



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.

Sponsors: Nick Fleischhacker, Public Works Director

- 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.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, CMC, City Clerk