minnesota.
15. Resolution 04-209 is hereby voided and replaced with this resolution.

PASSED by the City Council of the City of Blaine this 1st day of July, 2024.

PUBLIC NOTIFICATION LINE

Project Location

AUSTIN PARK
R-1



BlaineMN.gov

Case File No. 24-0033 Old Dominion Freight Line

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



May 20, 2024

Sheila Sellman
City Planner
Planning Department
10801 Town Square Drive NE
Blaine, MN 55449

SUBJECT: Conditional Use Permit
Old Dominion Freight Line, Inc.
PID #: 35-31-23-34-001
3701 85th Ave NE
Blaine, MN 55126

Dear Ms. Sellman,

On behalf of our client, Old Dominion Freight Line, Inc., we are respectfully submitting a Conditional Use Permit (CUP) application to make site changes for the City of Blaine's review and approval.

On 12/15/2023, Old Dominion received notice about CUP violations regarding the location of a newly constructed fence located within the 25' front yard setback. Resolution No. 04-209, condition 13 states that any changes to the site will require a CUP amendment. The site is currently not in compliance with setback and screening requirements of conditions 2 and 4 of Resolution No. 04-209. The project also proposes to amend condition 6 to allow for relocation of the existing chain link fence and increase the fence height with approval of a special purpose fence.

To address these violations, the project proposes the following:

- Remove the existing fence that encroaches the 25' front yard setback along 85th Ave NE.
- Remove the recently constructed concrete slab located at the SE corner of the property.
- Install a new 8' tall chain link fence with screening slats along 85th Ave NE outside of the 25' front yard setback.
- Install a new 8' tall chain link fence along the east property line along the new edge of concrete – connecting the southern fence along 85th Ave NE to the existing fence on the east side of the property.

- Install a new 10' cedar board on board fence along the east side of the property to add additional screening to the east.
- Grade in a 4' tall berm between the newly installed cedar fence and the property line.
- Plant two additional rows of 6' tall coniferous trees on the east side of the property for additional screening.
- Obtain Conditional Use Permit for the proposed 8' tall chain link fence, 10' tall cedar board fence, and existing 8' tall chain link fence that is located to the west of the entrance drive.

In addition to the CUP amendment for site changes to bring the site into compliance with the existing CUP, the applicant is requesting approval of special purpose fences on the property. This includes the proposed 8' chain link fences and 10' board on board fence. The applicant proposes special purpose fences to enhance the screening buffers between both 85th Ave NE and the residential neighbors to the east. Along 85th Ave NE, a 8' tall screening fence is necessary as operations may still be visible over a 6' tall fence from the roadway vehicles passing by, as the elevation of the 85th Ave NE is slightly higher than the private site. Along the east property line, the owner proposes an increased buffer distance, additional trees and berm, and a 10' tall cedar board on board fence. The owner would like to maintain relationships and be a good neighbor to residents. In the interest of doing so, feels a 10' tall board on board fence will increase enhance screening from headlights and operations on site, especially during winter months when tree canopy screening decreases, a taller fence will help maintain screening from higher vantage points such as decks and second floor windows.

Cedar Board Fence Example:



Chain Link Fence with slats Example:



We appreciate the City's consideration of our application. Please contact me with any questions or concerns at 763-746-1606 or jbailey@sambatek.com
Sincerely,

Joseph Bailey, PE
Project Manager

CC: Jerry Canada, Old Dominion Freight Line Inc.

To Blaine City Council Members:

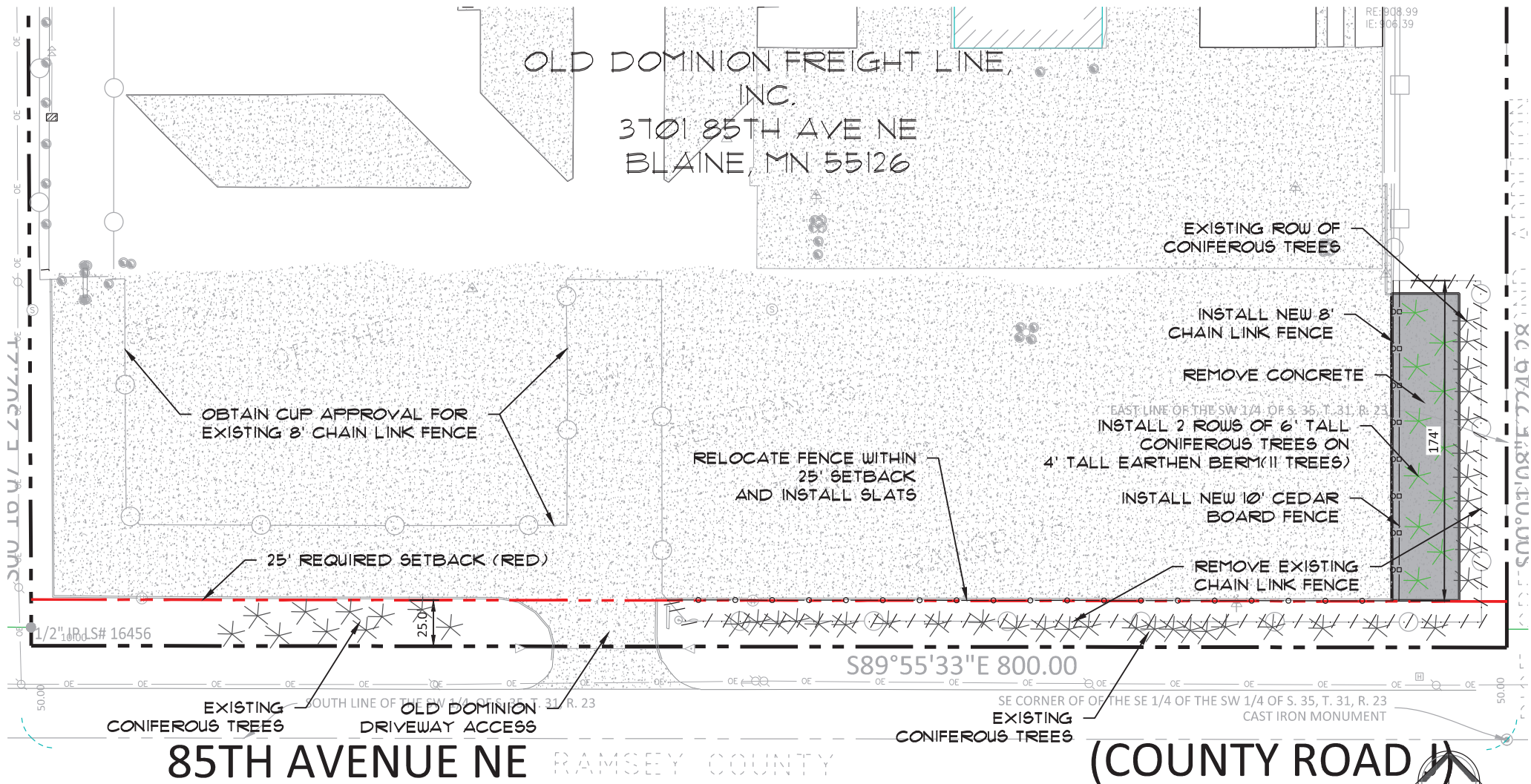
Below is a brief explanation of our perimeter security standards and why we elect to install these systems at our facilities.

Why electrified fence and barbed wire?

Security - We are a carrier that hauls valuable shipments for our customers, which include the City of Blaine's local businesses. Our customers trust that we will take every measure to eliminate the risks associated with theft of their products. We have partnered with AMAROK Security to install a monitored electrified security fence inside of our existing perimeter fence. Overwhelmingly, it is the best security measure to prevent criminals from trespassing onto our properties. AMAROK is our trusted partner at over 100 other ODFL sites throughout the United States. Of most importance, the utilization of a monitored electrified security fence has enabled us to maintain employee safety and security of their personal property. In addition to security from the public, the fence height restricts the potential for staff to throw valuables over the fence for later procurement.

Safety – We put a great deal of effort into the layout and function of our properties. Specifically, we consider path of travel, vehicle travel, parking, and driver visibility when considering the layout of our sites. Given that our operation involves the movement of very large pieces of equipment that have limited visibility and sightlines, it is vital that we control where people walk or might be present on our sites. We work hard to control our perimeter access not only due to the value of our cargo, but also because an unwanted guest may find themselves in an area where foot traffic is not expected by our drivers. This puts that individual in immediate danger of being struck or crushed. Therefore, we rely on our security measures (electrified fence/security wire) to strongly discourage any unauthorized access.

Impact on the community - With this product being so effective, we are taking a proactive approach at this location. It will reduce the burden on the City of Blaine's Police Department by proactively deterring criminal trespass and, if needed, allowing us to verify the alarms which will decrease false alarm calls. By deterring these property crimes, it allows the police to focus on other priorities within the city. Our request is that you allow us to install this proven security technology so that we can provide a high-level of secured shipping services to our customers and provide a safe and secure workplace for our employees, many of whom are residents of the City of Blaine and the great Minneapolis/St.Paul region.



BLAINE, MINNESOTA

OLD DOMINION FREIGHT LINE, INC.

SCALE: 1" = 50'

05/10/2024



CITY OF BLAINE

RESOLUTION NO. 04-209

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.1984 (i) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
OLD DOMINION FREIGHT LINE, INC.
3701 85th AVENUE NE**

WHEREAS, an application has been filed by Old Dominion Freight Line, Inc. as conditional use permit Case File No. 04-81; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on October 12, 2004; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on November 4, 2004.

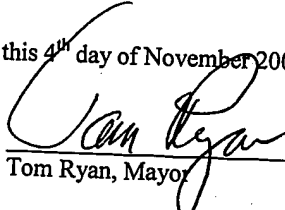
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.1984 (i) of the zoning ordinance to operate a freight business/truck terminal on an existing truck terminal site that was previously owned and occupied by Consolidated Freight based on the following conditions:

1. A setback of 25-feet from the right-of-way line for the parking area on the south side of the site is required. The parking lot in this area will need to have curb and gutter installed. The cracks in the pavement will need to be removed and filled as required and the surface of the parking lot should be sealcoated. The parking lot should also be restriped to provide delineated parking areas.
2. A 25-foot setback area will also need to be established between the east property line and the south parking area in the front of the site.
3. A double row of conifer trees (6 feet in height) placed 15-18 feet on center should be placed in the setback areas to be created. These areas must have underground irrigation. In addition, a 3-4 foot berm should be installed in the newly created east setback area.
4. The existing chain link fence dividing the parking areas on the south end of the site will remain, but a six-foot high cedar board-on-board fence should also be installed on the north side of this fence. This board-on-board fence is to act as screening from the truck loading and unloading area from 85th Avenue. The chain link fence is proposed to stay due to safety concerns on site.

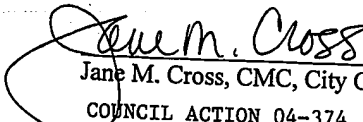
5. The dock doors on the south end of the building facing 85th Avenue should be removed and brick/rock face block should be applied to that end of the building. Some windows should be added to that elevation as well to provide a more decorative type of building and to be consistent with what other new industrial buildings in the City are required to do. Staff does not believe the dock doors on this side of the building are appropriate given their proximity to and view of 85th Avenue.
6. The existing chain link fence along the east side will remain in its current location a new 8-foot high board on board cedar fence should be installed. This board-on-board fence is intended to block headlights and noise that would be directed towards the residential area to the east of this site. Again, the chain link fence is to remain for safety purposes.
7. All buildings on site should be repainted.
8. The lights projecting on top of the building on the east side of the site should be removed entirely. No wall-mounted fixtures will be allowed on the east side of the building. The pole-mounted light fixtures on the east side of the building should be at 90-degree angle and a shield should be installed on the fixtures to direct the lights away from the east. The lights in the front parking area should be changed so the fixtures are at a 90-degree angle to the pole to meet ordinance requirements. The poles should also be lowered so they are no greater than 20- feet in height.
9. The miscellaneous debris on the site, including dead tree branches and materials associated with remodeling projects, should be removed from the site.
10. A sign permit is required for all signage on the site including monument and wall signs. Industrial monument signs are allowed to be a maximum of 80 square feet and 10 feet in height. No signage can be installed on site without requiring the proper permits.
11. All site improvements must be covered by a Site Improvement Performance Agreement. An acceptable financial guarantee will also be required to cover the cost of the improvements.
12. All leasees of this site/building will be required to abide by the conditions of Old Dominion's conditional use permit and to obtain certificate of occupancy for each space used.
13. Any changes in the general site operations or changes to the site itself will require a conditional use permit amendment.

14. No work to be done outside of the building and no exterior storage of materials.
15. No loud speakers can be used on site between the ours of 10:00 p.m. and 7:00 a.m.

PASSED by the City Council of the City of Blaine this 4th day of November 2004.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk

COUNCIL ACTION 04-374

Gary Schutta
3801 85th Ave NE.

6/05/2024

Blaine, (Shoreview for mailing) MN. 55126

RE: Notice of Public Hearing regarding Old Dominion Trucking Co. requesting a Fencing Conditional use Permit.

I believe my property will be mostly affected by any activity that Old Dominion Trucking (ODT) does or plans to do. I questioned why ODT had put so much money into the reconstruction of their front lot when City Ordinance did not allow any commercial activity in that front lot. I now question if no commercial activity is allowed, why is there a need for a conditional use for fencing of this area. What is their next request for conditional use permit going to be? Their Fencing does limit my view to the East, but so does the rear of all the trailers that are parked there. Their Fence does collect all the loose flying paper, plastics and flying garbage that use to come into my yard that is now a benefit.

I have lived at my Home at 3801 85th Ave NE in Blaine for over 40 years. In that time there has been a Commercial Trucking Company next store. Over the years there has been the usual noise you would expect from a trucking operation. Most of this noise was tolerable. A few years ago, Old Dominion Trucking took over the property. Their operation started up slowly but started to become more of an annoyance as time passed.

During the re-construction of the Old Dominion parking lot I had called the Blaine City Offices and questioned what was going on. I talked with the City Planner, City Engineer, City Inspection Dept and the City Council Member at that time. I was told Old Dominion was only replacing the Parking lots & Driveways and there was no expansion of the operation past the then front fence.

I expected some noise during the re-construction of their parking lot. Apparently, they needed to compact the soil before installing the cement. The extreme amount of vibration & shaking from this I did not expect. At the time I did not fully realize the amount of damage all the vibration & shaking has done to my home & property. I have an older home that had cracks in the plaster walls that I have repaired over the years when they were repainted. I now have new cracks throughout my home and unusual settlement of the whole home & garage. Several doors now swing open or close on their own. I have new cracks in the basement & garage floors. The garage appears to have settled away from the house. All the outside cement sidewalks & steps have settled & cracked. The swimming pool apron has settled away from the pool edge. The pool panels have cracked, and the pool water had dropped 18" overnight from the vibration & shaking during their soil compacting. Now I have to refill the pool every few days.

Old Dominion was supposedly only replacing the Parking lots & Driveways and there was no expansion of the operation past the then front fence. Now it appears that this was all very misleading. Shortly after the new cement was

installed trailers were moved forward past their fence to the street. These trailers are constantly being moved around. The noise from the truck engines racing, trailers being dropped shake my house & truck backup beeping wake us up at night, 24/7. I can't sit outside during the summer without enduring all the noise with the added smell of Diesel exhaust. There isn't anyone that would be happy to live at a location with all this noise. I have had conversations with my next store neighbors (many who are part of the Rice Creek Park Homeowners Association) about the increased noise. They all have concerns about the noise problem. There is a constant Violation of the Cities Noise Ordinance.

When I bought this property, it was zoned light Industrial and was planned to be a buffer between the residential & commercial properties. I saw extra value with the Light Industrial Zoning. A few years after I purchased the property the Zoning was changed by the City to residential. I was unsuccessful in fighting off this change. The County appraiser has recently devalued my property because of its being next to an undesirable noisy location.

The City Planners allowing this expansion of Old Dominion's operation next to my home has devalued my home and made it more unsellable at a reasonable market price. The home should be torn down and replaced with a small office or similar type business as a buffer from the noisy, smelly trucking company. Now with the zoning change that is not an option.

I now have thousands of dollars of repairs to be made leaving me with a home at a very reduced value, an unacceptable amount noise and shaking & smell 24/7. Is the city going to compensate me for my losses?

Gary Schutta
612-247-8594



From: [JUDITH MCGOVERN](#)
To: [Planning](#)
Subject: Old Dominion Freight Line
Date: Friday, June 7, 2024 9:44:54 AM

I am writing in response to the letter regarding Old Dominion trucking company, requesting a Fencing Conditional use permit.

Since they expanded the back of the trucking company , the noise and shaking inside my home has tripled from what it was . The noise was so bad when the construction was going on, that I invited a city engineer Supervisor to sit with me on my deck one day, so, he could see and hear what went on. I have forgotten his name, but basically, he told me there is nothing that can be done.

There also is a place in front on City Rd J (85th Av) that was constructed for employee parking that immediately was turned into more parking for the trucks and trailers. This also has contributed to the elevated noise level. What has happened to the noise ordinance?

Trailers running up and down, engines racing, diesel exhaust is sickening. It's a lot that was not expected.

In warm weather the trailers are unloaded at all hours with terribly loud conversations and very loud music blaring.

If I spoke the language, I could tell you what the conversations and songs are saying. This along with late night unloading where they drop the end of the truck on the ground is earth shattering at times and always wakes me up, if I am fortunate enough to be sleeping. I tend to not like air conditioning on a regular basis, however, I have been forced into it over the years, so, I can get some sleep. It does not block noise out completely.

Knowing now, that the trucking company along with the city of Blaine (I encompass all involved in decision's) have deceived us, I can only imagine what this new development would sound like . So much for for only replacing parking lots and driveways as we were told in the beginning.

I am on the townhome association board, and am speaking for many of us affected by this company. Enough is enough.

Please stop catering to big business and start thinking about residential owners. We also pay taxes.

Judy McGovern
3824 86 Av Ne
Blaine,(Circle Pines) Mn
55014

Sent from my iPad



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

4. Public Hearing

- 4.3.** 2024-175 Case File No. 24-0033 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a conditional use permit amendment to modify the fencing requirements for an existing truck terminal in the Heavy Industrial (I-2A) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0033 was opened at 7:24PM. As no one wished to appear, the public hearing was closed at 7:24PM.

Chair Goracke questioned if the proposed amendments would replace the 2004 conditional use permit, while also addressing the fencing.

Community Development Specialist Showalter reported this was the case.

Chair Goracke requested the applicant come forward at this time. He asked if Old Dominion Freight Line supported the proposed conditions from staff.

Kevin Davidson, Old Dominion Freight Line, explained he supported the proposed conditions from staff.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0033 based on the following conditions:

Case 24-0033:

- 1. A 25-foot parking setback shall be maintained from the east property line.**
- 2. A 4-foot berm and two rows of conifer trees shall be established in the area shown on the attached site plan (generally located east of the southern parking lot).**
- 3. The existing 8-foot tall board on board fence along the eastern property line shall remain, or be replaced in like and kind.**
- 4. An 8-foot tall solid fence (such as board on board cedar or composite fencing material) shall be constructed between the south parking lot and the southern property line. The applicant may install a chain link fence, with or without barbed wire, north of the solid fence, meeting at least a 25-foot setback from the southern property line. Said chain link fence may not exceed 8 feet in height, inclusive of any barbed wire.**
- 5. A 10-foot solid fence shall be installed along the eastern edge of the southern property line. An 8-foot tall chain link fence may be located west of the solid fence. Said chain link fence cannot include barbed wire.**
- 6. All lighting on site shall conform to the standards of 33.02. No building lighting may be installed on the east side of the building.**
- 7. No loud speakers can be used on site between 10PM and 7AM.**
- 8. No docks may be installed facing 85th Avenue.**
- 9. No outside storage, including storage of trucks or trailers, is permitted in the front yard, per Section 31.39 (a).**
- 10. Resolution 04-209 is hereby voided and replaced with this resolution.**

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-123

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.4

Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR) at 10041 and 1001 Polk Street NE. City of Blaine (Case File No. 24-0014/EJT)

Executive Summary

Consider a Comprehensive Plan Amendment to change the land use designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR) at 10041 and 1001 Polk Street NE.

Background

Planning Commission (Public Hearing)	06/11/24
City Council (Comp Plan Amendment)	07/01/24

Staff report prepared by Erik Thorvig, Community Development Director

Comprehensive Plan Amendment

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.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons

supportable by the facts which promote the general health, safety and welfare of the city.

Evaluation of Request

The [2040 Comprehensive Plan](#) identifies various sites for High Density Residential (HDR) uses. The HDR land use category allows residential densities between 12-25 units/acre. Building types allowed are quadhomes, townhomes, apartments, condominiums, and cooperatives. The comprehensive plan is a future planning document required by the Metropolitan Council for all cities within the seven-county metropolitan area.

The document is required to be fully updated every 10 years. The last full update process began in 2018 and was approved in 2020. It is a thorough process that requires involvement from the public, boards and commissions, city council and other various entities. The document was reviewed extensively by the Metropolitan Council, prior to formal adoption, and the Metropolitan Council also has to approve the document. Cities are allowed to make modifications to the plan prior to the next full review cycle based on local community needs and changes to policy identified by the City Council.

The housing chapter addresses affordable housing allocation requirements set forth by the Metropolitan Council. The Metropolitan Council forecasts future affordable housing needs using a regional economic model, then allocates a share of the overall need to all communities expecting sewer-serviced housing growth over the next decade. Based on the formula, Blaine is required to plan for 1,139 new units. Cities aren't required to create enough units to meet their share of the need, but they must plan for the possibility of these units by guiding sufficient land at higher residential densities. Existing affordable housing in the community is factored into this formula. This factor considers a community's existing supply of affordable housing, reducing requirements for communities that already supply higher levels of affordable housing. This factor is estimated using Metropolitan Council estimates based on 2013 and 2014 MetroGIS Regional Parcel Datasets, 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data, and the Metropolitan Council's annual survey of manufactured housing parks. Eighty-one percent of Blaine's current housing stock was determined to be affordable to low-income households, which is above the Metropolitan Council's average of 66%, therefore, Blaine's affordable housing allocation was decreased by 162 units by this adjustment factor.

As stated above, in order to meet the unit requirement, the land use plan requires that certain land be guided for medium and high density residential to accomplish affordable housing allocation goals. The logic is that medium and high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant or land to be redeveloped for medium and high density, it creates an opportunity for affordable housing to be built, though affordability is not required when those sites develop. By having this requirement in place, it distributes the ability of where affordable housing could be built among all cities versus concentrating it in certain cities/parts of the metro area.

Due to the requirements identified above, certain parcels of land were guided for high density residential in the 2040 Comprehensive Plan. In general, there has been a policy shift in the city council's philosophy on high density land use, specifically related to apartments, since the 2040 Comprehensive Plan was adopted in 2020. On September 11, 2023, the city council discussed various sites guided for high density residential and provided direction to staff on potential land use changes for those properties. Land use changes within the Northtown redevelopment area, which now allow for certain areas of HDR, allow shifts to lower densities to occur for sites currently guided HDR elsewhere in the city when the 2040 Comprehensive Plan was originally adopted.

The current land use designation of Medium Density Residential/High Density Residential (MDR/HDR) allows residential development between 6-25 units/acre. Uses include attached single-family homes such as triplexes, quads, townhomes, and apartments.

The proposed Low Density Residential/Medium Density Residential (LDR/MDR) land use designation allows residential development between 2.5-12 units/acre. Uses include single family homes and attached single family homes such as triplexes, quads, and townhomes. Apartments are not allowed.

For the subject site, the north property is currently zoned Light Industrial (I-1), and the south property is currently zoned Medium Density Multifamily (R-3B). If the proposed land use changes are approved, a rezoning to Low Density Multi-Family (R-3A), would be brought forward. This zoning designation is consistent with the proposed land use designation of LDR/MDR. If the rezoning occurs, the uses currently occupying the property will become legal, non-conforming. Industrial uses are allowed to continue and similar uses can occupy the buildings in the future. The buildings may not be expanded, but can be replaced.

Attachment List:

Zoning and Location Map

Existing/Proposed Land Use

Public Comments

Unapproved Planning Commission Minutes 6/11/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the comprehensive plan amendment. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-123

Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR) at 10041 and 1001 Polk Street NE. City of Blaine (Case File No. 24-0014/EJT)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on June 11, 2024, and recommended approval regarding the Comprehensive Plan amendment request for:

THE N1/2 OF N1/2 OF NW1/4 OF NW1/4 OF SEC 29 TWP 31 RGE 23, EX E1/2 THEREOF, EX RD, SUBJ TO EASE OF REC

AND

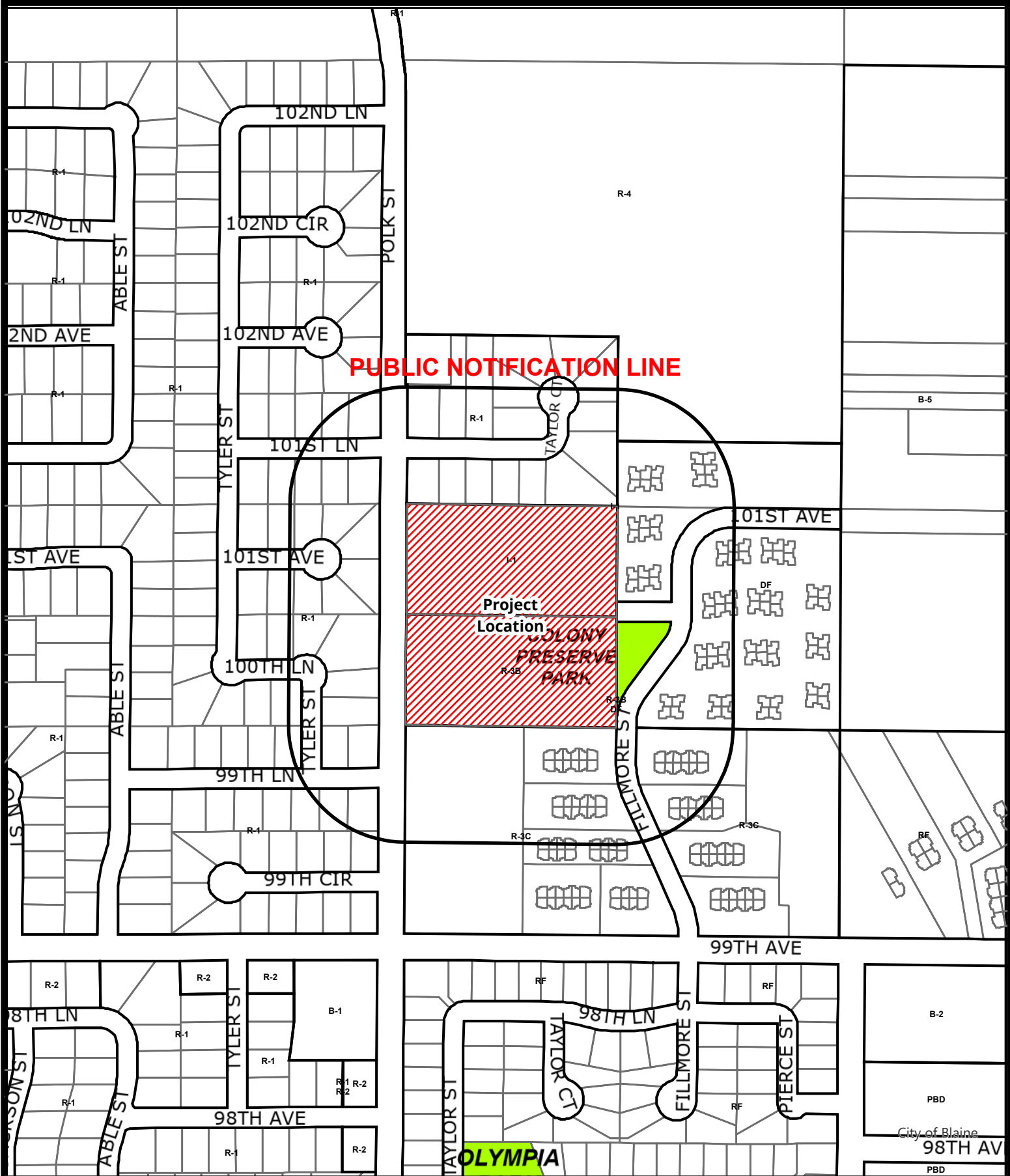
THE S1/2 OF N1/2 OF THE NW 1/4 OF NW1/4 EX THE E1/2 THEREOF EX RD SUB J TO EASE OF REC

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 24-0014 from High Density Residential/Medium Density Residential (HDR/MDR) to Low Density Residential/Medium Density Residential (LDR/MDR) according to the following rationale:

1. The proposed land use meets the affordable housing goals set forth by the Metropolitan Council in the 2040 Comprehensive Plan.
2. The proposed amendment meets goals identified in the Land Use section of the 2040 Comprehensive Plan.
3. The proposed amendment is consistent with the current City Council's direction on locations for High Density Residential Land Use.

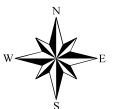
PASSED by the City Council of the City of Blaine this 1st day of July, 2024.



BlaineMN.gov

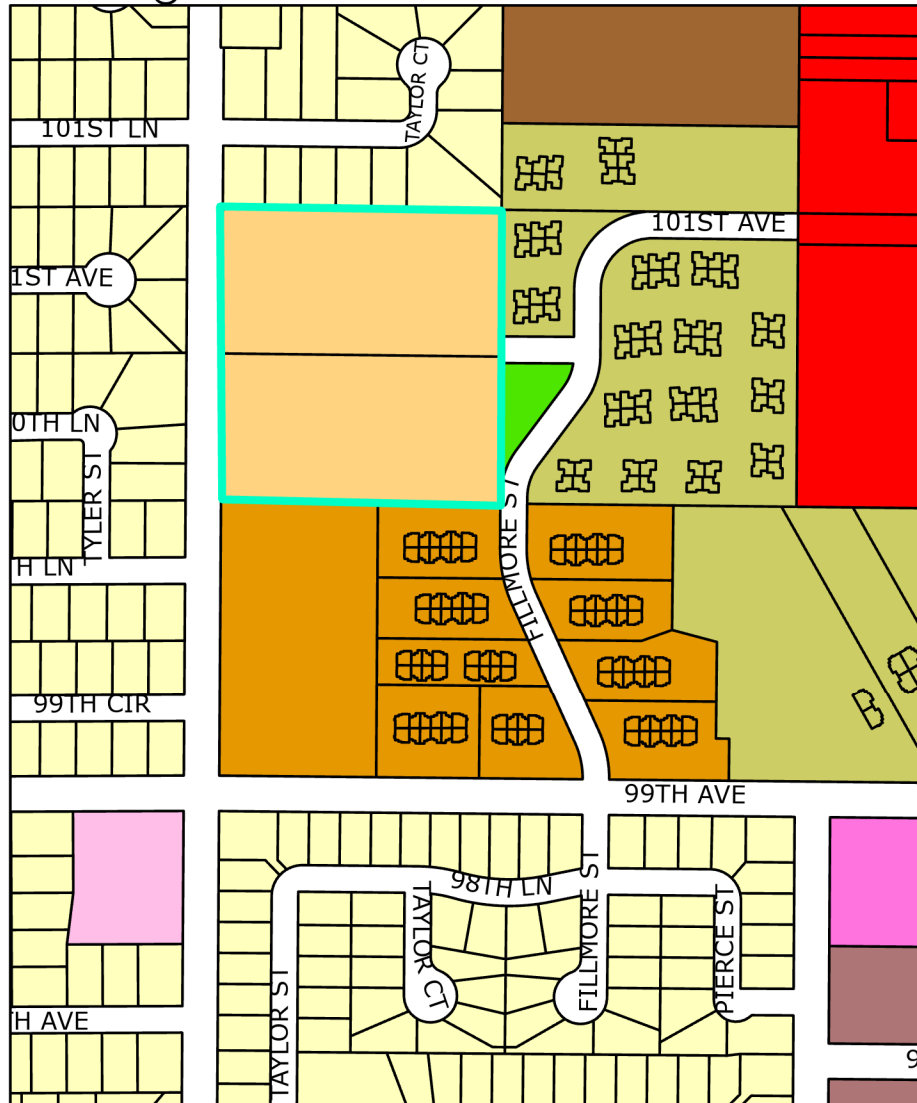
Case File No. 24-0014 10041 & 10001 Polk Street

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

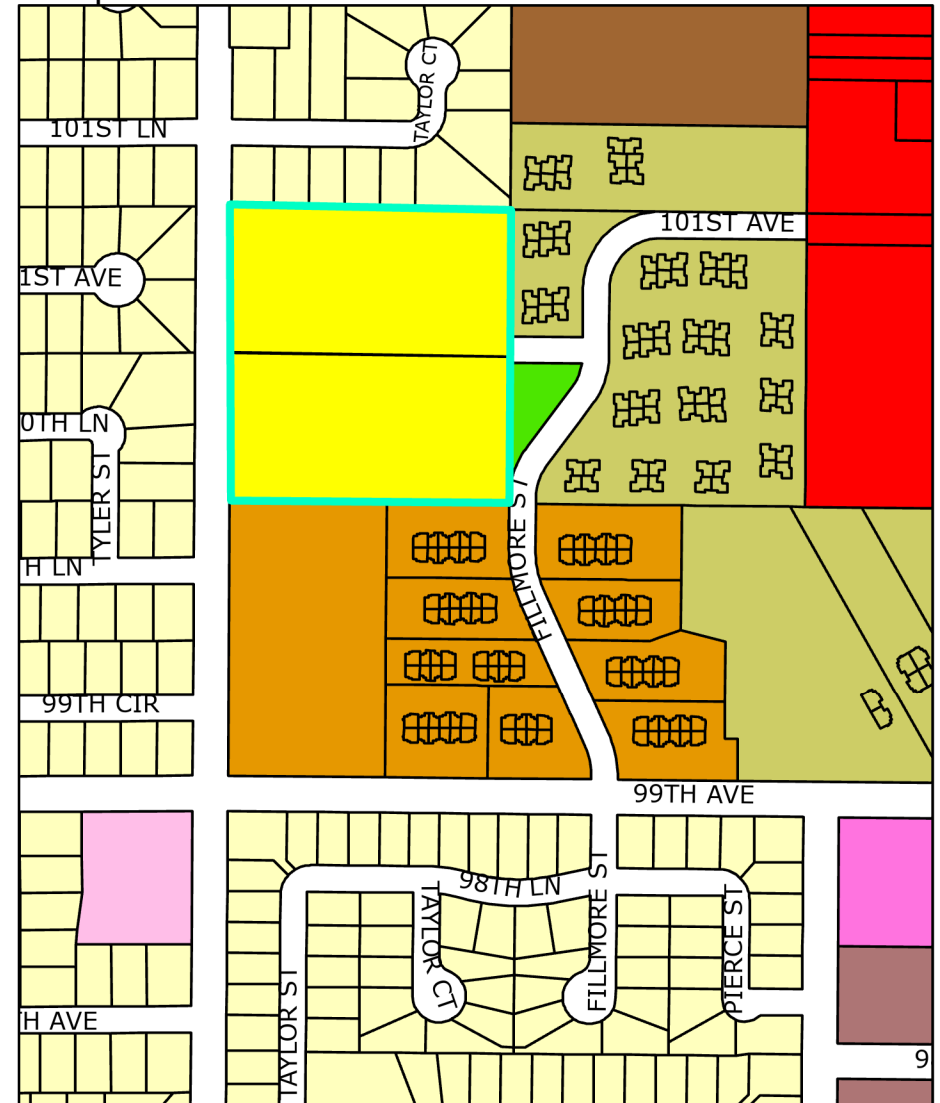


10041 and 10001 Polk St

Existing Land Use



Proposed Land Use



- | | | |
|--|---|---|
| CC - Community Commercial | MDR/HDR - Medium-High Density Residential | PC - Planned Commercial |
| HDR - High Density Residential | MHR - Manufactured Home Residential | PI/PC - Planned Industrial/ Planned Commercial |
| LDR - Low Density Residential | NC - Neighborhood Commercial | LDR/MDR Low Density Residential/ Medium Density Residential |
| MDR - Medium Density Residential | P/OS - Park/ Open Space | |

From: [Caroline DAHL](#)
To: [Patricia Robinson](#)
Cc: [Caroline DAHL](#)
Subject: Planning Commission Attention Pat
Date: Monday, June 10, 2024 11:53:27 AM

June 10, 2024

John and Caroline Dahl

10041 Polk Street NE

Blaine, MN 55434

Planning Commission

We are expressing our opposition to the change in land use as follows:

1. It lowers the salability of the property
2. Decreases the value
3. Limits our options

Cordially,

John and Caroline Dahl

From: D Dahl <Joyful@usinternet.com>
Sent: Tuesday, June 11, 2024 7:21 AM
To: Erik Thorvig <ethorvig@blainemn.gov>
Subject: Case File No. 24-0014

Donna Dahl
10001 Polk Street
Blaine, MN 55434

Planning Commission:

I am expressing for the record that I am opposed to the land use change proposed from MDR/HDR to LDR/MDR for the following reasons:

1. I believe the proposed changes will greatly reduce the value of my property. I am looking into have an appraisal done showing the value as it is zoned now vs the value if the property is re-zoned as proposed for reference to that fact;
2. I believe the proposed changes will lower the saleability of my property; and
3. I believe that these proposed changes will limit my options.

There are already apartments to the south of my property, townhomes to the east and commercial buildings to the north of my property. I don't feel the current land use designation is a detriment to the area and that the proposed land use change will benefit myself or my neighbors.

Thank you for your consideration,

Donna Dahl



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

4. Public Hearing

- 4.4.** 2024-714 Case File No. 24-0014 // City of Blaine // 10041 and 10001 Polk Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR).

Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0014 was opened at 7:30PM.

Donna Dahl, property owner of 10001 Polk Street NE, requested this change not go forward. She commented on how her property value would be adversely impacted by lowering the density allowed on her property. She explained there were apartments to the south of her and townhomes to the east. She asked that the City allow her zoning to remain as is.

John Dahl, 10041 Polk Street NE, voiced his objection to the proposed comprehensive plan amendments. He commented on how the proposed changes would impact his property value along with the future options for his property.

Caroline Dahl, 10041 Polk Street NE, commented on how her property options would be adversely impacted if the proposed changes were approved by the city.

The public hearing was closed at 7:35PM.

Chair Goracke questioned why changing the density of a property would lower its value.

City Planner Sellman explained the property owners were concerned that the value of their property would be lower when it sells, if the density were reduced.

Commissioner Gorzycki asked why the city was proposing these changes now.

City Planner Sellman reported this matter was discussed in September of 2023 with the city council, and council directed staff to bring forward these changes.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0014 based on the following conditions:

Case 24-0014:

1. Approval by the Metropolitan Council.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-124

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.5

Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC) at the Northwest Corner of Paul Parkway NE and Ulysses Street NE (Parcel 08-31-23-24-0144). City of Blaine (Case File No. 24-0036/EJT)

Executive Summary

Consider granting a Comprehensive Plan Amendment to change the land use designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC) at the northwest corner of Paul Parkway NE and Ulysses Street NE.

Background

Planning Commission (Public Hearing)	06/11/24
City Council (Comp Plan Amendment)	07/01/24

Staff report prepared by Erik Thorvig, Community Development Director

Comprehensive Plan Amendment

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.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons

supportable by the facts which promote the general health, safety and welfare of the city.

Evaluation of Request

The [2040 Comprehensive Plan](#) identifies various sites for High Density Residential (HDR) use. The HDR land use category allows residential densities between 12-25 units/acre. Building types allowed are quadhomes, townhomes, apartments, condominiums, and cooperatives. The comprehensive plan is a future planning document required by the Metropolitan Council for all cities within the seven-county metropolitan area.

The document is required to be fully updated every 10 years. The last full update process began in 2018 and was approved in 2020. It is a thorough process that requires involvement from the public, boards and commissions, city council and other various entities. The document was reviewed extensively by the Metropolitan Council prior to formal adoption by the City. The Metropolitan Council also needs to approve the plan. Cities are allowed to make modifications to the plan prior to the next full review cycle based on local community needs and changes to policy identified by the City Council.

The housing chapter addresses affordable housing allocation requirements set forth by the Metropolitan Council. The Metropolitan Council forecasts future affordable housing needs using a regional economic model, then allocates a share of the overall need to all communities expecting sewer-serviced housing growth over the next decade. Based on the formula, Blaine is required to plan for 1,139 new units. Cities aren't required to create enough units to meet their share of the need, but they must plan for the possibility of these units by guiding sufficient land at higher residential densities. Existing affordable housing in the community is factored into this formula. This factor considers a community's existing supply of affordable housing, reducing requirements for communities that already supply higher levels of affordable housing. This factor is estimated using Metropolitan Council estimates based on 2013 and 2014 MetroGIS Regional Parcel Datasets, 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data, and the Metropolitan Council's annual survey of manufactured housing parks. Eighty-one percent of Blaine's current housing stock was determined to be affordable to low-income households, which is above the Metropolitan Council's average of 66%, therefore, Blaine's affordable housing allocation was decreased by 162 units by this adjustment factor.

As stated above, in order to meet the unit requirement, the land use plan requires that certain land be guided for medium and high density residential to accomplish affordable housing allocation goals. The logic is that medium and high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant or land to be redeveloped for medium and high density, it creates an opportunity for affordable housing to be built, though affordability is not required when those sites develop. By having this requirement in place, it distributes the ability of where affordable housing could be built among all cities versus concentrating it in certain cities/parts of the metro area.

Due to the requirements identified above, certain parcels of land were guided for high density residential in the 2040 Comprehensive Plan. In general, there has been a policy shift in the city council's philosophy on high density land use, specifically related to apartments, since the 2040 Comprehensive Plan was adopted in 2020. On September 11, 2023, the City Council discussed various sites guided for high density residential and provided direction to staff on potential land use changes for those properties. Land use changes within the Northtown redevelopment area, which now allow for certain areas of high density residential(HDR), allow shifts to lower densities to occur for sites currently guided HDR elsewhere in the city when the 2040 Comprehensive Plan was originally adopted.

The subject property is currently guided High Density Residential/Planned Commercial(HDR/PC). The current land use designation of HDR/PC allows residential development between 12-25 units/acre. Residential uses include attached single-family homes such as triplexes, quads, townhomes, and apartments. Commercial uses allowed are consistent with the existing Planned Business District (PBD) zoning designation.

The proposed land use change to Medium Density Residential/Community Commercial (MDR/CC) designation allows residential development between 6-12 units/acre. Residential uses include attached single-family homes such as triplexes, quads, and townhomes. Apartments would not be allowed. Commercial uses allowed would be consistent with the existing Planned Business District (PBD) zoning designation. This guides what future uses of the property could be if it is developed.

The current zoning is Planned Business District (PBD). This zoning would remain.

Attachment List:

Zoning and Location Map

Existing/Proposed Land Use

Public Comments

Unapproved Planning Commission Minutes 6/11/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the comprehensive plan amendment. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-124

Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC) at the Northwest Corner of Paul Parkway NE and Ulysses Street NE (Parcel 08-31-23-24-0144). City of Blaine (Case File No. 24-0036/EJT)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on June 11, 2024, and recommended approval regarding the Comprehensive Plan amendment request for:

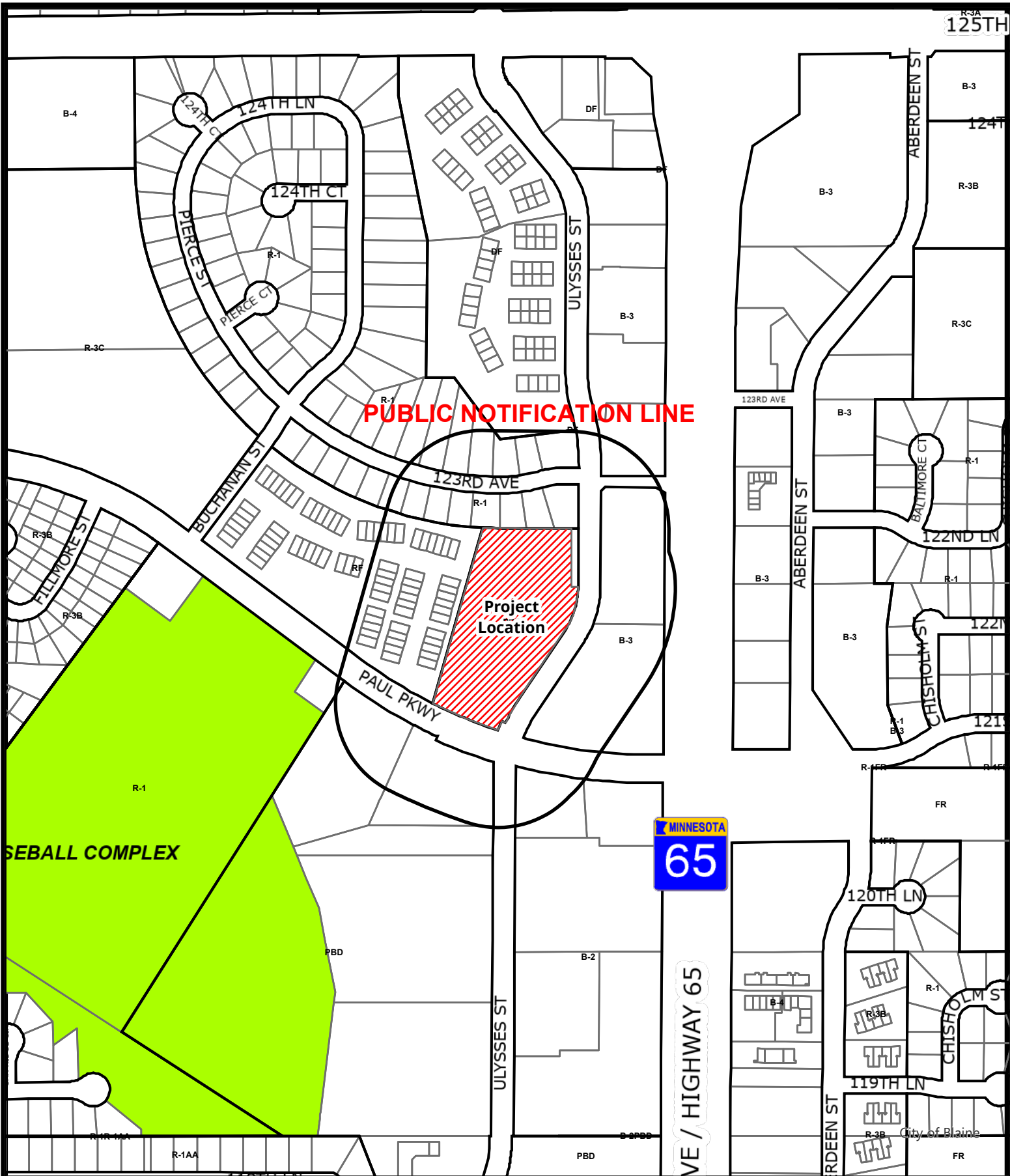
Outlot A DAVIS PARTNERS

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 24-0036 from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC) according to the following rationale:

1. The proposed land use meets the affordable housing goals set forth by the Metropolitan Council in the 2040 Comprehensive Plan.
2. The proposed amendment meets goals identified in the Land Use section of the 2040 Comprehensive Plan.
3. The proposed amendment is consistent with the current City Council's direction on locations for High Density Residential Land Use.

PASSED by the City Council of the City of Blaine this 1st day of July 2024.



BlaineMN.gov

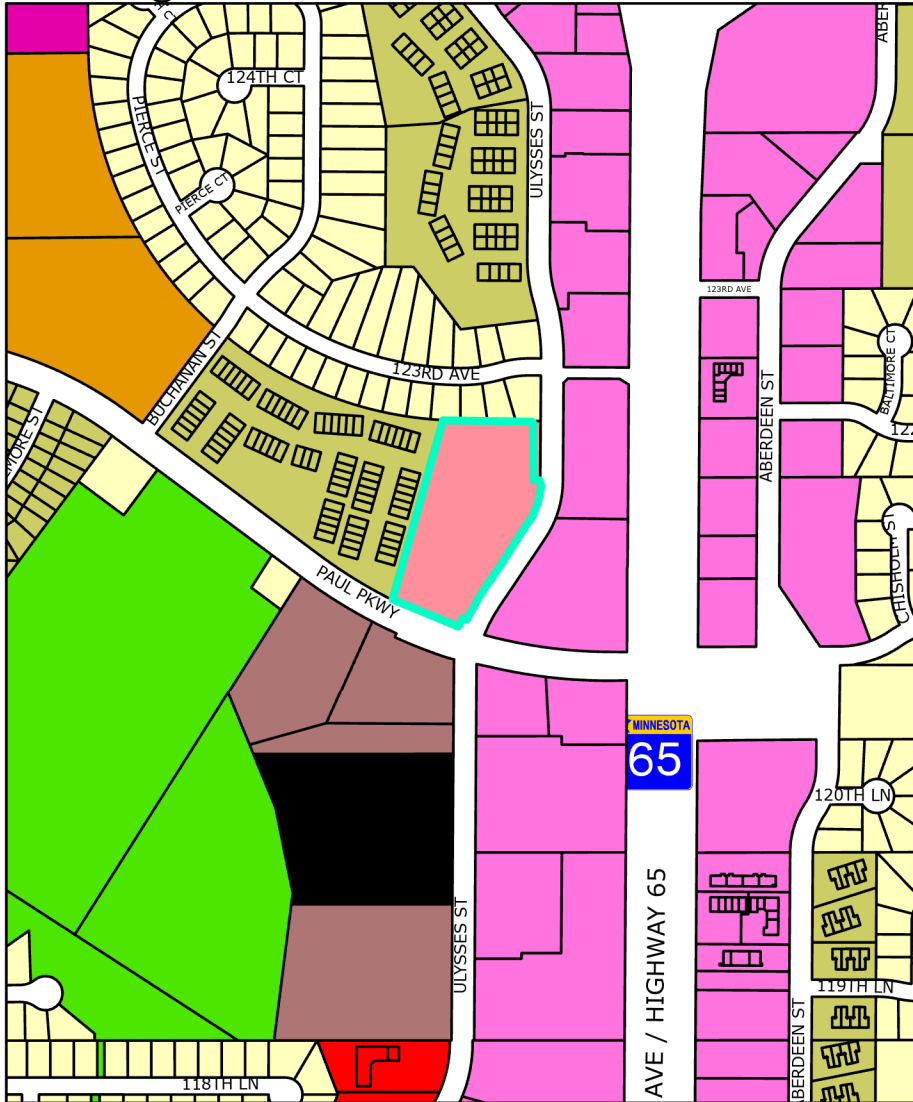
Case File No. 24-0036 Paul Parkway & Ulysses Street

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

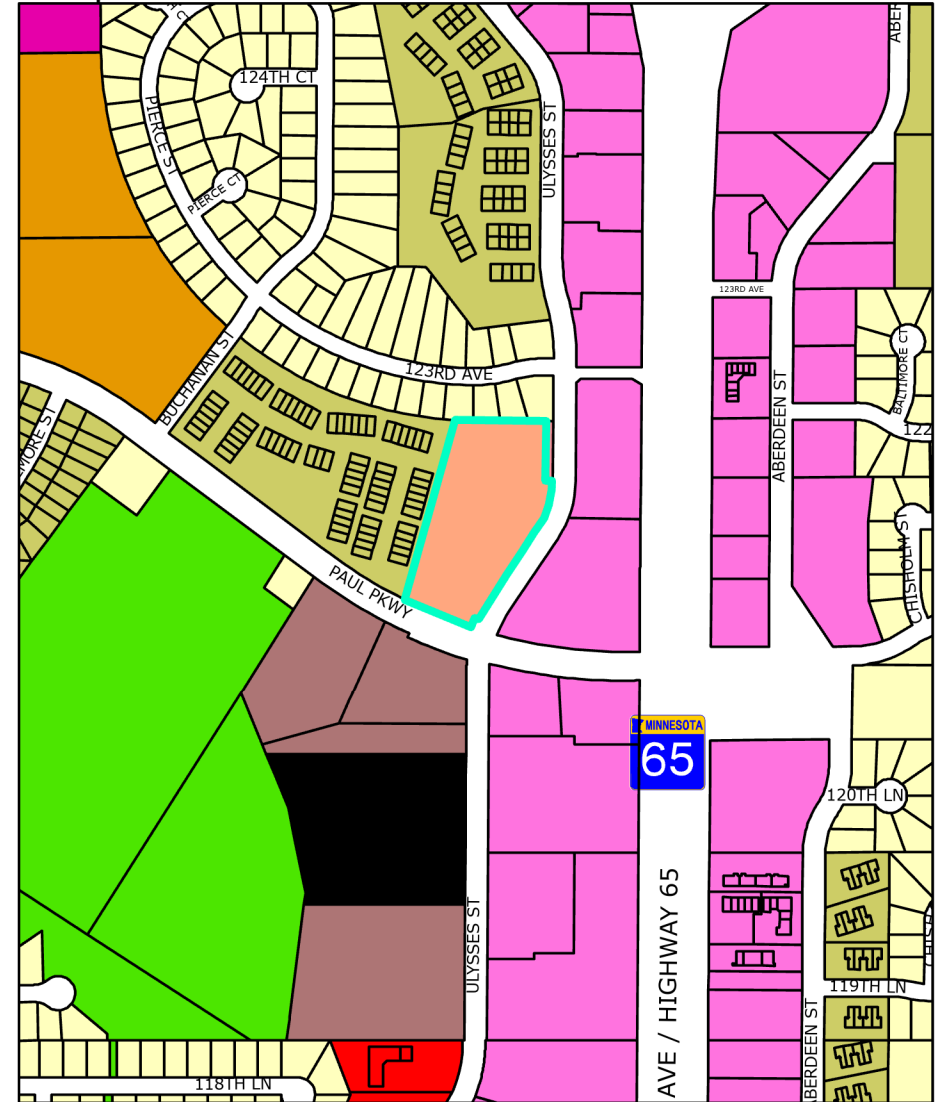


Parcel 08-31-23-24-0144

Existing Land Use



Proposed Land Use



- | | |
|--|--|
| CC - Community Commercial | O - Office |
| HDR - High Density Residential | P/OS - Park/ Open Space |
| HDR/PC - High Density Residential/ Planned Commercial | PC - Planned Commercial |
| HDR/PI/PC - High Density Residential/ Planned Industrial/ Planned Commercial | PI/PC - Planned Industrial/ Planned Commercial |
| LDR - Low Density Residential | ROW |
| MDR - Medium Density Residential | MDR/CC - Medium Density Residential - Community Commercial |

From: [Thompson, Mary](#)
To: [Planning](#)
Cc: [Mary Goetze](#)
Subject: Letter on case 24-0036 for Hearing on 6/11
Date: Tuesday, June 4, 2024 10:25:54 AM

I would like to comment on the letter I received on case 24-0036 regarding location Northwest Corner of Paul Parkway NE and Ulysses Street NE (PID 08-31-23-24-0144).

I live in the townhomes right by that space. Building a commercial business there, like a restaurant or gas station or whatever they have planned would be very disruptive to our community. There is not a lot of room in that field so whatever would be built, might create a lot of noise for us. It would be very close to us who face that field.

They built a bunch of restaurants and a car wash on that road this past year and the residents across the street say they hear the constant noise of the car wash running or smell the food from the fast food restaurants. Why can't they build on the space across from that proposed space next to the car wash.

I am concerned that any commercial property built there would disrupt our current quiet residential neighborhood. We hear the traffic from 65 as it is. Building something in that space would be disruptive. Doesn't it have to be a certain amount of space away from a residential property. Our decks face that field and our view would then be whatever goes there and a view of the street. The hill there has been a nice block to keep our residence private. If they build a fast food place, we would have the constant smell of food and cars going in and out and would destroy our current quiet neighborhood and also bring our property values down.

Why do they have to build on every ounce of vacant space. There are so many empty buildings up for lease, why don't they try to fill those first?

I am concerned if they build a commercial property, like a fast food place or gas station, it would be very noisy, our decks would then face it and not the nice wildlife of the field and we would have constant noise, and smell of food if they build a fast food place, thus destroying our peaceful community. Who wants to go sit on their deck and look at a building?

I would propose they reconsider building any commercial property there and leave it alone. People were upset about all the restaurants that are now across from their homes on Ulysses and the constant noise of cars, the smell of food, etc. They are building too close to residential property. Commercial and residential should not be that close together.

Please do not destroy the serenity we currently enjoy. We hear the ball players in the field across the road in the ball park, but that is pleasant and temporary. There is a noise ordinance after 10:00 p.m. and building a commercial property there may create noise after 10:00. Many people are in bed by then and get up early for jobs.

I ask you reconsider building in that spot and keep it a natural area. I frankly don't

want to sit on my deck and face a fast food restaurant, which is what I am sure they plan to build there, or a gas station, which we don't need.

Mary Thompson

612-205-2933

1219 122nd Lane NE, Blaine, MN

From: [Mike Jacobson](#)
To: [Planning](#)
Subject: 24-0036 Land Use Change Ulysses Street
Date: Monday, June 10, 2024 9:33:56 AM

Mike & Lynette Jacobson
mikejacobson33@gmail.com
507-951-6214
6/10/2024

Planning Department

10801 Town Square Drive NE
Blaine MN 55449
Re: 24-0036
Paul Parkway & Ulysses Street

Dear Members of the Planning and Development Department,

I am writing to express my concerns regarding the proposed comprehensive plan amendment to change the land use designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC).

The property in question was purchased by a developer two years ago with the intention of possibly constructing high-density residential structures. I recently acquired the commercial mall southeast of this property, four months ago, with the understanding that the developer's plan would likely increase the local population and subsequently enhance foot traffic and business opportunities for the mall.

I strongly believe that altering the land use designation at this stage undermines the expectations and investments made based on the original zoning rules. The developer likely made their purchase with the anticipation of building high-density residential units, which would support the local economy and provide necessary housing options. Changing the rules after the purchase creates uncertainty and could deter future investments in the community.

At the very least, I urge the city to honor the conditions under which the developer acquired the property and allow them to proceed with their original plans. This approach ensures fairness and maintains investor confidence in Blaine's development policies.

Unfortunately, we will be unable to attend the planned meeting to discuss this change. Please use this letter as our submission.

Thank you for considering my perspective on this matter. I hope the city will uphold the original zoning designation and support the property developer, other developer/investors in

the area, and future developer/investors in our community.

Sincerely,
Mike and Lynette Jacobson



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

4. Public Hearing

- 4.5. 2024-205** Case File No. 24-0036 // City of Blaine // Northwest Corner of Paul Parkway NE and Ulysses Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC).
Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0036 was opened at 7:41PM.

Mike Quesnell, 1296 123rd Avenue NE, asked what the driving force was for the proposed changes.

Chair Goracke reported the city council was working to fine tune its comprehensive plan.

City Planner Sellman explained there was a shift in philosophy for the city council which led to lowering the density of properties next to townhomes. She indicated the proposed change would shift the density from high density which allows apartments to medium density which does not allow apartments.

Mr. Quesnell questioned if there were any plans in place for this property.

City Planner Sellman reported no development was proposed at this time.

Mr. Quesnell indicated he was concerned about the property devaluation and how this would impact the property owners.

Nick Jarvis, representative of the landowner, stated this was one of the only pieces of land his family owned in Blaine. He reported his family has owned and paid taxes on this property for 20 years. He discussed how the proposed density reduction would adversely impact the future value of this property. He respectfully requested the city not change the density of this property or that the change be delayed until more development occurs along this corridor.

The public hearing was closed at 7:47PM.

Chair Goracke asked for staff comment as to why this change was being brought forward.

City Planner Sellman explained the city council's philosophy had changed and they no longer supported having high density residential next to low density residential. She indicated the planning commission was being asked to make a recommendation to the city council. She stated if the planning commission did not support the proposed changes, the planning commission could make another motion for the council to consider. She reiterated that the council would make the final determination on this planning case.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0036 based on the following conditions:

Case 24-0036:

1. Approval by the Metropolitan Council.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-125

Agenda Date	Status
July 1, 2024	
In Control	File Type
City Council	Resolution

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.6

Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC) at 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE. City of Blaine (Case File No. 24-0037/EJT)

Executive Summary

Consider a Comprehensive Plan Amendment to change the land use designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC) at 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE.

Background

Planning Commission (Public Hearing)	06/11/24
City Council (Comp Plan Amendment)	07/01/24

Staff report prepared by Erik Thorvig, Community Development Director

Comprehensive Plan Amendment

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.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's

action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the city.

Evaluation of Request

The [2040 Comprehensive Plan](#) identifies various sites for High Density Residential (HDR) use. The HDR land use category allows residential densities between 12-25 units/acre. Building types allowed are quadhomes, townhomes, apartments, condominiums, and cooperatives. The comprehensive plan is a future planning document required by the Metropolitan Council for all cities within the seven-county metropolitan area.

The document is required to be fully updated every 10 years. The last full update process began in 2018 and was approved in 2020. It is a thorough process that requires involvement from the public, boards and commissions, city council and other various entities. The document was reviewed extensively by the Metropolitan Council prior to formal adoption by the City Council. In addition, the Metropolitan Council has to approve the plan. Cities are allowed to make modifications to the plan prior to the next full review cycle based on local community needs and changes to policy identified by the City Council.

The housing chapter addresses affordable housing allocation requirements set forth by the Metropolitan Council. The Metropolitan Council forecasts future affordable housing needs using a regional economic model, then allocates a share of the overall need to all communities expecting sewer-serviced housing growth over the next decade. Based on the formula, Blaine is required to plan for 1,139 new units. Cities aren't required to create enough units to meet their share of the need, but they must plan for the possibility of these units by guiding sufficient land at higher residential densities. Existing affordable housing in the community is factored into this formula. This factor considers a community's existing supply of affordable housing, reducing requirements for communities that already supply higher levels of affordable housing. This factor is estimated using Metropolitan Council estimates based on 2013 and 2014 MetroGIS Regional Parcel Datasets, 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data, and the Metropolitan Council's annual survey of manufactured housing parks. Eighty-one percent of Blaine's current housing stock was determined to be affordable to low-income households, which is above the Metropolitan Council's average of 66%, therefore, Blaine's affordable housing allocation was decreased by 162 units by this adjustment factor.

As stated above, in order to meet the unit requirement, the land use plan requires that certain land be guided for medium and high density residential to accomplish affordable housing allocation goals. The logic is that medium and high density residential land use is more conducive for affordable housing, and by requiring cities to set aside vacant or land to be redeveloped for medium and high density, it creates an opportunity for affordable housing to be built, though affordability is not required when those sites develop. By having this requirement in place, it distributes the ability of where affordable housing could be built among all cities versus concentrating it in certain cities/parts of the metro area.

Due to the requirements identified above, certain parcels of land were guided for high density residential in the 2040 Comprehensive Plan. In general, there has been a policy shift in the city council's philosophy on high density land use, specifically related to apartments, since the 2040 Comprehensive Plan was adopted in 2020. On September 11, 2023, the city council discussed various sites guided for high density residential and provided direction to staff on potential land use changes for those properties. Land use changes within the Northtown redevelopment area, which now allow for certain

areas of high density residential(HDR), allow shifts to lower densities to occur for sites currently guided HDR elsewhere in the city when the 2040 Comprehensive Plan was originally adopted.

The subject area has a mix of land use designations. The current land use designation of Medium Density Residential (MDR) allows residential development between 6-12 units/acre. Uses include attached single-family homes such as triplexes, quads, and townhomes. The current land use designation of HDR allows residential development between 12-25 units/acre. Uses include attached single-family homes such as triplexes, quads, townhomes, and apartments.

The proposed Medium Density Residential/Community Commercial (MDR/CC) land use designation allows residential development between 6-12 units/acre. Residential uses include attached single-family homes such as triplexes, quads, and townhomes. Apartments would not be allowed. Allowed commercial uses include retail, office, restaurant. This guides what future uses of the property could be if it is developed.

All properties are currently zoned Farm Residential (FR). This zoning would remain in place until future development, consistent with the comprehensive plan, is proposed.

Attachment List:

Zoning and Location Map

Existing/Proposed Land Use

Unapproved Planning Commission Minutes 6/11/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the comprehensive plan amendment. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

My motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-125

Resolution Granting a Comprehensive Plan Amendment to Change the Land Use Designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC) at 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE. City of Blaine (Case File No. 24-0037/EJT)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on June 11, 2024, and recommended approval regarding the Comprehensive Plan amendment request for:

Lot 1 Block 1 CARDINAL ESTATES

AND

Lot 2 Block 1 CARDINAL ESTATES

AND

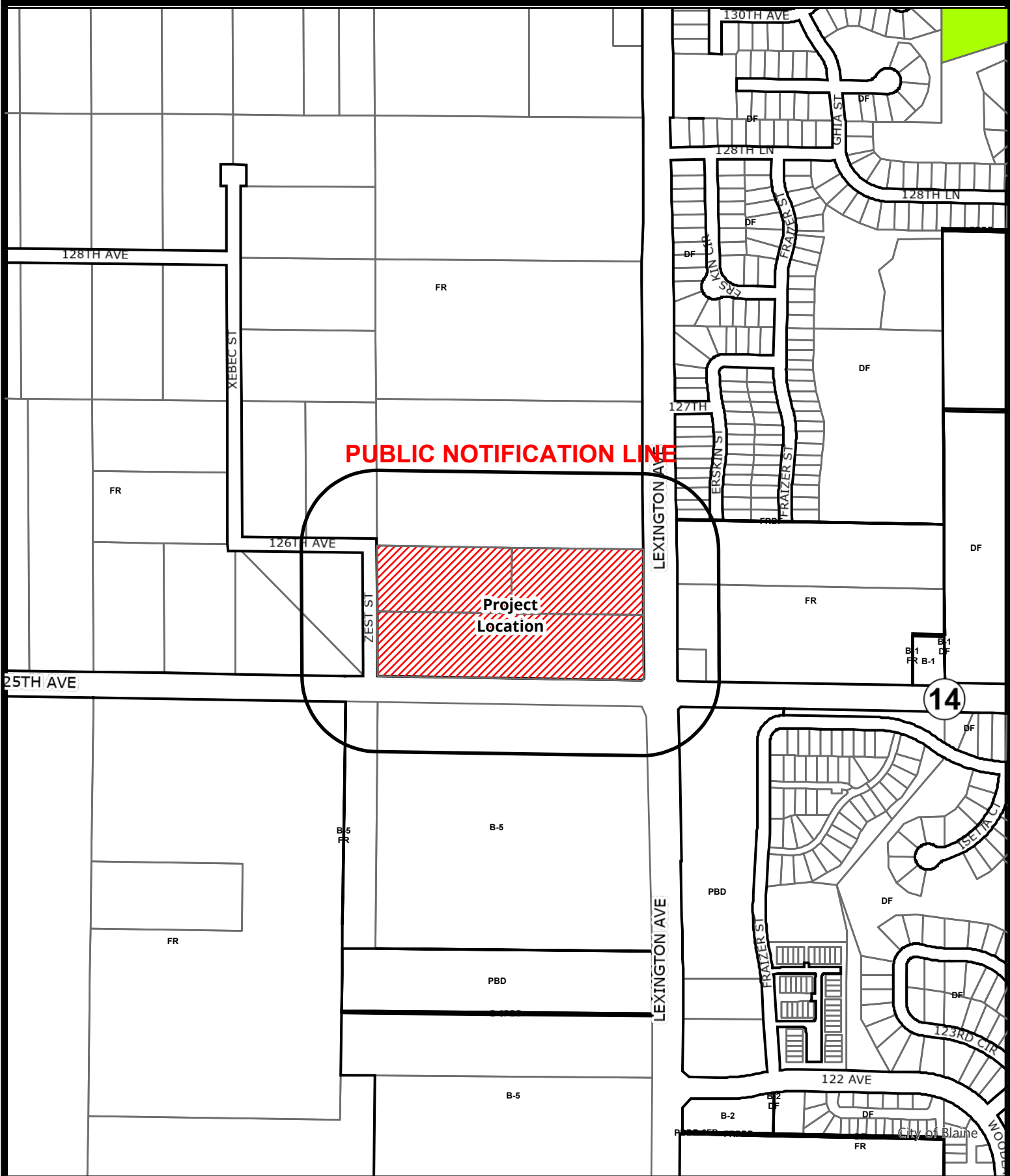
Lot 3 Block 1 CARDINAL ESTATES

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 24-0037 from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC) according to the following rationale:

1. The proposed land use meets the affordable housing goals set forth by the Metropolitan Council in the 2040 Comprehensive Plan.
2. The proposed amendment meets goals identified in the Land Use section of the 2040 Comprehensive Plan.
3. The proposed amendment is consistent with the current City Council's direction on locations for High Density Residential Land Use.

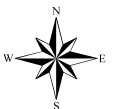
PASSED by the City Council of the City of Blaine this 1st day of July, 2024.



BlaineMN.gov

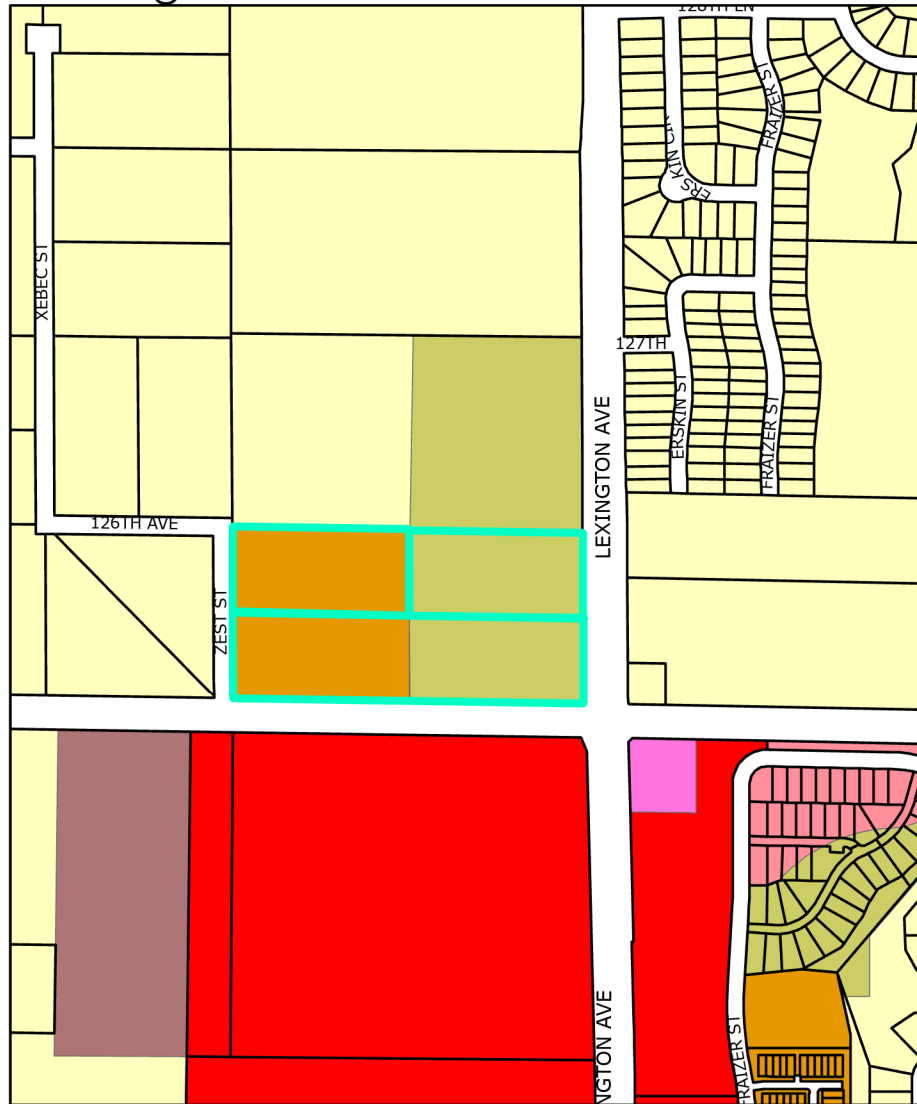
Case File No. 24-0037 Zest Street & Lexington Avenue

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

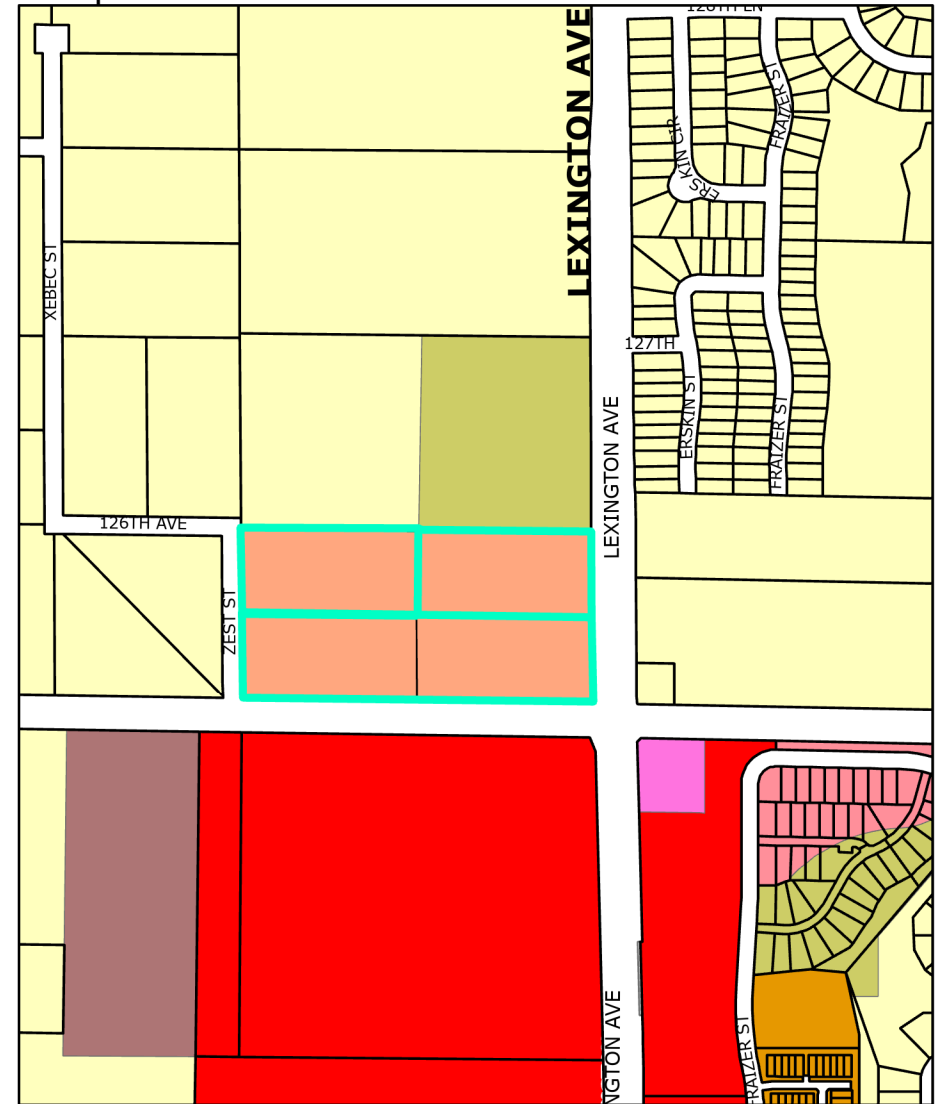


12565 and 12535 Zest St 12592 Lexington Ave

Existing Land Use



Proposed Land Use



- | | |
|--|--|
| CC - Community Commercial | MDR - Medium Density Residential |
| HDR - High Density Residential | PC - Planned Commercial |
| HDR/PC - High Density Residential/ Planned Commercial | PI/PC - Planned Industrial/ Planned Commercial |
| LDR - Low Density Residential | MDR/CC - Medium Density Residential/ Community Commercial |



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

4. Public Hearing

- 4.6.** 2024-206 Case File No. 24-0037 // City of Blaine // 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC).
Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0037 was opened at 7:53PM.

Elmer Stevenson, 12565 Zest Street NE, explained he believed this matter was different because the city shifted high density across the street. He stated this was a problem

because property was being devalued. He hoped his property doesn't change for a very long time because he enjoyed where he lived. However, he understood the people to the north of him would be developing sooner than him. He commented further how his property value would be destroyed if this change were approved by the city.

Debra Williamson, 3951 126th Avenue NE, reported she has lived in her home for 45 years and she has seen a lot of change in the last 20 years. It was her hope the change was being done in a respectful manner. She assumed there was a short, medium and long term comprehensive plan for the city, but she could not find any information regarding these plans on the city's website. She discussed how the city had been more transparent in the past when changes were coming to Main Street. She requested she be pointed in the right direction to learn more about the city's plans. She suggested the city treat the long-term residents living on this corner with care considering how their properties will be impacted.

Moses, 12535 Zest Street NE, explained he had been trying to work with his landlord to purchase the property he was living on. He stated if he were able to purchase this property, there would be no development. He was of the opinion that Blaine needed this property to remain as is, versus being overdeveloped. He suggested if Blaine wanted to change these properties, the city should foot the bill for these changes.

The public hearing was closed at 8:00PM.

Chair Goracke requested comment regarding where the high density had been shifted.

City Planner Sellman explained the property to the south was planned commercial and there would no land use change to this property is being considered at this time. She reported staff would speak with Ms. Williamson to show her how to view the city's comprehensive plan on the website.

Commissioner Swanson stated it appears these property owners would support apartment complexes, which went against the comments the city was receiving from residents. She discussed how reducing the density on these properties was in alignment with the comments being received from Blaine residents.

Chair Goracke indicated the commission was being asked to consider a density reduction per direction from the city council. He explained the proposed direction from council would ensure apartments were not developed on these properties.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0037 based on the following conditions:

Case 24-0037:

1. Approval by the Metropolitan Council.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.