



City of Blaine

City Council

July 15, 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. 2024-294 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-306 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. RES 24-155 Election Judge Appointments for the 2024 State Primary
Sponsors: Cathy Sorensen, City Clerk

8.4. 2024-287 Approve a Tobacco and Tobacco Products License for MAM Smoke Shop LLC, located at 11724 Ulysses Land NE, Suite 130

Sponsors: Cathy Sorensen, City Clerk

- 8.5.** RES 24-130 Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easements, along with restricted access lying over, under and across part of Lot 2, Block 1, Aspen Ridge Second Addition; according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V24-03

Sponsors: Daniel Schluender, Director of Engineering

- 8.6.** RES 24-139 Resolution to Approve a Purchase From the SBM Fire Capital Fund

Sponsors: Michelle Wolfe, City Manager

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

- 9.1.** RES 24-149 Resolution granting an Interim Use Permit for a Land Reclamation Permit to Allow for Removal of Excess Soil

Sponsors: Daniel Schluender, Director of Engineering

10. Development Business

- 10.1.** RES 24-127 Adoption of the Alternative Urban Areawide Review (AUAR) for the 105th Redevelopment Project. (Case File No. 24-0043/SAS)

Sponsors: Sheila Sellman, City Planner

- 10.2.** RES 24-122 Resolution Granting Master Plan Approval for the 105th Redevelopment Project at 10550 Nassau Street NE. 105th Avenue Redevelopment Area Master Plan (EB Blaine Development LLC) (Case File No. 24-0034/SAS)

Sponsors: Sheila Sellman, City Planner

- 10.3.** RES 24-140 Resolution Granting Preliminary Plat Approval to Create 9 Lots and 6 Outlots to be Known as Blaine Town Center Addition. EB Blaine Development LLC (Case File No. 24-0044/SAS)

Sponsors: Sheila Sellman, City Planner

- 10.4.** RES 24-126 Adoption of the Alternative Urban Areawide Review (AUAR) and Mitigation Plan for the Redevelopment of the Northtown Mall and Surrounding Area. (Case File No. 24-0042/SAS)

Sponsors: Sheila Sellman, City Planner

11. Administration

- 11.1.** RES 24-141 Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds

Sponsors: Elizabeth Showalter, Community Development Specialist

- 11.2.** RES 24-136 Resolution Supporting DEED Grant Application
Sponsors: Erik Thorvig, Community Development Director
- 11.3.** RES 24-134 Resolution to Initiate Project and Order Preparation of Feasibility Report for Zest Street Construction Project, Improvement Project No. 25-04
Sponsors: Daniel Schluender, Director of Engineering
- 11.4.** 2024-282 Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the Zest Street Construction Project, Improvement Project No. 25-04
Sponsors: Daniel Schluender, Director of Engineering
- 11.5.** RES 24-135 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05
Sponsors: Daniel Schluender, Director of Engineering
- 11.6.** RES 24-137 Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06
Sponsors: Daniel Schluender, Director of Engineering
- 11.7.** 2024-283 Motion to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Henrickson, Inc. (SEH) for Professional Engineering Services for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05
Sponsors: Daniel Schluender, Director of Engineering
- 11.8.** 2024-284 Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk for Professional Engineering Services for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06
Sponsors: Daniel Schluender, Director of Engineering
- 11.9.** RES 24-143 Resolution Accepting a Bid from Diversified Paving in the amount of \$248,576.81 for the 2024 Blaine Trail Maintenance Project, Improvement Project Number 24-42
Sponsors: Daniel Schluender, Director of Engineering
- 11.10.** RES 24-148 Resolution Authorizing the Mayor and City Manager to Enter into an Agreement with Connexus Energy for Energy and Maintenance and Installation of Outdoor Lighting for 117th Avenue and Ulysses Street Roundabout, Improvement Project No. 23-09 and Associated Budget Amendment
Sponsors: Daniel Schluender, Director of Engineering

12. Other Business

13. Adjournment

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 7/15/2024 FOR PAYMENTS THE WEEK OF 6/24/2024**

Vendor Name	Description	Amount
ACCESS	Data Storage	\$ 130.89
ACEK9	K9 Squad temp monitoring system	\$ 406.00
ACME TOOLS	Small tools; Parks	\$ 6.27
ACME TOOLS	Small tools; Parks	\$ 199.96
ALL AUTO GLASS LLC	Replace windshield in Squad	\$ 725.00
ALLEN MARK	Meal reimbursement for training	\$ 58.89
AMAZON CAPITAL SERVICES	Equipment for training building	\$ 137.10
AMAZON CAPITAL SERVICES	Webcams	\$ 39.00
AMAZON CAPITAL SERVICES	lamination sheets, patrol mouse	\$ 84.00
AMAZON CAPITAL SERVICES	Supplies for investigations	\$ 167.79
AMAZON CAPITAL SERVICES	PW: Velcro for Shop	\$ 61.70
AMAZON CAPITAL SERVICES	iPhone case for Scott Johnson	\$ 24.90
AMAZON CAPITAL SERVICES	Supplies for Playnet	\$ 329.65
AMAZON CAPITAL SERVICES	supplies for playnet juniors	\$ 152.15
AMAZON CAPITAL SERVICES	USB Hubs	\$ 36.97
AMAZON CAPITAL SERVICES	Head set (Robinson)	\$ 29.99
AMAZON CAPITAL SERVICES	12 Hard hats (Inspections)	\$ 119.79
AMAZON CAPITAL SERVICES	supplies for events	\$ 30.61
AMAZON CAPITAL SERVICES	Envelopes, swabs, printer cartridges	\$ 264.50
AMAZON CAPITAL SERVICES	PW Key tags	\$ 25.98
ANOKA COUNTY	County Recordings	\$ 184.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	Record Easement-Cedar Point Apts	\$ 46.00
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Sewer	\$ 3,913.15
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Sewer	\$ 3,803.91
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Water	\$ 11,510.97
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Streets	\$ 1,154.07
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Water	\$ 1,203.17
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Storm Water	\$ 1,210.43
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Storm Water	\$ 4,247.62
ANOKA COUNTY LICENSE BUREAU	New Registration - PD	\$ 27.00
ASPEN MILLS INC	clothing and uniforms	\$ 54.95
ASPEN MILLS INC	clothing and uniforms	\$ 335.65
ASPEN MILLS INC	clothing and uniforms	\$ 219.00
ASPEN MILLS INC	clothing and uniforms	\$ 151.90
ASPEN MILLS INC	clothing and uniforms	\$ 151.90

ASPEN MILLS INC	Uniforms for Reserve Officer	\$	76.79
ASPEN MILLS INC	clothing and uniforms	\$	194.85
ASPEN MILLS INC	clothing and uniforms	\$	239.80
ASPEN MILLS INC	clothing and uniforms	\$	6.99
ASPEN MILLS INC	clothing and uniforms	\$	109.94
ASPEN MILLS INC	clothing and uniforms	\$	131.98
ASPEN MILLS INC	clothing and uniforms	\$	94.96
ASPEN MILLS INC	clothing and uniforms	\$	49.99
ASPEN MILLS INC	Uniforms for Reserve Officer	\$	7.99
ASPEN MILLS INC	clothing and uniforms	\$	1,518.05
AUDIO & SECURITY ENGINEERS	PD scramble pad	\$	661.37
AUTOMATIC SYSTEMS COMPANY	Sewer/Lift Station Maintenance	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	Water Maintenance Agreement	\$	2,074.50
AUTOMATIC SYSTEMS COMPANY	Fiber for WTP4/Tower 4	\$	230.00
BAUER BUILT INC	Tire installation: 1277	\$	344.40
BLAINE BROTHERS INC	Filter/Fender Mount; PW	\$	65.22
BLAINE BROTHERS INC	Filter/Fender Mount; PW	\$	15.75
BLASE BRUCE	DOT Health Card reimbursement	\$	89.00
BLUUM OF MINNESOTA LLC	Bandshell AV Equipment/Install	\$	11,385.11
BLUUM OF MINNESOTA LLC	Bandshell AV Equipment/Install	\$	34,961.56
BLUUM OF MINNESOTA LLC	Audio/visual furniture	\$	593.25
BOLTON & MENK INC	Lead Service Line Inventory	\$	4,075.00
BOLTON & MENK INC	PFAS Advertisement	\$	4,204.20
BOLTON & MENK INC	Sprint Tower #1 Decommission	\$	603.00
BOLTON & MENK INC	T-Mobile Tower #2 Decommission	\$	603.00
BOLTON & MENK INC	WTP 1-Coating Observations	\$	500.00
BOYER TRUCKS	Sensor/Coolant Control/Air Dryer	\$	284.04
BOYER TRUCKS	Sensor/Coolant Control/Air Dryer	\$	79.96
BRAD'S CATCH BASIN REPAIR LLC	Pond Maint follow up-Fillmore	\$	4,690.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maint follow up-Quincy	\$	780.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maint follow up-Territorial	\$	5,200.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maint follow up-Pleasure Creek	\$	780.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maint follow up-Territorial	\$	1,290.00
BRAD'S CATCH BASIN REPAIR LLC	Pond Maint follow up-Fillmore	\$	4,350.00
BRAUN INTERTEC CORPORATION	Aquatore Bandshell concrete testing	\$	298.50
BROADWAY AWARDS INC	PD Retirement Award	\$	142.68
BROADWAY AWARDS INC	Recognition plaques	\$	302.29
CAPITAL ONE TRADE CREDIT	Sewer: Flashlights/search lights	\$	472.15
CARAHSOFT TECHNOLOGY CORP	Year 3 of 5 - Budget Software	\$	43,796.55
CENTENNIAL SCHOOL DIST 12	Chanhassen outing-MAYC	\$	2,673.00
CENTERPOINT ENERGY	1409 105th Ave NE - EDA	\$	102.38
CENTERPOINT ENERGY	750 Cloverleaf Parkway	\$	95.87
CENTERPOINT ENERGY	Gas Service	\$	810.84
CENTURYLINK	Siren	\$	16.78

CENTURYLINK	911 Service	\$	86.06
CENTURYLINK	Telephone Service - PW	\$	73.76
CINTAS CORPORATION	CH Mats/Rugs	\$	205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	210.61
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	36.69
CINTAS CORPORATION	MAYC medical cabinet supplies	\$	64.10
CINTAS CORPORATION	CH med cabinet supplies	\$	336.66
CLARKE TIMOTHY	Test Fee Reimbursement	\$	76.68
COMCAST	Cable TV	\$	36.22
COMCAST	Internet and Television - MAYC	\$	69.58
COMCAST	Public Works Internet Service	\$	201.47
COMO LUBE & SUPPLIES INC	Disposal fees	\$	177.90
COMPLETE COOLING SERVICES	Fuel Tank Repair; 1290	\$	364.90
CONNEXUS ENERGY	CSAH 14/CR 53 Roundabout Lighting	\$	100,141.50
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	\$	14.50
CONNEXUS ENERGY-UTILITY PAYMENTS	10601 Nassau St - Electric	\$	35.00
CONNEXUS ENERGY-UTILITY PAYMENTS	10603 Nassau St NE - Electric	\$	35.00
COON CREEK WATERSHED DISTRICT	Escrow - 2024 SW Area Reconstruction	\$	8,910.00
CORE & MAIN LP	ECR Tops for Meters	\$	1,006.48
CORE & MAIN LP	1.5" Meter for Resale	\$	3,579.77
CORVAL CONSTRUCTORS INC	WTP 1 Filter & Piping Upgrades	\$	58,481.53
CREATIVE HOMES INC	Escrow Refund - 4489 131st Ave NE	\$	4,900.00
CRYSTEEL TRUCK EQUIPMENT	F550 Build Up/Storm Water	\$	40,055.95
CRYSTEEL TRUCK EQUIPMENT	Traffic Advisor; 4485	\$	1,060.00
DETECTACHEM INC	CBD/THC test kits	\$	214.96
DITTA JOSEPH	Reimbursement - Work boots	\$	30.00
ECKBERG LAMMERS PC	Prosecution Fees	\$	22,721.69
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fee	\$	4,000.00
ECKBERG LAMMERS PC	Civil Legal Services & Retainer Fee	\$	17,301.50
ECKBERG LAMMERS PC	Civil Legal Services & Retainer	\$	7,394.00
ECM PUBLISHERS INC	Public Hearing Notices	\$	145.12
ECOWATER	Permit Refund B24-00253	\$	60.00
EMBEDDED SYSTEMS INC	Siren Maintenance	\$	6,296.22
ENVIRONMENTAL EQUIPMENT	Switch/Broom motor; 1262	\$	980.85
FLAGSHIP RECREATION	Replacement Backboard-Install	\$	2,546.50
FLAGSHIP RECREATION	Install Playground Equip-W Lake Park	\$	28,980.73
FRANKENSIGNS INC	Informational sign	\$	75.00
FRIENDLY CHEVROLET INC	Seat Belt Buckles; 5314	\$	77.84
FRIENDLY CHEVROLET INC	Seat Belt Buckles; 5314	\$	15.99
GAASLAND KRISTIAN	AWWA Annual Conference	\$	3,271.64
GERHARD JOSEPH	meals for training-2 people	\$	80.00
GIMPL TAMMY	Kennel Services for May, 2024	\$	350.00
GOPHER STATE ONE CALL INC	2024 Water & Sewer Locate Fees	\$	1,769.85
GRAINGER	CH rocker switch	\$	5.18

HARPERS GROVE LLC	Final Escrow Release	\$ 135,998.19
HARPERS GROVE LLC	Final Escrow Release	\$ 62,855.69
HARPERS GROVE LLC	Final Escrow Release	\$ 9,351.30
HAWKINS INC	Water Treatment Chemicals	\$ 4,498.00
HAWKINS INC	Water Treatment Chemicals	\$ 3,580.50
HAWKINS INC	Credit	\$ (1,548.00)
HENNING PROFESSIONAL SERVICES	Right-of-Way Acquisition Services	\$ 11,180.83
HIPERLINE	Lining project/LS main manholes	\$ 35,482.00
HOLIDAY COMPANIES	Car Washes - PD	\$ 605.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$ 20.00
HUSS JOSEPH	Independent Contractor Services	\$ 625.00
HUSS JOSEPH	Independent Contractor Services	\$ 375.00
INFORMER SYSTEMS LLC	Schedule Express 7/24-6/25	\$ 15,756.00
INSIGHT PUBLIC SECTOR INC	Monitors	\$ 172.12
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	May Union Apprenticeship Fund	\$ 821.70
KE PROPERTIES LLC	SP16-0015, Aerofab Inc.	\$ 2,500.00
KNOBLAUCH JAMES	Performance in the Park June 20	\$ 450.00
KRAFT MECHANICAL LLC	Rebuild RPZ valve-Pressure washer	\$ 783.95
KRIEGER JEROME	Mileage	\$ 19.63
KUEPERS INC	SP21-0028, Glenfield Park Estates	\$ 10,000.00
LANGUAGE LINE SERVICES INC	Language Translation/Interpretation	\$ 507.83
LAWSON PRODUCTS INC	TyRap, Couplers, Wheel Weights	\$ 729.03
LAWSON PRODUCTS INC	Locate Paint: Water/Sewer	\$ 1,194.00
LENNAR	Escrow Refund - 3567 110th Lane NE	\$ 5,000.00
LIFESTYLE LANDSCAPES LLC	Mowing at City Hall/Tom Ryan Park	\$ 2,025.65
LIFESTYLE LANDSCAPES LLC	Mowing at City Hall/Tom Ryan Park	\$ 2,025.65
LOCKRIDGE GRINDAL NAUEN PLLP	2024 State Lobbyist Services	\$ 3,166.66
LOGIS	Special Assessment Program	\$ 5,569.00
LONG CARTER	Reimbursement - Work boots	\$ 30.00
M/I HOMES	Escrow Refund	\$ 4,900.00
M/I HOMES	Escrow Refund	\$ 4,800.00
MANAGED SERVICES INC	CH TP, towels, foam	\$ 589.44
MARTIN MARIETTA MATERIALS	Patching Materials - Water	\$ 117.88
MC TOOL & SAFETY SALES	Battery Pack: Sewer	\$ 10.06
MC TOOL & SAFETY SALES	Gloves/Glasses/Earplugs	\$ 763.74
MC TOOL & SAFETY SALES	Gloves/Glasses/Earplugs	\$ 1,652.83
METRO-INET	Internet Support Services	\$ 2,942.00
METRONORTH CHAMBER OF COMMERCE	2024 Dues (Wolfe)	\$ 454.50
METRONORTH CHAMBER OF COMMERCE	State of Business Registration	\$ 25.00
MEYER ALEK	Reimbursement - Work boots	\$ 30.00
MICKMAN BROTHERS INC	Median Maintenance	\$ 2,921.90
MICKMAN BROTHERS INC	Median Maintenance	\$ 2,157.14
MICKMAN BROTHERS INC	109th/105th Weed Control	\$ 1,335.71
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for PD	\$ 175.34

MINNESOTA HIGHWAY SAFETY	PIT hybrid training	\$ 635.00
MINNESOTA OCCUPATIONAL HEALTH	pre employment testing	\$ 1,081.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 779.88
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$ 325.63
MN4 BLAINE LLC	B22-05002, Silverstar Car Wash	\$ 73,184.30
MOBILE PRO SYSTEMS	Repairs to Camera Trailer	\$ 928.30
MOBILESPIKE TECHNOLOGIES INC	5 MobileSpike Units, Training	\$ 45,030.92
M-R SIGN COMPANY INC	Pedestrian signs	\$ 540.70
MTI DISTRIBUTING INC	Insurance Claim	\$ 184.79
MTI DISTRIBUTING INC	Insurance Claim	\$ 1,142.54
MTI DISTRIBUTING INC	Insurance Claim	\$ 1,978.75
MUNICIPAL BUILDERS INC	WTP #2 Preventative Maintenance	\$ 53,000.84
MUSCO SPORTS LIGHING LLC	LAC-Part for Sports Lighting	\$ 106.00
NATIONAL SPORTS CENTER	MASC/COB Field 55/46 Const Draw #4	\$ 2,200,000.00
O'REILLY AUTOMOTIVE INC	Rear Shocks	\$ 118.66
O'REILLY AUTOMOTIVE INC	Hub Assembly	\$ 462.48
O'REILLY AUTOMOTIVE INC	Car Fogger	\$ 49.05
O'REILLY AUTOMOTIVE INC	Calipers	\$ 197.40
O'REILLY AUTOMOTIVE INC	Water Outlet	\$ 99.87
O'REILLY AUTOMOTIVE INC	Heater Hose	\$ 14.51
O'REILLY AUTOMOTIVE INC	Brake Parts	\$ 361.95
O'REILLY AUTOMOTIVE INC	Spark Plugs	\$ 50.80
PLAISTED COMPANIES INC	Black Dirt for PW	\$ 1,774.80
PLAISTED COMPANIES INC	Black Dirt for PW	\$ 887.40
PRECISE MRM LLC	GPS Management; March-December	\$ 1,480.00
PRO-TEC DESIGN INC	Help with cameras back online	\$ 2,295.00
PRO-TEC DESIGN INC	Door repair at Lakeside Commons	\$ 229.50
PRO-TEC DESIGN INC	CH TP4 camera issues	\$ 841.50
RCM SPECIALTIES INC	Street Patching Material	\$ 709.41
REDPATH AND COMPANY LLC	2023 Financial Audit	\$ 30,750.00
REINKE KIMBERLY	PW Appreciation Lunch	\$ 534.50
REINKE KIMBERLY	Retirement celebration (Dahl)	\$ 228.99
RENOVATION CHURCH	SP23-0003, Renovation Church	\$ 102,544.30
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$ 2,810.00
SCHINDLER ELEVATOR CORP	CH yearly inspection service	\$ 2,277.85
SINCHI MANUEL	Reimbursement - Work boots	\$ 30.00
STREAM BENJAMIN	Meal reimbursement for training	\$ 103.92
SUMMIT FIRE PROTECTION	MAYC Semi annual inspection	\$ 365.00
SZOSTAK TROY	Reimbursement for testing fees	\$ 76.68
TEGL/AREP MILL POND LP	Mill Pond 2nd Addition Escrow	\$ 62,838.88
TEGL/AREP OAKWOOD LP	Escrow Release	\$ 71,195.71
TENICITY LLC	Spring Tennis Lessons	\$ 332.80
T-MOBILE USA INC	Cell Phone Timing Advance Data	\$ 50.00
TYLER TECHNOLOGIES INC	Support & Update Licensing	\$ 92,948.26

ULINE	Evidence bags, handgun boxes	\$	620.80
USA BLUEBOOK (#657220)	USB Cleaning connection; Sewer	\$	999.70
USA BLUEBOOK (#657220)	Wire proofer Skid; Sewer	\$	695.24
VERIZON WIRELESS	Telephone Service	\$	80.02
VIKING ELECTRIC SUPPLY LLC	10 fuses	\$	198.50
WALTERS RECYCLING & REFUSE INC	Organics Collection	\$	150.00
WAY OF THE LORD INC	Escrow Refund - 804 131st Ave NE	\$	5,000.00
XCEL ENERGY	Electric Service - Signal	\$	68.16
XCEL ENERGY	Monument Lighting	\$	11.65
XCEL ENERGY	Electric Service	\$	4,179.28
ZOLL MEDICAL CORPORATION	ResQPump CPR Devices	\$	16,500.00
ZOLL MEDICAL CORPORATION	Credit	\$	(4,400.00)
		\$	3,595,221.49

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 7/15/2024 FOR PAYMENTS THE WEEK OF 6/24/2024**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,721.69
FLAGSHIP RECREATION	Install Playground Equip-W Lake Park	\$ 28,980.73
REDPATH AND COMPANY LLC	2023 Financial Audit	\$ 30,750.00
BLUUM OF MINNESOTA LLC	Bandshell AV Equipment/Install	\$ 34,961.56
HIPERLINE	Lining project/LS main manholes	\$ 35,482.00
CRYSTEEL TRUCK EQUIPMENT	F550 Build Up/Storm Water	\$ 40,055.95
CARAHSOFT TECHNOLOGY CORP	Year 3 of 5 - Budget Software	\$ 43,796.55
MOBILESPIKE TECHNOLOGIES INC	5 MobileSpike Units, Training	\$ 45,030.92

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 7/15/2024 FOR PAYMENTS THE WEEK OF 6/28/2024**

Vendor Name	Description	Amount
ALL SAFE GLOBAL INC	MAYC fire extinguisher inspection	\$ 60.03
ALLEGRA PRINT & IMAGING	Sgt. cards, CSO cards, victim info cards	\$ 198.96
ALLEGRA PRINT & IMAGING	Gold Name Badge for Terra Fleming	\$ 36.41
ALLEGRA PRINT & IMAGING	Sgt. cards, CSO cards, victim info cards	\$ 337.44
AMAZON CAPITAL SERVICES	White card stock	\$ 51.96
AMAZON CAPITAL SERVICES	PW: Asset Mgmt spiral notebooks	\$ 88.14
AMAZON CAPITAL SERVICES	PW: Connector for WTP 3	\$ 68.36
AMAZON CAPITAL SERVICES	supplies for events	\$ 22.79
AMAZON CAPITAL SERVICES	clothing and uniforms	\$ 601.65
AMAZON CAPITAL SERVICES	PW: Slow Moving signs; Stock	\$ 30.98
AMAZON CAPITAL SERVICES	Headset	\$ 29.99
AMAZON CAPITAL SERVICES	PW: Notebooks/EAMS, Water, Toner	\$ 109.66
AMAZON CAPITAL SERVICES	toner for jail printer	\$ 109.99
AMAZON CAPITAL SERVICES	Crayons for Resource Fair/Blaine Festival	\$ 39.98
AMAZON CAPITAL SERVICES	Bolt Cutter; Mechanics shop	\$ 175.99
AMAZON CAPITAL SERVICES	supplies for Playnet	\$ 38.26
ANOKA COUNTY	2024 Property Taxes	\$ 13,384.09
ANOKA COUNTY ATTORNEY'S OFFICE	Forfeiture distribution	\$ 1,280.00
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD	\$ 16.25
APPLE FORD LINCOLN	2024 Ford Edge veh. for Special Ops Div.	\$ 35,350.00
AUTOMATIC SYSTEMS COMPANY	Sewer/Lift Station Maintenance	\$ 2,074.50
BARR ENGINEERING COMPANY	WTP1 underdrain Design	\$ 11,776.55
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance	\$ 2,853.75
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 12,582.83
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 9,095.85
BLAINE BROTHERS INC	Hand Seals/valve; 1226	\$ 45.35
BLAINE CUSTOM APPAREL & AWARDS	Medallion for hunt	\$ 58.00
BLAINE LOCK & SAFE INC	PW: Master Padlocks	\$ 896.01
BLAINE LOCK & SAFE INC	Replacement Key: 1239	\$ 135.00
BOLTON & MENK INC	Final Design & Construction Services	\$ 1,035.00
BOLTON & MENK INC	2024 SW Area St Reconstruct	\$ 10,538.50
BOLTON & MENK INC	Lift Station 1 Force Main-Design	\$ 845.00
BOLTON & MENK INC	Svcs 89th & Davenport	\$ 1,980.00
BOLTON & MENK INC	Lead Service Line Inventory	\$ 46,743.50
BOLTON & MENK INC	Ulysses & 117th Avenue	\$ 772.20
BOLTON & MENK INC	Ulysses/117th Roundabout	\$ 4,941.00
BOYER TRUCKS	Connectors for 1203	\$ 1.32

BOYER TRUCKS	2023 Capital: F550 - 9 ft box, #1328	\$	61,070.86
BROADWAY AWARDS INC	nameplates for plaques	\$	72.46
BRS FIELD OPS LLC	Permit Refund B24-01145	\$	80.00
CAPITAL ONE TRADE CREDIT	Flood Light/Utility Knife for Water	\$	147.16
CARQUEST AUTO PARTS STORES	Filters/Blades for PW Stock	\$	184.80
CARQUEST AUTO PARTS STORES	Filters/Blades for PW Stock	\$	288.23
CARQUEST AUTO PARTS STORES	Filters/Air Freshener; PW Stock	\$	22.12
CARQUEST AUTO PARTS STORES	Filters/Air Freshener; PW Stock	\$	30.08
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$	164.45
CARQUEST AUTO PARTS STORES	Filters for PW stock	\$	941.60
CARQUEST AUTO PARTS STORES	Filters for stock	\$	374.72
CENTRAL TURF & IRRIGATION SUPPLY	Nozzles/Caps for Irrigation	\$	73.70
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation Repair; 105th/Radisson	\$	310.89
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation Valve Box	\$	63.22
CENTRAL TURF & IRRIGATION SUPPLY	Pesticide signs/stakes; Parks	\$	32.00
CENTURYLINK	Baseball Complex Telephone	\$	127.34
CHATELLE MARK	Park/Rec Refund	\$	125.00
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	411.78
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	36.69
CINTAS CORPORATION	CH Mats/Rugs	\$	205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	182.49
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	37.16
CINTAS CORPORATION	Vehicle First Aid Kits; PW	\$	8,750.00
CITY OF SPRING LAKE PARK	Sanburnol Dr/University Ave Service Dr	\$	285,000.00
CONNEXUS ENERGY	Lexington/122nd Ave Signal Service	\$	4,526.03
CONNEXUS ENERGY-UTILITY PAYMENTS	1409 105th Ave NE - EDA	\$	77.89
CONNEXUS ENERGY-UTILITY PAYMENTS	Electric Service	\$	56,950.55
CORE & MAIN LP	1.5" Meter for Resale	\$	1,628.15
CORE & MAIN LP	ECR Tops for Meter	\$	1,466.46
CREATIVE HOMES INC	Escrow Refund - 4497 131st Ave NE	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund - 4465 131st Ave NE	\$	4,800.00
CREATIVE HOMES INC	Escrow Refund - 13138 Isetta St NE	\$	4,800.00
CREATIVE HOMES INC	Escrow Refund - 4658 128th Circle NE	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund - 4703 128th Cir NE	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund - 4892 127th Cir NE	\$	4,900.00
CREATIVE HOMES INC	Escrow Refund - 13126 Isetta Cir NE	\$	4,800.00
CREATIVE HOMES INC	Escrow Refund - 13111 Isetta Cir NE	\$	4,800.00
DATAWORKS PLUS LLC	Data Plan for IBIS - Annual Subscription	\$	35.00
DURAND CHRISTOPHER LAWRENCE	Softball Umpire Fees	\$	750.00
E G RUD & SONS INC	Project Mgmt & Construction Staking	\$	622.50
E G RUD & SONS INC	Lexington Athletic Complex Rink Surveying	\$	2,263.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$	37.62
ECM PUBLISHERS INC	Advertising & Public Notices	\$	172.00
ECOWATER	Permit Refund B24-02064	\$	61.00

EHRET BECKY	Park/Rec Refund	\$	125.00
ELDSTROM KERRY	Well Interference Settlement	\$	2,450.75
ELECTRIC PUMP INC	LS 6 Control work	\$	1,031.54
ELEMECH INC	Bulk Fill 2024 Support Contract	\$	1,500.00
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	405.42
FERGUSON WATERWORKS #2518	Locate Flags; Sewer	\$	150.00
FERGUSON WATERWORKS #2518	Valve for Water	\$	651.70
FERGUSON WATERWORKS #2518	Locator for Water Dept	\$	805.20
FERGUSON WATERWORKS #2518	Water Main Break parts; Stock	\$	862.86
FERGUSON WATERWORKS #2518	Water Main Break parts; Stock	\$	5,019.00
FERGUSON WATERWORKS #2518	WTP 2 repair parts; gate valves/gaskets	\$	5,468.18
FERGUSON WATERWORKS #2518	Credit	\$	(604.02)
FISERV	May FISERV Payment	\$	143.36
FOREST LAKE CONTRACTING INC	Installation of Hockey Lights at LAC	\$	15,550.00
FRIENDLY CHEVROLET INC	Seatbelt latch: 5198	\$	142.99
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$	235.00
IMPACT PROVEN SOLUTIONS	2024 UTILITY BILLING INVOICE PRINTING	\$	4,708.27
INDELCO PLASTICS CORPORATION	Chlorine Booster Pump, WTP2	\$	5,935.64
INDELCO PLASTICS CORPORATION	Chlorine scale repair parts	\$	1,004.34
INSIGHT PUBLIC SECTOR INC	Monitors	\$	860.60
INSIGHT PUBLIC SECTOR INC	Equipment for GIS Analyst position	\$	1,821.45
INSIGHT PUBLIC SECTOR INC	RAM for GIS Laptop	\$	87.76
INSIGHT PUBLIC SECTOR INC	Network Switch for the Bandshell	\$	5,222.41
INSIGHT PUBLIC SECTOR INC	Ten Additional NetMotion Licenses	\$	950.80
INSTRUMENTAL RESEARCH INC	Water Sample Testing	\$	960.00
JACOBSON MAGNUSON ANDERSON	Federal Lobbyist Services	\$	4,500.00
JOB GLORIA D	Cooking Class - MAYC	\$	220.00
JUSTEN JENNAH	Tuition reimbursement	\$	495.00
KROOG RACHAEL	Performance in the Park - July 11	\$	650.00
LARSEN AMY	Park/Rec Refund	\$	125.00
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	652.85
LIONS SHARE MAINTENANCE	HYDRANT METER DEPOSIT REFUND	\$	375.00
M/I HOMES	Escrow Refund - 1112 111th Lane NE	\$	4,900.00
M/I HOMES	Escrow Refund - 11244 Pierce St NE	\$	4,900.00
M/I HOMES	Escrow Refund - 11161 Fillmore St NE	\$	4,900.00
M/I HOMES	Escrow Refund - 11179 Fillmore St NE	\$	4,900.00
M/I HOMES	Escrow Refund - 1110 112th Ave NE	\$	4,900.00
M/I HOMES	Escrow Refund - 1106 111th Lane NE	\$	4,900.00
MC TOOL & SAFETY SALES	Rain Suits for Seasonals	\$	306.45
MENARDS - BLAINE	Streets: Ratchet Tie Down	\$	59.98
MENARDS - BLAINE	Maint Supplies/wipes/GOOP/tape	\$	227.93
MENARDS - BLAINE	Pesticide protections; Parks	\$	47.93
MENARDS - BLAINE	MAYC salt pellets	\$	119.40
MENARDS - BLAINE	LS 31 supplies	\$	112.86

MENARDS - BLAINE	WTP Repair parts	\$	147.97
MENARDS - BLAINE	Tools for Meter Install	\$	98.28
MENARDS - BLAINE	battery charger, trim fuel	\$	14.01
MENARDS - BLAINE	Extension Cords	\$	119.94
MENARDS - BLAINE	Supplies for Harpers Park	\$	43.03
MENARDS - BLAINE	caulk gun	\$	21.99
MENARDS - BLAINE	Water: Small Tools - Meter Install	\$	55.51
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	1,690.00
METRO SALES INCORPORATED	Copier Maintenance and Support	\$	1,155.13
MGT OF AMERICA CONSULTING	HR Consultant Fees	\$	2,772.00
MICKMAN BROTHERS INC	Irrigation Start Up/Repairs - East Lake Pk	\$	577.75
MICKMAN BROTHERS INC	Mulching Landscape beds on 105th. Ave.	\$	8,000.00
MIDWAY FORD COMPANY	TPMS Sensor 4492	\$	101.18
MINNESOTA EQUIPMENT - HAM LAKE	Repair Parts; 2425 & Saws	\$	376.14
MINNESOTA EQUIPMENT - HAM LAKE	Backpack Blower: Streets	\$	615.54
MINNESOTA EQUIPMENT - HAM LAKE	Repair Parts; 2425 & Saws	\$	176.39
MINNESOTA EQUIPMENT - ROGERS	18' Hydraulic Dump Trailer #2438	\$	33,563.05
MINNESOTA EQUIPMENT - ROGERS	Mowing Route Trailer 2 of 2, #2442	\$	7,072.74
MINNESOTA EQUIPMENT - ROGERS	Mowing Route Trailer 1 of 2, #2441	\$	7,738.09
MINNESOTA EQUIPMENT - ROGERS	Sewer Trailer 4633	\$	9,413.34
MINNESOTA HIGHWAY SAFETY	Defensive Driving Class at MAYC	\$	456.00
MINNESOTA VALLEY TESTING LABS	Water testing at Lakeside Commons Park	\$	76.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$	685.13
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$	230.88
MINUTE MAKER SECRETARIAL	Traffic Commission Meeting Minutes	\$	167.00
MN METRO NORTH TOURISM	April 2024 Lodging Taxes	\$	12,288.60
MTI DISTRIBUTING INC	Latch for 2431	\$	88.36
MTI DISTRIBUTING INC	Relays for 2390	\$	86.34
MTI DISTRIBUTING INC	Latch for 2431	\$	231.12
NORDBY BRAD	Hotel-Travel to Pickup Bearcat	\$	296.70
NORTHERN SANITARY SUPPLY CO	PW 2-Ply Towels	\$	191.20
NORTHERN SANITARY SUPPLY CO	Soap, paper supplies	\$	2,088.49
NOVAK-FLECK INC	Escrow Refund - 12772 Able St NE	\$	4,900.00
NUSS TRUCK & EQUIPMENT	Front Brake Chambers; 1272	\$	226.66
ODESA II	Carrara East Court Improvements	\$	14,921.51
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$	586.68
OLSEN CHAIN & CABLE INC	Cable: 4492	\$	448.22
O'REILLY AUTOMOTIVE INC	Credit	\$	(91.00)
O'REILLY AUTOMOTIVE INC	Wheel bearings/filters; PW stock	\$	572.32
O'REILLY AUTOMOTIVE INC	Plugs for 2356	\$	25.40
O'REILLY AUTOMOTIVE INC	Fuel Filter; 2377	\$	22.62
OSSEO CONSTRUCTION CO LLC	2021 Water Storage Tank Rehabs	\$	61,367.99
PARAMETERS LTD	Lobby wall/furniture for security plan	\$	7,803.54
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	189.22

PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	227.06
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	170.30
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	75.69
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	151.38
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	94.61
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	151.38
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	132.45
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	151.38
PERFORMANCE LAWN CARE	Lawn mowing - contracted for violations	\$	189.22
PITNEY BOWES INC	Postage Machine Meter Rental Qtly	\$	135.75
POWERS JENNIFER	Park/Rec Refund	\$	100.00
PRO-TEC DESIGN INC	Aquatore Bandshell Security	\$	4,000.00
PRO-TEC DESIGN INC	Plant 4 Intrusion Upgrades	\$	15,854.24
PRO-TEC DESIGN INC	Plant 1-3 Intrusion Upgrades	\$	12,094.96
RP AUTO SERVICE INC	Alignment: 4625	\$	133.75
S & S INDUSTRIAL SUPPLY INC	Bolts for 1322-3	\$	12.09
SHERWIN-WILLIAMS COMPANY	PW: Paint for Graffiti	\$	194.90
SHORT ELLIOTT HENDRICKSON INC	2023 NW Area St Reconstruction	\$	14,802.20
SHORT ELLIOTT HENDRICKSON INC	National St Water Service Improvement	\$	1,323.17
SHORT ELLIOTT HENDRICKSON INC	Construction Services-Pleasure Creek	\$	8,234.22
SHORT ELLIOTT HENDRICKSON INC	Water Storage Tank Rehab	\$	3,212.31
SLACK PAINTING LLC	Tower 1 Cleaning	\$	18,000.00
SPORTS LIGHTING AUTHORITY INC	LAC lighting	\$	7,150.00
SRF CONSULTING GROUP INC	Monument Sign - Central Ave/89th Ave	\$	174.15
ST CROIX RECREATION	LAC Playground Equipment	\$	370.18
STANDARD INSURANCE COMPANY	Life Insurance - monthly	\$	9,104.25
STATE OF MINNESOTA	Court costs	\$	12.25
STATE OF MINNESOTA	Forfeiture distribution	\$	640.00
SUBURBAN TIRE WHOLESALE INC	Tires for 2399	\$	375.57
SUN LIFE FINANCIAL	Long Term Disability Insurance	\$	4,925.23
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	\$	7,524.00
THE BACKYARD BAND	Performance in the Park - July 11	\$	600.00
THE MYSTERY MOUNTAIN BOYS	Performance in the Park - July 18	\$	600.00
TKDA AND ASSOCIATES INC	TH65 Access Improvements	\$	73,763.02
TRICIA AND THE TOONIES	Performance in the Park - July 9	\$	825.00
TRI-STATE BOBCAT INC	Bolts/Nuts for 2398	\$	62.00
TRI-STATE BOBCAT INC	Wedges for PW Stock	\$	42.87
TRI-STATE BOBCAT INC	MS 211 Chain Saw; Parks	\$	270.00
TRI-STATE BOBCAT INC	Credit	\$	(18.84)
TRI-STATE BOBCAT INC	Repair parts: filter/light/switch; 2398	\$	199.08
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout	\$	2,946.00
WSB & ASSOCIATES INC	Design & Construction Services	\$	1,230.00
WSB & ASSOCIATES INC	2024 NW Area Street Reconstruction	\$	24,568.00
XCEL ENERGY	May 2024 Electric	\$	21,040.99

ZIEGLER INC

Plant 1 Generator Repair

\$ 2,226.00

\$ 1,136,990.73

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 7/15/2024 FOR PAYMENTS THE WEEK OF 6/28/2024**

Vendor Name	Description	Amount
XCEL ENERGY	May 2024 Electric	\$ 21,040.99
WSB & ASSOCIATES INC	2024 NW Area Street Reconstruction	\$ 24,568.00
MINNESOTA EQUIPMENT - ROGERS	18' Hydraulic Dump Trailer #2438	\$ 33,563.05
APPLE FORD LINCOLN	2024 Ford Edge veh. for Special Ops Div.	\$ 35,350.00
BOLTON & MENK INC	Lead Service Line Inventory	\$ 46,743.50

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: JUNE 2024

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
06/06/24	VENDOR CHECKS	CHECK # 79832-79836	\$5,327.92
06/06/24	EMPLOYEES	DIRECT DEPOSITS	\$644,398.92
06/24/24	VENDOR CHECKS	CHECK # 79837-79845	\$11,834.82
06/24/24	EMPLOYEES	DIRECT DEPOSITS	\$651,219.01

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
06/06/24	STATE OF MINNESOTA	PAYROLL TAXES	\$44,380.11
06/06/24	I.R.S.	PAYROLL TAXES	\$203,361.02
06/06/24	P.E.R.A.		\$183,174.78
06/06/24	21ST CENTURY	DEFERRED COMP & H.S.A	\$76,458.45
06/20/24	STATE OF MINNESOTA	MAY SALES TAX	\$39,887.00
06/20/24	21ST CENTURY	CREDIT CARDS	\$32,515.98
06/24/24	STATE OF MINNESOTA	PAYROLL TAXES	\$43,347.92
06/24/24	I.R.S.	PAYROLL TAXES	\$199,266.90
06/24/24	P.E.R.A.		\$185,409.37
06/24/24	21ST CENTURY	DEFERRED COMP & H.S.A	\$61,676.88

TOTAL \$2,382,259.08



City of Blaine

City Council Workshop

July 1, 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 (absent for roll call), and Lori Saroya.

ABSENT: None.

Quorum Present.

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

3. New Business

- 3.1.** 2024-264 2023 Annual Comprehensive Financial Report (ACFR) and Audit Review
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated 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.

Andy Herring, Redpath and Company, Ltd., reported the audit of the city of Blaine's financial statements has been completed. He explained 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. He was pleased to report the independent audit has issued an unmodified ("clean") opinion on the city of Blaine's financial statements for the year ended December 31, 2023.

Mr. Zimmerman explained 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.

Councilmember Massoglia asked if the 2023 audit included the transfer to the Strategic Priorities Fund. Mr. Zimmerman stated this transfer was included.

Councilmember Newland questioned if the grants the city received for TH65 were included in the audit. Mr. Herring reported the grant revenue would be recorded as revenue at the same time as the city incurs expenses. He explained he understood the financing for this project would be quite intense.

Councilmember Newland inquired if the city would have a financial obligation for the grants that were received by the city and were then forwarded onto MNDOT. Director of Engineering Schluender stated MNDOT will be responsible for tracking the grants that were reassigned to MNDOT.

Councilmember Robertson asked why the outstanding escrow accounts were not identified in the audit last year. Mr. Herring explained he acted as the manager and auditor this year, which allowed him to focus on the finer details and that escrow accounts may have been just excluded in the past.

Councilmember Massoglia questioned if a debt policy should be put in place for the city. Mr. Herring stated this was a tricky question for him to answer. He indicated there was no specific amount of debt that was too much for the city, but rather encouraged the council to consider how outstanding debt was being repaid. Mr. Zimmerman explained statutorily, the city was subject to a 3% debt limit as a percentage of the total market value.

Mayor Sanders thanked Mr. Herring for his detailed report on the 2023 audit.

Mr. Zimmerman during the 2024 session, the Minnesota Amateur Sports Commission (MASC) submitted funding requests for four projects/grant programs, focused on improvements to the Super Rink and other facilities located on the National Sports Center (NSC) campus in Blaine. He reported MASC was created in 1987 by the Minnesota Legislature to promote the economic and social benefits of amateur sports. MASC contributes to the State of Minnesota by generating economic benefits through sporting events, providing increased amateur sports opportunities for Minnesota residents, and improving infrastructure through developing new athletic facilities and programs. To drive the agency's mission of enhancing the economic and social benefits of amateur sports in Minnesota, MASC has worked with select Minnesota cities to develop regional centers in Rochester, Marshall, St. Cloud, Biwabik, and Blaine to attract out-of-state visitors and serve Minnesotans.

Mr. Zimmerman explained the NSC in Blaine has operated as a hallmark destination for sports and events within the state since the facility was opened in 1990. In 1998, the original four hockey rinks were funded by a cooperative of eleven local governments partnering with the NSC including Blaine, Arden Hills, Centerville, Circle Pines, Coon Rapids, Lino Lakes, Mounds View, New Brighton, Shoreview, as well as Ramsey and Anoka Counties. Four additional sheets of ice were opened in 2006, making it the world's largest ice arena. Except for the Covid-19 pandemic, the Super Rink has been operationally self-sufficient since construction through private ice rentals, in-house programs, hospitality, and sponsorships.

Mr. Zimmerman commented on the capital budget requests submitted by MASC, as well as the project prioritization ranking, governor's recommendation, and governor's planning estimates. A 2023 Facility Condition Assessment of the NSC found issues that are now reaching poor to critical levels. The cumulative deferred maintenance is estimated to be \$82.7 million, with \$58.6 million required to bring the condition back to a fair ranking, which includes costs for the Super Rink, irrigation fields, and the original campus repairs. The National Sports Center Asset Preservation Project was submitted to address a number of these deferred maintenance categories including mold remediation, flood plain mitigation, life safety / energy efficiency, storm water management, building envelope replacement, water supply replacement, mechanical system replacement, and ADA compliance. The breakdown of the asset preservation funding was requested to be:

- Super Rink R22 changeover: \$12 million
- Dormitory ADA renovation for the Special Olympics: \$10.57 million
- NSC Original Campus asset preservation irrigation: \$2.3 million

Mr. Zimmerman stated while a gap exists between the funding requested and the governor's recommendation, representatives from MASC and the NSC were prepared to adjust the project scope accordingly. Unfortunately, while committee hearings were promising, with less than ten minutes left in the legislative session, the House approved a \$71 million cash-only capital investment bill, which was unable to be heard on the senate

floor before the session concluded on May 20. Despite the failure to secure funding, MASC and the NSC remain steadfast in their mission and commitment to address the backlog of deferred maintenance. The NSC is looking at completing a large capital improvement at the Super Rink for necessary rink plant improvements along with other physical improvements to the rinks and entryway. A committee is being formed with MASC and NSC staff to identify several options in terms of project scope, timing, and funding structures to address critical aspects of the previously identified issues, with a focus on generating improvements to the Super Rink. Current cost estimates to address all deferred maintenance and desired capital improvements to the full design for the Super Rink were reviewed. Staff commented further on the proposed rink improvements and discussed how the improvements could be financed. He asked if the council would support some level of financing for the rink improvements.

Mayor Sanders stated he believed it was important for the city to find some way to help provide a solution for the youth hockey associations. He explained Blaine was a sports recreation community and the Super Rink was located in the heart of the city. He understood that the Super Rink was one of the largest ice facilities in the world at one point in time and this facility was now falling behind. He wanted to see the NSC remain relevant. He fully supported the city finding a solution that would help bridge some of the gap. In addition, the city would continue to apply pressure to the state during upcoming legislative sessions.

Councilmember Larson asked if this conversation would be held if the state had approved funding.

Mayor Sanders reported the state had not adequately approved funding for the NSC and the NSC was now in need of greater assistance. Mr. Zimmerman reported the local youth hockey associations would still be asking for assistance even if the \$71 million from the state had been approved.

Pete Carlson, NSC Ice Arena Operations, spoke to the council regarding the needs of the Super Rink facility, noting this included refrigeration and entrance improvements. He stated the ask was for \$750,000 for Blaine Youth Hockey and \$600,000 from Spring Lake Park Youth Hockey. He commented on how this funding would help keep ice rates down over time.

Councilmember Newland asked what type of financial commitment the Blaine Youth Hockey and Spring Lake Park Hockey associations would be making to the rink improvements. Community Development Director Thorvig stated the youth hockey associations were being asked to make a \$1.35 million commitment to the NSC and these associations were asking the city to make a contribution to offset this amount.

Councilmember Newland stated he did not have a problem with the city contributing something, but he also wanted to see the hockey associations making a contribution as well. He hoped that a contribution could be made by Anoka County as well, given the fact the majority of the players using the NSC were coming from Anoka County. Mr. Carlson reported Anoka County got out of the ice arena business back in 1997, when the NSC took over the Columbia Ice Arena. He commented on how the county had assisted with bonding for Rinks 5 through 8. He discussed how Andover and Burnsville had subsidized ice arenas

in their communities. He was of the opinion \$1.35 million was not a huge ask to ensure ice time over the next 20 years was kept low for Blaine youth skaters.

Councilmember Robertson supported this item coming back to the council at a future workshop meeting. She expressed frustration with the fact the state continues to inadequately support the NSC and the backup plan continues to be the city. While she understood the majority of the users were coming from Blaine, she wanted to have a larger conversation on how to find solutions to fund the rink improvements.

Council consensus was to continue the discussion at a future workshop to identify ways to assist with the NSC Super Rink improvements, including other entities as well as the city.

3.3. 2024-275 SBM Fire Department - Quarterly Update
Sponsors: Dan Retka, Fire Chief

Fire Chief Retka provided the Council with an update from the SBM Fire Department. He commented on the staffing changes that had been made to date and noted the department was trending under budget for the first six months of 2024. He reported response times were continuing to improve. He explained calls for service were up 30% from last year, with many of these calls coming in the overnight hours. He indicated Station 1 was now being staffed overnight. He commented on the great training his firefighters receive and discussed how the fire corp was supporting the community. He explained the department should hear about the safer grant and SCBA grant in August.

4. Other Business

City Manager Wolfe shared her upcoming schedule and announced that Administrative Services Director Scott Johnson will begin July 8.

5. Adjournment

The workshop was adjourned at 6:59PM.



City of Blaine

City Council

July 1, 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 7:05PM 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; Safety Services Director/Police Chief Brian Podany; Fire Chief Retka; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Robertson expressed her thanks to everyone who worked on the Blaine Festival, including staff, public safety members and the Blaine Festival Committee. She encouraged everyone to attend the upcoming fireworks on July 4.

Councilmember Massoglia shared condolences regarding the passing of Jeff and Tonya Loehr in a recent motorcycle/vehicle accident and shared neighborhood feedback regarding the flashing

yellow light on County Road 14 at Oak Park Boulevard.

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 7:09PM.

Dr. Roger Day, 9701 Xebec Street NE, commented on his home-based medical practice in Blaine and how the State of Minnesota has initiated fraud allegations from his former location in Golden Valley that has followed to his Blaine location. He explained he had a desire to work with the Blaine Police Department to address this matter.

Caroline Dahl, resident of Blaine, shared concerns regarding changing the land use for the property at 10041 Polk Street, which would be addressed under agenda Item 10.4. She understood the land use needed to be in conformance with the zoning code and was concerned with the reasons for the change. She explained she was a landowner and she did not ask for this change. She indicated the current land use has been in place for 50+ years.

Mike Rell, 1296 123rd Avenue NE, shared concerns about changing properties from HD to MD due to the fact this will affect the property values of neighboring properties and that the actual zoning has little to do with surrounding property values, but what goes on the property is what will impact property values. He commented on the Les Schwab Tire Store CUP and felt it was unrealistic that the doors would remain shut during business hours, especially during the summer months. He stated adding shop space would likely double because doors would be open. He also noted cars would be parked onsite overnight when customers drop off cars and said the neighbors were concerned with noise, music, property upkeep, and parking.

Nick Gervais, GHS Development, spoke about agenda Item 10.5 and thanked the City for their great work. He explained he has owned this land for decades and understood this corridor was doing wonderful. He explained he wanted to do something more on the west side of Ulysess and was hoping to work with the City on an apartment complex for his property. He requested the Council maintain the current density.

Mark Rohweder, KLJ Engineering, responded to questions raised regarding the Les Schwab Tire Store and their operations. He explained all work on vehicles would be done inside the building. He reported there would be vehicles present only during the day and not overnight. He stated Les Schwab was looking forward to being part of this community.

There being no further input, Mayor Sanders closed the Open Forum at 7:24PM.

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.** 2024-270 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

None.

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

Community Development Director Thorvig stated 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. He explained the building had an air exchange system in place that would allow the exterior doors to remain closed. Staff commented further on the request and reported the planning commission recommended approval with conditions.

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

Councilmember Saroya questioned what the distance was between the car wash and the proposed tire shop. Mr. Thorvig explained he did not know the exact distance, but reported the uses were on adjacent parcels.

Councilmember Saroya raised concerns regarding noise impacts and asked how this would be addressed or mitigated. She explained this was not in her ward but she was hearing from residents that the car wash was causing neighbors mental health issues and distress. Mr. Thorvig reported any project or business within a commercial zoning district has to meet MPCA sound requirements. He explained if a complaint was received, the city visits the property and monitors the noise levels.

Councilmember Massoglia suggested changing the door direction towards Highway 65 to address potential noise concerns. Mr. Thorvig stated this was discussed with the applicant and was staff's preference. Mark Rohweder, representative for the applicant, explained Les Schwab prefers to have their building forward facing for customers. He explained noise levels were taken from another Les Schwab franchise and even with the doors open, the levels were below the MPCA standards and with the doors down, all noise requirements

would be met.

Councilmember Newland asked what the hours of operation would be. Mr. Rohweder reported Les Schwab would be open Monday through Friday 8:00AM to 6:00PM and on Saturdays from 8:00AM to 5:00PM.

Councilmember Newland stated he appreciated the fact the business would have regular business hours as this would lessen the impact on the neighbors. He indicated he supported the proposed request.

Councilmember Saroya reported post-pandemic, there were more and more people working remotely. She indicated there would be people home when the noise was occurring and these families were already dealing with the noise issues from the car wash. She explained she would not be able to support this because the noise issues were not being addressed. Mr. Rohweder reported he was uncertain what the noise levels were from Mr. Car Wash but stated he anticipated the car wash would drown out the noise that would be coming from Les Schwab, especially with the doors down.

Councilmember Saroya explained she would support the building being flipped in order to face the doors towards Highway 65.

Motion adopted 6-1 (Councilmember Saroya opposed).

- 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

Mr. Thorvig stated 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. 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 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.

Councilmember Newland suggested including a time frame of 90 days for the fence slats to be installed. Mr. Thorvig reported the council could make this recommendation as a condition for approval.

Amendment motion by Councilmember Newland, seconded by Councilmember Massoglia,

to add a condition requiring a fence with slats along the west side of the property be installed by October 1, 2024.

Councilmember Saroya asked if this condition was practical for the applicant or would the additional expense be a hardship. The applicant was not in attendance at the meeting to respond.

Amendment adopted 6-1 (Councilmember Saroya opposed).

Amended motion adopted unanimously.

- 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

Mr. Thorvig stated 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 commented further on the request and reported the planning commission recommended approval with conditions.

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

Councilmember Saroya referred to a resident email sharing concerns regarding vibration and Sheetrock cracking that occurred at his home and asked if this amendment will increase these concerns. Mr. Thorvig reported the request from the applicant focused on fencing. He explained he researched some of the resident's concerns and could follow up with the council on the response that was given to the resident.

Councilmember Larson thanked the applicant for including the interior barbed fence that wouldn't be visible to the surrounding public.

Motion adopted unanimously.

- 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 10001 Polk Street NE. City of Blaine (Case File No. 24-0014/EJT)
Sponsors: Sheila Sellman, City Planner

Mr. Thovig requested the council 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. Staff commented further on the request and reported the planning commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a 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 10001 Polk Street NE.

Councilmember Newland thanked the landowners for coming forward and addressing the council regarding their concerns and desire to have options for future development.

Councilmember Larson stated it was rare the city was moving from high density to low density residential, but noted she supported this change given the density on the surrounding properties.

Motion adopted unanimously.

- 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

Mr. Thorvig requested the council 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. Staff commented further on the request and reported the planning commission recommended approval.

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

Councilmember Massoglia thanked staff for their efforts on this item. He commented on how the city of Blaine has grown from 50,000 to almost 80,000 residents and appreciated how the council was further evaluating where high density properties should be located.

Councilmember Robertson stated she appreciated hearing from the property owners as well.

Councilmember Saroya indicated she liked the shift or direction the city was going, noting her focus has been on Ward 1. She discussed how the massive apartment buildings in Ward 1 have impacted traffic in her neighborhood. She questioned if this property was already surrounded by high density. Mr. Thorvig reviewed the surrounding land uses for this property, noting there was a mix of land uses.

Councilmember Saroya asked if there was a pending project for this site. Mr. Thorvig reported staff was not aware of any project for this site.

Nick Gervais, GHS Development, the property owner, explained no formal project has been submitted but he would like to see how he could maximize the potential for this land.

Motion adopted unanimously.

- 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

Mr. Thorvig requested the Council 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. Staff commented further on the request and reported the planning commission recommended approval.

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

Councilmember Larson stated she was supportive of this change, noting this property was near her home. She believed this pocket of high density residential did not fit and she appreciated the fact that this property would be changed to medium density/community commercial.

Motion adopted unanimously.

11. Administration

None.

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:22PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 24-155

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Cathy Sorensen, City Clerk

Agenda Item # 8.3

Election Judge Appointments for the 2024 State Primary

Executive Summary

Council is asked to appoint election judges to serve Blaine voters for the 2024 state primary on August 13.

Background

Pursuant to Minnesota election law and city charter, council must appoint election judges and set salaries for the August 13, 2024, state primary. Staff is also requesting authority to appoint election judges during the time preceding the election.

To date staff has recruited 205 individuals to serve as election judges. Statute and charter requires that election judges be appointed by the council at least 25 days prior to the election. Staff is requesting that council authorize the city clerk to make appointments and substitutions as necessary should the need arise in the 25 days prior to the election. Election law allows for emergency appointments on election day.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

Based on a survey of other cities within Anoka County, staff is proposing the 2024 election judge hourly salaries as follows:

- Head judges - \$15/hr
- Technology judges- \$14/hr
- Precinct/student judges -\$13/hr

Election judge pay has been appropriately budgeted for through the city clerk's budget in the general fund.

Public Outreach/Input

N/A

Staff Recommendation

Adopt the proposed resolution approving the appointment of election judges, authorize the City Clerk to appoint and assign election judges during the 25 days preceding the election if additions/substitutions are necessary, and approve the hourly salary for election judges as proposed.

Attachment List

1. Election Judge Board Report



City of Blaine

Signature Copy

Resolution: RES 24-155

Election Judge Appointments for the 2024 State Primary

WHEREAS, the city council is required by Minnesota Statutes Section 204B.21, Sec. 2, and Chapter 4, Nominations and Elections, Section 4.05 of the City Charter, to officially approve the appointment of election judges; and

WHEREAS, the city council hereby adopts the judges listed on the judge board report, hereto attached, as the official election judges for the 2024 state primary to be held on August 13, 2024; and

WHEREAS, the persons selected to serve meet all requirements of Minnesota statutes and city administrative policy and have been trained and certified pursuant to law.

WHEREAS, the city clerk is hereby authorized to appoint and assign election judges during the 25 days preceding the election if additions or substitutions are necessary to fill vacancies and meet party balances.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine that the names listed on the judge board report, hereto attached, are the official election judges for the City of Blaine 2024 state primary.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

Poll Worker Report, 2024 Statewide Election

Primary Election, Tuesday, August 13, 2024

Blaine W-1 P-1

Christ Lutheran Church, 641 89th AVE NE, Blaine, MN 55434

Martha Matern, Head Judge
Mark Olson, Technology Judge
Ronald Bloomgren, Election Judge
Julie Eibensteiner, Election Judge
Rosemary Lowe, Election Judge
Cletius Puhmann, Election Judge
Diane Shallue, Election Judge

Blaine W-1 P-2

University Avenue Elementary School, 9901 University AVE NE, Blaine, MN 55434

Orville Lindquist, Head Judge
John Morency, Head Judge
Sara Preus, Technology Judge
Linda Anderson, Election Judge
Allen Glass, Election Judge
Robert Lowe, Election Judge
Myrna Thomas, Election Judge

Blaine W-1 P-3

King of Glory Church, 10103 University AVE NE, Blaine, MN 55434

Marna McComb, Head Judge
Terry Wold, Head Judge
Wayne Jacobson, Technology Judge
Marie Jeanne Embolo Abena, Election Judge
Mike Gilbert, Election Judge
Lorinda Kies, Election Judge
Deborah Perry, Election Judge
Melanie Persellin, Election Judge
Leanne Peterson, Election Judge

Blaine W-1 P-4

Madison Elementary School, 650 Territorial RD NE, Blaine, MN 55434

Mary Loberg, Head Judge
Dana Jaques, Election Judge
Richard Lane, Election Judge
Orlin Lewis, Election Judge
Rachel Malarz, Election Judge
Brad Merker, Election Judge
Colleen Meyers, Election Judge
Jennette Spader, Election Judge
Susan Stole, Election Judge
Dana Jama, Student Judge

Blaine W-1 P-5

Hope Church, 1264 109th AVE NE, Blaine, MN 55434

Linda Myhre, Head Judge
Frances Sorensen, Head Judge
Jacqueline Lundemo, Election Judge
Jane Oksnevad, Election Judge
Nancy Stutzman, Election Judge
Jim Tauer, Election Judge
Rita Voight, Election Judge

Poll Worker Report, 2024 Statewide Election

Blaine W-1 P-6

Mary Ann Young Center, 9150 Central AVE NE, Blaine, MN 55434

Milton Massaquoi, Head Judge
Amy Hennen, Technology Judge
Terry Copeland, Election Judge
Jennifer Eng, Election Judge
Victoria Gartner, Election Judge
Pamela Klemz, Election Judge
Kimberly Liedman, Election Judge
Carla Madeux, Election Judge

Blaine W-1 P-7

St. Tim's Hospitality Center, 707 89th AVE NE, Blaine, MN 55434

John Hatinen, Head Judge
Pamela Landers, Head Judge
Jeff Rosenberg, Technology Judge
Rosemary Hinsverk, Election Judge
Rita Pfeiffer, Election Judge
Wendy Sanders, Election Judge
Annika Benson, Student Judge

Blaine W-1 P-8

National Sports Center - The Welcome Center "A", 1750 105th AVE NE, Blaine, MN 55449

Scott Himmer, Head Judge
Trace Ludewig, Head Judge
Jeff Gable, Election Judge
Alexandra Hinsverk, Election Judge
Jason Nguyen, Election Judge
Shirley Roehl, Election Judge
LouAnn Snell, Election Judge
Sheri Tarr, Election Judge

Blaine W-1 P-9

Our Savior's Lutheran Church, 9185 Lexington AVE, Circle Pines, MN 55014

Deby Mullen, Head Judge
Kristen Genet, Election Judge
Rosanne Healey, Election Judge
Loren Hill, Election Judge
Carol Jacobs, Election Judge
Leila Larson, Election Judge
David Anderson, Student Judge

Blaine W-2 P-1

Jefferson Elementary School, 11331 Jefferson ST NE, Blaine, MN 55434

Rebecca Shaw, Head Judge
Lori Balma, Election Judge
Nicholas Carlberg, Election Judge
Jean King, Election Judge
Stephen Ledwith, Election Judge
Robert J. Moffitt, Election Judge
Dawn Suitor, Election Judge
Mike Voight, Election Judge

Blaine W-2 P-2

Blaine United Methodist Church, 621 115th AVE NE, Blaine, MN 55434

Justin Ernst, Head Judge

Poll Worker Report, 2024 Statewide Election

Carol Collins, Election Judge
Beverly Herkenratt, Election Judge
Victor Johnson, Election Judge
Rachel Kahler, Election Judge
Shannon McLean, Election Judge
Patricia Schroedl, Election Judge
Joan Wacha, Election Judge

Blaine W-2 P-3

Artisan Church, 1105 117th AVE NE, Blaine, MN 55434

Steven Holm, Head Judge
Douglas Kurpiers, Head Judge
Rick Vanderstappen, Technology Judge
Jane Denovchek, Election Judge
Julie Hubbard, Election Judge
Merry Krueger, Election Judge
Charlene Luppino, Election Judge
William Milkes, Election Judge
Jody Rehbein, Election Judge

Blaine W-2 P-4

National Sports Center-The Welcome Center "B", 1750 105th AVE NE, Blaine, MN 55449

Roderick Vold, Head Judge
Eric Rehnberg, Technology Judge
Janet Thompson, Technology Judge
Tammy Hanna, Election Judge
Scott Lund, Election Judge
Kevin Palmer, Election Judge
Mia Swinarski, Student Judge

Blaine W-2 P-5

Eagle Brook Church, 3603 95th Avenue NE, Blaine, MN 55449

Laura Ashmore, Head Judge
Tabetha Jo Finton, Head Judge
Deborah Olson, Technology Judge
Donald Olson, Technology Judge
Gary Berg, Election Judge
Dale Bergstrom, Election Judge
Jessica Nelson, Election Judge

Blaine W-2 P-6

Blaine City Hall Clover Leaf Farm A and B, 10801 Town Square DR, Blaine, MN 55449

Stephanie Erickson, Head Judge
Patti Mogensen, Technology Judge
Joseph Adler, Election Judge
Bruce Griebel, Election Judge
Joanne Klein, Election Judge
Mary Kloss, Election Judge
Cory Lange, Election Judge
Catherine Schmit, Election Judge
Shriya Sunil, Election Judge
Selma Thompson, Election Judge

Blaine W-2 P-7

Bridgewood Community Church, 11670 Lexington AVE NE, Blaine, MN 55449

Mitchell Sawh, Head Judge
Kathy Brodzinski, Election Judge

Poll Worker Report, 2024 Statewide Election

Shaun Olson, Election Judge
Roger Palmquist, Election Judge
Kelly Urista, Election Judge
Joseph Wollack, Election Judge
Guoping Wu, Election Judge

Blaine W-2 P-8

Renovation Church, 12390 Fraizer St NE, Blaine, MN 55449

Lisa Anderson, Head Judge
Kathleen Kelly, Technology Judge
Kathy Boudlali, Election Judge
Christine Kendall, Election Judge
Susan Langenbrunner, Election Judge
Caren Rennee-Markham, Election Judge
Avis Soderstrom, Election Judge

Blaine W-2 P-9

Performing Arts Center, 4757 North RD, Circle Pines, MN 55014

Kurt Kiffmeyer, Head Judge
Kim Olson, Head Judge
John Berget, Election Judge
Teresa Blossom, Election Judge
Dana Erickson, Election Judge
Elizabeth Jacobs-Pass, Election Judge
Jana Keller, Election Judge
Andrew Quinn, Election Judge
Diana Rockstad, Election Judge

Blaine W-3 P-1

SBM Fire Station #3, 11920 Ulysses ST NE, Blaine, MN 55434

Daniel Bisila, Head Judge
Lynn Holter, Head Judge
Carl Draack, Election Judge
Thomas LaVaque, Election Judge
Ron Letnes, Election Judge
Barb Miazga, Election Judge
Janice Nuwash, Election Judge
Jon Stellrecht, Election Judge
Constance Stone, Election Judge

Blaine W-3 P-2

Roosevelt Middle School, 650 125th AVE NE, Blaine, MN 55434

Benjamin Adair, Head Judge
Lori Carbajal, Head Judge
Debra Griebel, Election Judge
Lollie Jensen, Election Judge
Mary Sorenson, Election Judge
Twyla Vanderweerd, Election Judge
Alex Kuenzli, Student Judge

Blaine W-3 P-3

Way of the Lord Church, 804 131st AVE NE, Blaine, MN 55434

Thirupurasundari Krishnamurthy, Head Judge
Lilybeth Wilkins, Head Judge
Geraldine Buck, Election Judge
Thomas Cain, Election Judge
Kristin Pedrow, Election Judge

Poll Worker Report, 2024 Statewide Election

Alice Percy, Election Judge
Michael Pivovar, Election Judge
Lynn Radtke, Election Judge

Blaine W-3 P-4

Johnsville Elementary School, 991 125th AVE NE, Blaine, MN 55434

Steven Fortman, Head Judge
Karen Varian, Head Judge
Michael Clemson, Technology Judge
Carmen Whiting, Technology Judge
Wade Benson, Election Judge
Diane Bohlman, Election Judge
Sharol Drake, Election Judge
Kern Mosher, Election Judge

Blaine W-3 P-5

Oak Park Community Church, 12050 Aberdeen ST NE, Blaine, MN 55449

William Pangburn, Head Judge
Donald Strenge, Technology Judge
Christina Katke, Election Judge
Abby Kjos, Election Judge
Sandra Moinicken, Election Judge
Darryl Rangel, Election Judge
Mary Selisker, Election Judge
Dale Tchida, Election Judge

Blaine W-3 P-6

Chain of Lakes Church, 2650 125th Avenue NE, Blaine, MN 55449

Jacob Geiselhart, Head Judge
Craig Schuster, Technology Judge
Jacob Flores, Election Judge
Pamela Graves, Election Judge
Timothy Hakko, Election Judge
Michele Hansen, Election Judge
Karen Marquardt, Election Judge
Wendy Pudlick, Election Judge
Andrew Youso, Election Judge

Blaine W-3 P-7

MAS of Minnesota, 12175 Aberdeen Street NE, Blaine, MN 55449

Mark Quaas, Head Judge
Harlan Wells, Head Judge
Paul Jackson, Technology Judge
William Binder, Election Judge
Shawn Girgen, Election Judge
Bethany McCulloch, Election Judge
Michael Mercier, Election Judge
Paulette Orlicki, Election Judge
Brian Parent, Election Judge

Blaine W-3 P-8

Sunrise Elementary School, 12576 Lever Street NE, Blaine, MN 55449

Richard Nordlund, Head Judge
Nancie Sorenson, Head Judge
Cal Strelau, Technology Judge
James Hoglund, Election Judge
Pamela Madrid, Election Judge

Poll Worker Report, 2024 Statewide Election

Ann Martin, Election Judge

Phyllis Otis, Election Judge



City of Blaine Staff Report

File Number: 2024-287

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.4

Approve a Tobacco and Tobacco Products License for MAM Smoke Shop LLC, located at 11724 Ulysses Land NE, Suite 130

Executive Summary

Council is asked to approve a tobacco and tobacco products license which will allow the applicant to sell tobacco products.

Background

Ali Sudani, applicant, has applied for a tobacco and tobacco products license for MAM Smoke Shop LLC, located at 11724 Ulysses Land NE, Suite 130. This location is currently licensed as E-Cig Smoke and is being sold. The applicant has met the licensing requirements by completing all necessary forms and paying associated fees. Blaine Police Department has conducted a background investigation and found no reason to deny the license. If approved, the tobacco license will be effective through December 31, 2024.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including background checks, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a tobacco and tobacco products license for MAM Smoke Shop LLC, located at 11724 Ulysses Land NE, Suite 130.

Attachment List

None



City of Blaine Staff Report

File Number: RES 24-130

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.5

Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easements, along with restricted access lying over, under and across part of Lot 2, Block 1, Aspen Ridge Second Addition; according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V24-03

Executive Summary

The City received a petition dated June 25, 2024 from Brian Johnson representing Boulder Contracting, LLC requesting the vacation of the Drainage and Utility Easements, along with restricted access lying over, under and across part of Lot 2, Block 1, Aspen Ridge Second Addition; according to the recorded plat thereof, Anoka County, Minnesota; according to the recorded plat thereof, Anoka County, Minnesota; see Attached Exhibit A for Description.

Background

The existing drainage and utility easement and access restrictions are no longer needed. New drainage and utility easements with new access point will be platted with the proposed Boulder Villas Subdivision. Engineering staff has reviewed the request and agrees with the vacation. New easements will be created with the record plat for Boulder Villa Subdivision.

Schedule of Actions

7/15/2024

Receive Petition and Order Public Hearing

8/5/2024

Public Hearing and Adopt Vacation Resolution

Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing on August 5, 2024.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice will be officially published for the calling of the Public Hearing on August 5, 2024

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Easement Vacation Petition
2. BOULDER VILLAS - DUE EASEMENT VACATION (6-24-2024)



City of Blaine

Signature Copy

Resolution: RES 24-130

Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easements, along with restricted access lying over, under and across part of Lot 2, Block 1, Aspen Ridge Second Addition; according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V24-03

WHEREAS, the City Council has received a petition dated the 25th day of June 2024, requesting the vacation of the Drainage and Utility Easements, along with restricted access lying over, under and across part of Lot 2, Block 1, Aspen Ridge Second Addition; according to the recorded plat thereof, Anoka County, Minnesota; as shown in Exhibit A (attached); and

WHEREAS, the Engineering Department has reviewed the petition and recommends that the City Council hold a Public Hearing on the requested vacation.

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

1. The Council will consider the petitioned vacation of easements for the property owners.
2. A Public Hearing shall be held on the proposed vacation at 7:00 PM on the 5th day of August 2024 and the City Clerk shall give mailed and published notice of such hearing and vacation as required by law.

PASSED by the City Council of the City of Blaine this 15th day of July 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

PETITION TO VACATE DRAINAGE AND UTILITY EASEMENT AND RESTRICTED ACCESS



DATE

6-25-2024

TO: The Mayor and Council Members, City of Blaine:

The undersigned represent that they are the majority of owners of real property abutting:

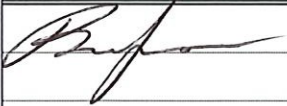
All drainage and utility easements, along with restricted access lying over, under and across that part of Lot 2 Block 1 Aspen Ridge Second Addition, according to the record plat thereof, Anoka County, Minnesota; see Attached Exhibit A for description

and petition that said portion of said drainage and utility easements and noted portions of the restricted access be vacated.

The facts and reasons for this application are as follows:

The current drainage and utility easement and access restrictions are no longer necessary. New drainage and utility easements with new access point will be platted with the proposed Boulder Villa Subdivision.

In consideration of vacating the drainage and utility easements as herein petitioned the undersigned hereby jointly and severally waive any and all claims for any damages resulting from the vacating and discontinuing of said drainage and utility easements.

Signature of Owner	Address	Legal Description of Property
	16522 Wake St NE Ham Lake Mn 55301	Parcel ID 34-31-23-12-0059 Lot 2 Block 1, Aspen Ridge Second Addition

This petition was circulated by:

Name of Petitioner Brian Janson

Telephone No. 612-369-2746

Street 16522 Wake St NE

City/State/Zip Ham Lake Mn 55301

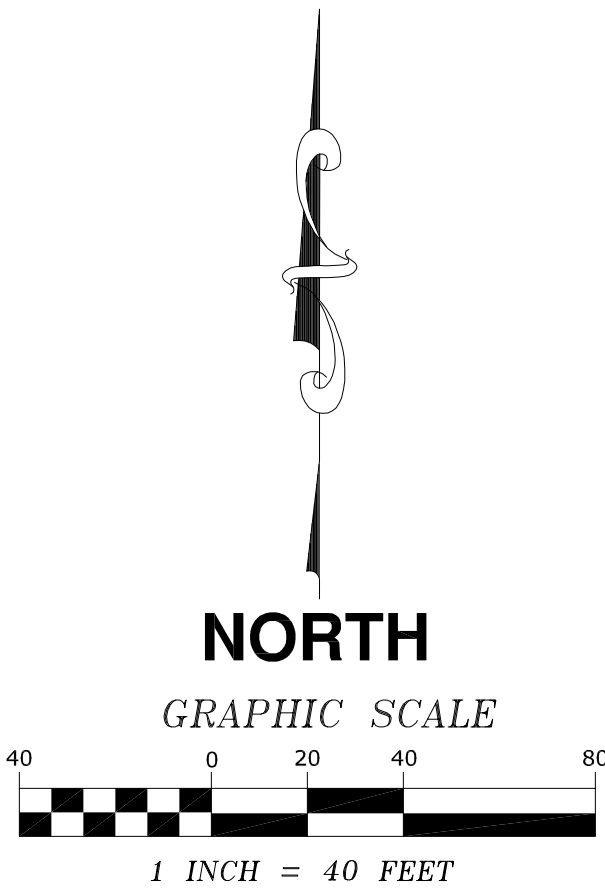
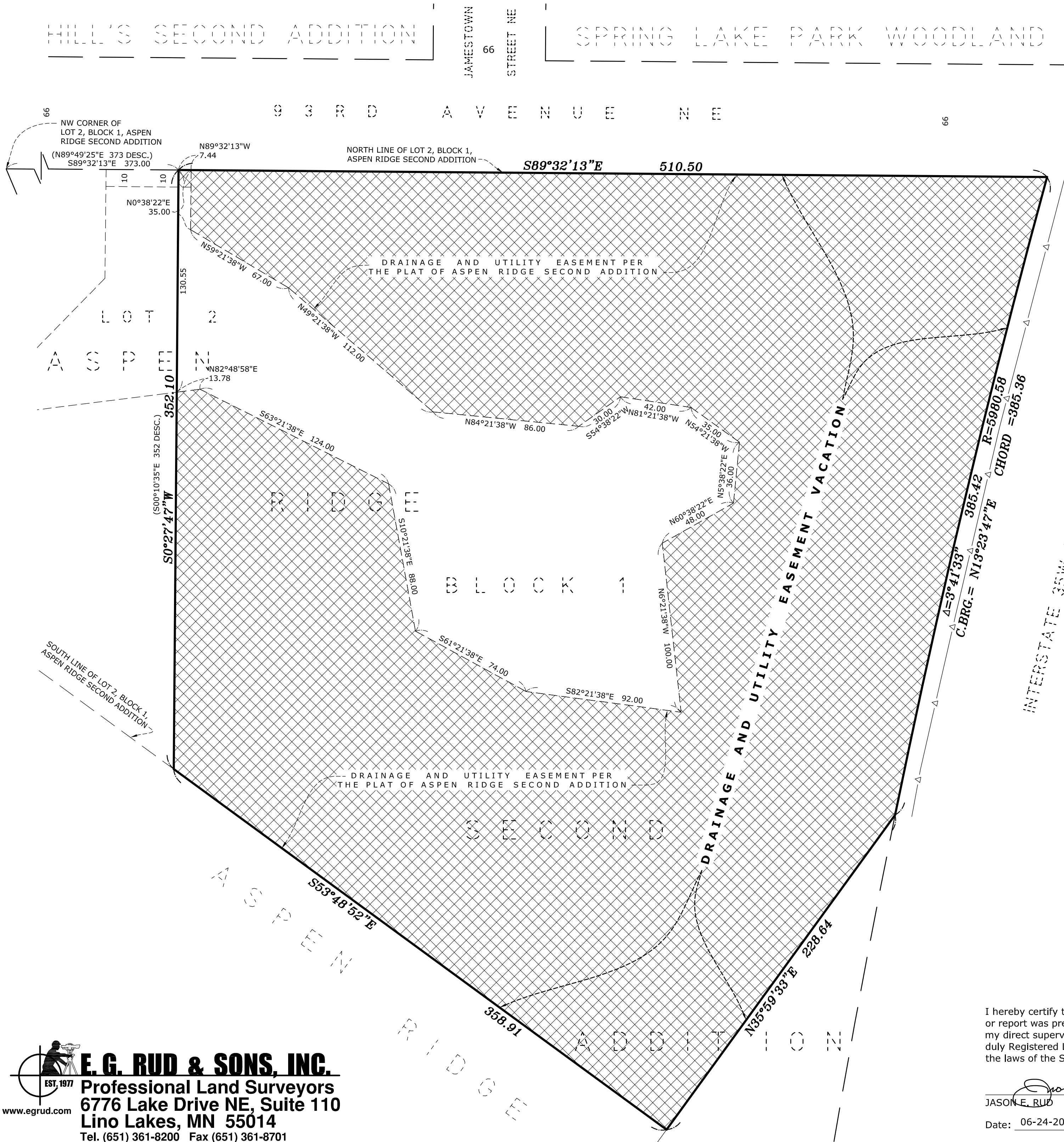
In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the public. The remainder of the information, including telephone numbers, is classified as public, and is available to the public. This information will be used to contact you in case of changes. You may choose to withhold this information, however if you do, the City of Blaine may not be able to process your application for the permit or license.

HILL'S SECOND ADDITION

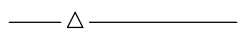
SPRING LAKE PARK WOODLAND

EASEMENT VACATION EXHIBIT A

~for~ BOULDER VILLAS
~of~ DRAINAGE AND UTILITY
EASEMENT AND RESTRICTED
ACCESS



LEGEND

-  DENOTES DRAINAGE AND UTILITY EASEMENT VACATION
-  DENOTES RESTRICTED ACCESS VACATION

DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION

That part of the drainage and utility easement as dedicated on the recorded plat of ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota, which falls with the following described property:

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

RESTRICTED ACCESS VACATION DESCRIPTION

That part of the Restricted Access shown on the recorded plat of ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota, which lies adjacent to Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION.

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


JASON E. RUD
Date: 06-24-2024 License No. 41578

DRAWN BY:	JEN	JOB NO:	230084PP	DATE:	06/24/24
CHECK BY:	JER	FIELD CREW:	DT-CT		
1					
2					
3					
NO.	DATE	DESCRIPTION		BY	



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



City of Blaine Staff Report

File Number: RES 24-139

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Michelle Wolfe, City Manager

Agenda Item # 8.6

Resolution to Approve a Purchase From the SBM Fire Capital Fund

Executive Summary

The SBM Fire Department is requesting the purchase of a fire truck. This purchase is proposed to be funded through the SBM Capital Improvement Fund that the City of Blaine manages on behalf of SBM Fire and its member cities.

Background

SBM Fire Chief Retka sent the following request to the three member cities of SBM Fire Department:

"To continue keeping our apparatus on a realistic replacement schedule per our capital plan, SBMFD requests authorization to order a new fully equipped fire engine. This truck will replace the 2007 Rosenbauer.

NFPA recommends the replacement of front-line Fire Engines no later than 15 years. The truck being replaced is currently 17 years old and has exceeded its useful life serving our communities.

The staff has received bids from 3 different manufacturers and has selected Midwest Fire Apparatus, based in Luverne, MN. The truck is a smaller version of the latest Engine purchased in 2023. Once the contract is signed, the current build time is 36 months. Midwest had the lowest bid, with the shortest build time.

Because of the long build time and the upcoming emissions standards, we are requesting authorization to place the order ASAP to avoid a large increase in the chassis' cost. A \$10,000 deposit is required when the order is placed. The remaining balance is due at the time of delivery.

The current cost of the Truck: \$700,000

Associated equipment: \$200,000

Total cost: \$900,000

The cities of Mounds View and Spring Lake Park have approved this request. Upon the City of Blaine's approval, the engine can be ordered.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

This request authorizes the expenditure of \$10,000 as a deposit for a replacement fire engine. The balance of the cost for the engine is due upon delivery of the engine. There are sufficient funds in the SBM Capital account to cover the requested 2024 expenditure. The balance will be planned in the capital plan and budget.

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the resolution authorizing the purchase of the fire truck by SBM Fire.

Attachment List

1. Copy of Capital Improvement Plan 2023-2040 Retka Version_ (002)



City of Blaine

Signature Copy

Resolution: RES 24-139

Resolution to Approve a Purchase From the SBM Fire Capital Fund

WHEREAS, the Spring Lake Park-Blaine-Mounds View Fire Department needs to replace a fire engine as part of its fleet; and

WHEREAS, the City of Blaine City Council approved a 2024 budget and capital plan for the SBM Fire Department; and

WHEREAS, the 2024 capital budget includes \$900,000 for a new fire engine to replace a 2007 model Rosenbauer; and

WHEREAS, current build-out timing for fire engines is 36 months, three quotes were received, and the vendor requires a \$10,000 deposit to commence the build process; and

WHEREAS, the three member cities provided funding to a capital fund which is managed by the city of Blaine and is used for the purchase of capital equipment; and

WHEREAS, on June 20, 2024, SBM provided a memo to member cities requesting authority to pay a \$10,000 deposit and order a replacement fire engine, with the balance of payment due upon delivery.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby authorizes the SBM Fire Department to order a new fire engine from Midwest Fire Apparatus for \$900,000 and the placement of a \$10,000 deposit with the balance due upon delivery, with the intent of replacing an existing 2007 model Rosenbauer.

PASSED by the City Council of the City of Blaine on the 15th day of July 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

**SBMFD Capital Expenditures
2023 - 2040**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
APPARATUS																		
ENGINE 1 (2012)				\$ 1,075,000														\$2,027,000
ENGINE 2 (2012)			Possibly Sell															
ENGINE/TENDER 3 (2023)	\$ 448,000															\$1,839,000		
ENGINE 4 (2012)					\$ 1,080,000													
ENGINE 5 (2007)			\$ 900,000															
ENGINE 8 (1997) SOLD		Not Replacing																
ENGINE 22 (2007) SOLD		Not Replacing																
LADDER 1 (2018)										\$ 2,500,000								
TOWER 3 (2019)												\$2,757,000						
RESCUE 3 (2018)						\$ 500,000												
RESCUE 4 (2007)				\$ 430,000														
UTILITY 7 SOLD																		
UTILITY 16 (2012)					\$ 441,000													
Dodge RAM 2008	\$ 90,000											\$ 146,000						
STAFF/SQUAD VEHICLES													\$ 132,000			\$ 152,000		
Chief 1(2021 Expedition)									\$ 85,000									
Chief 2 (2019 F150)						\$ 80,000												
Chief 3 (2017 4 Runner)				SELL NOT REPLACE														
Chief 4 (2019 F150)						\$ 80,000												
Chief 5 (2015 Tahoe)				SELL NOT REPLACE														
Chief 6(2016 Tahoe)				SELL NOT REPLACE														
Chief 7 (2019 F150)					\$ 80,000													
Chief 8 (F2019 F150)																		
Chief 9 (2018 F150)					SELL NOT REPLACE													
Chief 10 (2012 Tahoe)	\$ 70,000										\$ 85,000							
Training Squad (2011 Thaeo)	\$ 70,000										\$ 85,000							
Grass 1 (2018) UTV					\$ 73,000													
Grass 3 (2023) UTV								\$ 80,000										
CV1(2007)		Working on grant options with the 3 cities PI	no replacement date set															
BUILDINGS																		
Security Upgrade					\$ 150,000													
Station 3 New Roof				\$ 237,000														
Station Infrastructure					\$ 65,000	\$ 67,250	\$ 70,000	\$ 72,500	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Station 1 Remodel		Need to discuss Future of current station																
Station 3 Remodel		\$ 90,000																
New Fire Station East Side			?????															
EQUIPMENT																		
RADIOS							\$ 482,000											
RMS/COMPUTER	\$ 40,000				\$ 23,000	\$ 55,000	\$ 24,000	\$ 25,000	\$ 26,000	\$ 27,000	\$ 70,000	\$ 28,000	\$ 30,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
FITNESS EQUIPMENT						\$ 40,000			\$ 50,000			\$ 55,000						
PPE	\$ 60,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 87,000	\$ 87,000	\$ 90,000	\$ 100,000	\$ 105,000	\$ 110,000	\$ 76,000				
Uniforms / Rebrand		\$ 50,000																
Medical Bags								\$ 30,000				\$ 75,000						
Washers and Dyers							\$ 87,000											
AED (20)						\$ 75,000							\$ 69,000					
SCBA (85 pri + 85 spare cyn)				\$ 900,000	Grant being applied for													\$ 451,000
TOTALS	\$ 638,000	\$ 340,000	\$ 1,090,000	\$ 2,742,000	\$ 1,917,000	\$ 902,250	\$ 908,000	\$ 294,500	\$ 323,000	\$ 192,000	\$ 2,915,000	\$ 484,000	\$ 3,173,000	\$ 171,000				



City of Blaine Staff Report

File Number: RES 24-149

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 9.1

Resolution granting an Interim Use Permit for a Land Reclamation Permit to Allow for Removal of Excess Soil

Executive Summary

The City of Blaine received an application for earth removal and or land reclamation permit on June 27, 2024 from EB Blaine Development LLC (c/o Bader). The contractor is proposing to screen and sift existing stockpiles of soils on site, export screened soils off site, and return areas to original grade (stockpile work only) at 1985 105th Avenue NE.

Background

ED Blaine Development LLC, has a lease agreement for the parcels 21-31-23-23-0003 (1985 105th Avenue NE, currently platted as Lot 1 Block 1 of Larsons Estates) and 21-31-23-22-0005. Parcel 21-31-23-23-0003 has an acreage of 12.29 acres with approximately 7.8 acres of wetland on the east and south side of the property and 21-31-23-22-0005 has an acreage of 18.3 acres.

The property is currently proposed to be developed as part of the 105th redevelopment project.

To prepare the property for this future development, the applicant is requesting to screen and sift existing soil stockpiles on-site; export screened soils off-site and in the process return existing soil stock pile areas to original grade. The proposed work only allows for the items listed and for the restoration of pre-stock pile elevations. No additional work at the site will be permitted without obtaining all required permits for site grading.

Provided that more than 5,000 cubic yard of soil will be disturbed, the amount triggers the need for an interim use permit. Staff is recommending that the applicant be allowed a timeframe of July 15, 2024 to October 1, 2024, after which time the applicant can reapply if there is still material to be removed and the operation has been conducted in a manner that has minimized disruption to the surrounding

properties and roadways.

The hours of operation for the work are limited to 7:00AM to 8:00PM, Monday through Friday.

Erosion control measures will be required to be maintained during construction, including daily watering to minimize dust. Staging of the work will be required to minimize the amount of exposed material that is subjected to wind and water erosion. The applicant will need to stabilize the site with a minimum 4 inches of topsoil, seed, and mulch. A cash escrow will be required as surety for stabilization of the project.

No physical site development is proposed, nor would it be permitted with this application other than the import of material that would bring the site to the proposed grading plan elevations. Any subsequent site development, extension of utilities, building construction, and access improvements or other specific development approvals will require future review by the Planning Commission and City Council when those plans have been developed. Notice of this IUP application was published in the Star Tribune on Saturday, June 29, 2024.

Strategic Plan Relationship

This item is part of the city's strategic plan for Growth Management.

Board/Commission Review

This item was not presented to any boards or commissions. Public input will be received by council at the Public Hearing.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice was officially published for the calling of the Public Hearing.

Staff Recommendation

By motion, approve the Resolution granting an interim use permit.

Attachment List

1. Land Reclamation Permit Application
2. 23026A-AN-BTOPO-04-09-24
3. Land Rec Aerial



City of Blaine

Signature Copy

Resolution: RES 24-149

Resolution granting an Interim Use Permit for a Land Reclamation Permit to Allow for Removal of Excess Soil

WHEREAS, an application has been filed by EB Blaine Development LLC on behalf of 1985 105th Avenue NE as Interim Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on July 15, 2024

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that an interim use permit is hereby approved per Section 33.05 of the zoning ordinance for a Land Reclamation Permit based on the following conditions:

1. Applicant to follow the attached grading plan to return the soil stock pile areas to original grade.
2. Only screening and sifting of soil stockpiles may occur onsite.
3. Export of screened soils can occur off site.
4. Permanent restoration must be established within 14 days of final grade and area shall include 4" topsoil, seed and mulch.
5. Applicant to maintain required erosion control devices.
6. Applicant shall abide by the hours of operation of 7:00AM-8:00PM Monday-Friday as approved by the City at the request of the applicant.
7. Applicant will not be allowed to work during the weeks of the Target USA Cup and the PGA (3M Open) events.
8. All site work must be completed by Fall 2024.
9. Interim use permit may be revoked by the City at the City's sole discretion in 2024 upon 30 days notice to the applicant.
10. Applicant is currently working with Coon Creek Watershed District to obtain the necessary permits for the proposed development. A copy of the issued CCWD permit will be required to be provided to the City permit prior to any additional site work.
11. Applicant shall post a \$10,000 cash escrow to ensure the successful completion of the work and site stabilization.

PASSED by the City Council of the City of Blaine on this 15th day of July 2024.

Signed by

Tim Sanders, Mayor



Signed by

Cathy Sorensen, CMC, City Clerk



APPLICATION FOR EARTH REMOVAL AND/OR LAND RECLAMATION PERMIT

(Permit valid only for 100 c.y. up to 5,000 c.y. under
Chapter 6, Article VI of the Blaine City Code)

DATE 6/27/24

PERMIT FEE \$350

100 c.y. to 500 c.y. = \$50

500 c.y. to 5,000 c.y. = \$350

TO THE CITY MANAGER:

The undersigned hereby makes application for a permit to perform earth removal, land reclamation, material storage, or filling within the City of Blaine, agreeing to do all work in strict compliance with all City Ordinances and this permit, and hereby declares that all the facts and representatives stated in this application are true and correct, and hereby agrees to save the City free and harmless from all suits or claims for damages resulting from the negligent excavation, removal, storage, or filling of rock, sand dirt gravel, clay or other like materials in the City.

In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all of the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the public. The remainder of the information, including telephone numbers, is classified as public, and is available to the public. This information will be used to process your permit or license application. You may choose to withhold this information, however if you do, the City of Blaine may not be able to process your application for the permit or license.

APPLICATION MUST BE TYPEWRITTEN OR HAND PRINTED WITH INK

APPLICANT: EB Blaine Development LLC (C/O BADER) TEL: 612-900-5782

ADDRESS: 3020 France Ave S, Minneapolis, MN

OWNER OF LAND: National Sports Center

TEL:

ADDRESS:

Description and purpose of proposed work:

Screen and sift existing stockpiles of soils on site

Export screened soils off site

Returning areas to original grade (stock pile work only)

Accurate legal description of the location of the work:

Property ID: 21-31-23-23-0003

Address: 1985 105TH AVE NE

Estimated time schedule of the work and completion date:

7/17/24 thru 10/1/2024

List of all highways, streets, or other public ways within the City upon and along which the materials shall be transported:

105th Ave

Person(s) responsible for actual operation of the site, with 24-hour emergency contact phone numbers:

Andy Houle - VP Lino Lakes Landscaping - 651-497-0383

Mike Pokorney - Director of Construction - Bader - 612-900-5782

Type and number of equipment to be used at the site:

Screener, Loader, Dozer & Dump trucks

Describe the precautions that will be taken to avoid creating nuisances or hazards to public health and safety, and the environment:

Water/Dust Control Haul Roads within the site. Sweep roads as needed. Maintain/repair S

Work hours M-F 7am-8pm or as require/requested by The City or NSC.

The following items shall be shown on a map or plan as applicable and are attached:

1. Existing topographic information and water table elevations based on sea level datum.
2. Proposed limits of operations and proposed final topography based on sea level datum.
3. Proposed erosion control measures.
4. Proposed final restoration plans.
5. Any additional items that may be required by the City Engineer, per Section 6-104 of the Ordinance.

Signature of Applicant

Signature of Land Owner

CONDITIONS TO THE PERMIT

- 1.
- 2.
- 3.
- 4.

Permit Expiration Date

Recommended for Approval

City Engineer

Date

CONDITIONS ACCEPTED:

Signature of Applicant

Date

Signature of Land Owner

Date

6/28/24

Permit Approved

City Manager

Date

DEPARTMENTAL COMMENTS (FOR CITY USE ONLY)

ENGINEERING:

Drainage On and Adjacent to Site:

Ground Water:

Depth of Proposed Excavation:

Type of Fill Material:

Haul Roads:

Load Limit Restrictions:

Procedures and Equipment:

Erosion Control During Construction:

Restoration:

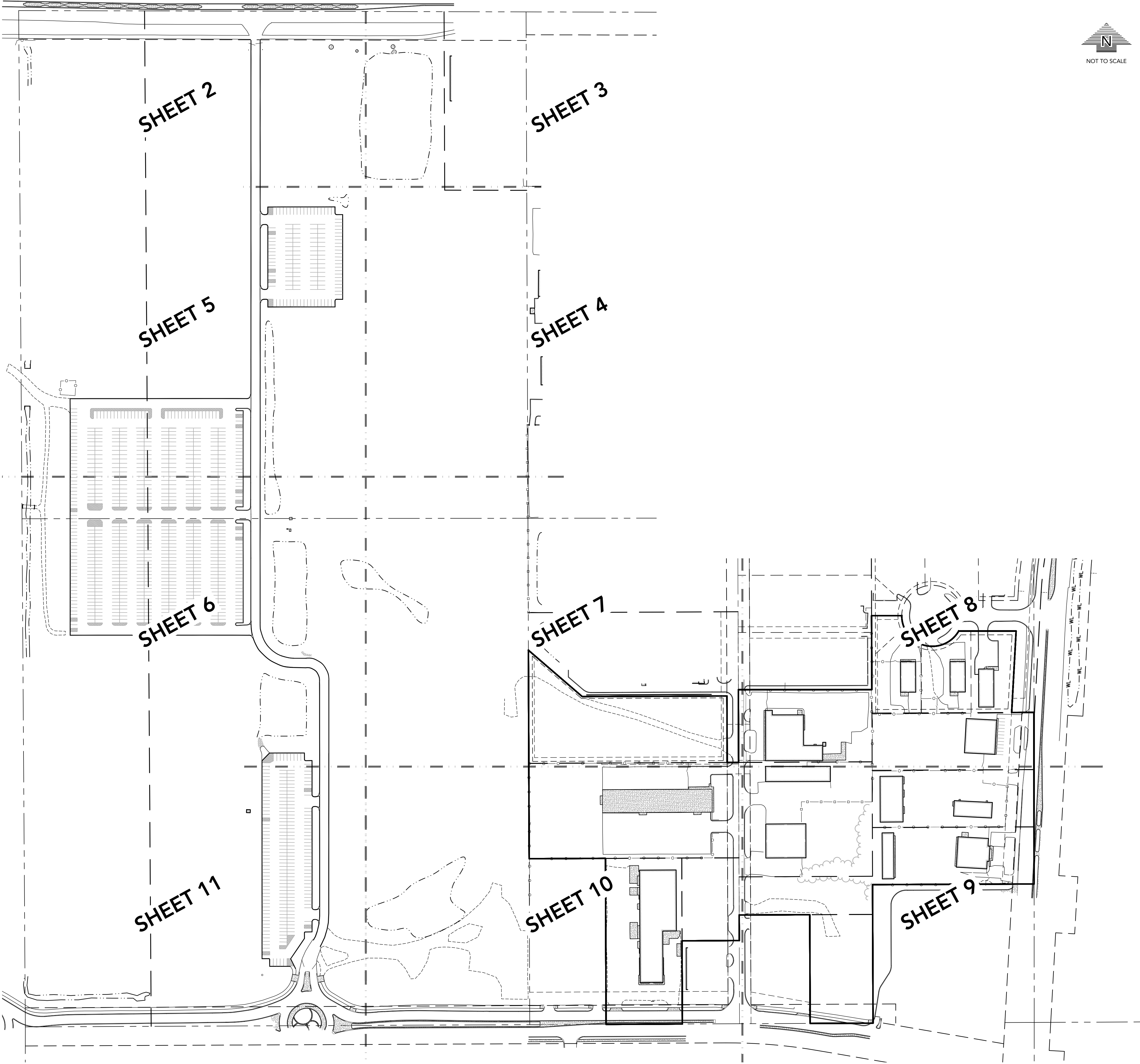
Existing/Proposed Utilities:

Site Safety:

Required Surety Bond:

Estimated Cost of Inspection Time by City:

Recommended Conditions:



SURVEY NOTES

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.

2. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.

3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).

4. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork are 2025, 2043 & 2111 105TH Ave NE, Blaine, MN 55449; 2150, 2170 & 2190 106th Lane NE, Blaine, MN 55449; 10500, 10550 & 10600 Radisson Rd NE, Blaine, MN 55449; 10500, 10550, 10524, 10525, 10549, 10601 & 10610 Nassau St NE, Blaine, MN 55449.

5. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0340E, Community Panel No. 27007 0340 E, effective date of December 16, 2015.

6. Parcel 2 area is 47,025 +/- square feet or 1.08 +/- acres.
Parcel 3 area is 30,399 +/- square feet or 0.70 +/- acres.
Parcel 4 area is 24,790 +/- square feet or 0.57 +/- acres.
Parcel 5 area is 24,030 +/- square feet or 0.55 +/- acres.
Parcel 6 area is 87,000 +/- square feet or 2.00 +/- acres.
Parcel 8 area is 66,483 +/- square feet or 1.53 +/- acres.
Parcel 9 area is 63,380 +/- square feet or 1.46 +/- acres.
Parcel 10 area is 63,617 +/- square feet or 1.46 +/- acres.
Parcel 11 area is 63,421 +/- square feet or 1.46 +/- acres.
Parcel 13 area is 105,000 +/- square feet or 2.41 +/- acres.
Parcel 14 area is 35,000 +/- square feet or 0.80 +/- acres.
Parcel 15 area is 32,550 +/- square feet or 0.75 +/- acres.
Parcel 16 area is 99,298 +/- square feet or 2.28 +/- acres.
Parcel 17 area is 137,500 +/- square feet or 3.15 +/- acres.

7. Site Benchmarks: (NGVD29)
Railroad spike located in a power pole located along the south side of 109th Ave. NE, west of the Private Road as shown hereon. Elevation = 898.74

Railroad spike located in a power pole located along the south side of 109th Ave. NE, east of the Private Road as shown hereon. Elevation = 898.74

Iron pipe located along the west side of the Private Road, north of the middle entrance to the soccer fields parking lot as shown hereon. Elevation = 900.13

Nail located within the roundabout along 105th Ave. NE, south of the Private Road as shown hereon. Elevation = 902.30

Top nut hydrant located at the northwest corner of 105th Ave. NE and Nassau St. NE as shown hereon. Elevation = 906.64

Top nut hydrant located along the west side of Radisson Rd. NE between addresses 10550 and 10590 as shown hereon. Elevation = 910.18

Nail located in the curb along the north side of the cul-de-sac of 106th Ln. NE as shown hereon. Elevation = 906.31

8. Exterior dimensions of all buildings are shown at ground level.

9. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 160270668, 230890237, 230890252 & 233052328. The following utilities and municipalities were notified:

ANOKA COUNTY (763) 324-3138
COMCAST (800) 778-9140
CONNEXUS ENERGY (763) 323-4215
CENTER POINT ENERGY (800) 778-9140
XCEL ENERGY (651) 229-2427

CITY OF BLAINE (763) 785-6165
CENTURYLINK (800) 778-9140
MCI (800) 624-9675
NATIONAL SPORTS CENTER (763) 785-5600
ZAYO BANDWIDTH (800) 961-6500
- The Gross land area is 879,493 +/- square feet or 20.20 +/- acres
- DESCRIPTION OF PROPERTY
- (Per Schedule C of the herein referenced Title Commitment)

Parcel 1:
The East 185 feet of the West 735 feet of the South 285 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota. **This parcel was not included in this survey.**

Parcel 2:
The East 165 feet of the East 350 feet of the West 900 feet of the South 285 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

Parcel 3:
Lot 4, Block 1, Northway Estates, Anoka County, Minnesota.

Parcel 4:
Lot 5, Block 1, Northway Estates, Anoka County, Minnesota.

Parcel 5:
Lot 6, Block 1, Northway Estates, Anoka County, Minnesota.

Parcel 6:
The South 435 feet of the East 200 feet of the West 400 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota. **This parcel was not included in this survey.**

Parcel 7:
The South 435 feet of the West 200 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota. **This parcel was not included in this survey.**

Parcel 8:
The East 350.00 feet of the West 900.00 feet of that part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota, lying north of the south 685.00 feet and south of the north 450.00 feet thereof.

Parcel 9:
The North 150 feet of the South 812.69 feet lying East of the West 900 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota. Except Parcel 7 of Anoka County Highway Right-of-Way Plat No. 62.

Parcel 10:
The North 150 feet of the South 662.69 feet of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 21, Township 31, Range 23, lying East of the West 900 feet thereof, Anoka County, Minnesota.

Parcel 11:
That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 21, Township 31, Range 23 lying North of the South 363 feet and South of the North line of the South 512.69 feet and East of the West 900 feet, according to the U.S. Government Survey thereof, Anoka County, Minnesota, except Parcel 9 of Anoka County Highway Right-of-Way Plat No. 62.

Parcel 12:
The East One Hundred Fifty (150) feet of the West Five Hundred Fifty (550) feet of the South Two Hundred Eighteen (218) feet of the Southeast One-quarter of the Northwest One-quarter (SE 1/4 of NW 1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota. **This parcel was not included in this survey.**

Parcel 13:
The East Three hundred fifty (350) feet of the West Nine hundred (900) feet of the North Three hundred (300) feet of the South Six hundred eighty-five (685) feet of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-three (23), subject to road easement, Anoka County, Minnesota.

Parcel 14:
The North 100 feet of the South 385 feet of the East 350 feet of the West 900 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

Parcel 15:
That part of the South 435 feet of the East 150 feet of the West 550 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, lying North of the South 218 feet of said Southeast Quarter of the Northwest Quarter, Anoka County, Minnesota.

Parcel 16:
Lot 2, Block 1, Northeast NSC Extension, according to the recorded plat thereof, Anoka County, Minnesota.

Parcel 17:
The North 250 feet of the South 685 feet of the West 550 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.
- INFORMATIONAL COMMITMENT EXCEPTIONS
- (Per Schedule B, Part II of the herein referenced Informational Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Informational Commitment issued by All American Title Insurance Company, Commitment No. 200821 C-1, commitment date April 13, 2023. The numbers below correspond to those in the informational commitment.

1-18 & 43-61 do not require comment.

19. Easement for drainage and utility purposes as shown on the recorded plat of Northway Estates, filed as Document No. 512330. (Parcels 3, 4 & 5) **The easements are shown hereon.**

20. Easement for drainage and utility purposes as shown on the recorded plat of Northeast NSC Extension, filed as Document No. 2091519.004. (Parcel 16) **The easements are shown hereon.**

21. Subject to Nassau St. NE over the westerly 30 feet and as shown on available maps. (Parcels 1, 8, 13 & 14) **The easements are shown hereon.**

22. Subject to Nassau St. NE over the easterly 30 feet and as shown on available maps. (Parcels 12, 15 & 17) **The easements are shown hereon.**

23. Subject an easement over the East 30 feet for road purposes as described in the Warranty Deed filed April 6, 1972 as Doc. No. 365802. (Parcel 17) **The easement is shown hereon.**

24. Subject to 105th Ave. NE over the southerly 50 feet and as shown on available maps. (Parcels 1, 6, 7 & 12) **The right of way is shown per available maps.**

25. Subject to the right of way for 105th Avenue NE as described in Doc. Nos. 486347, 486348, and 486349. (Parcel 2) **The easements are shown hereon.**

26. Grant of Permanent Easement in favor of the City of Blaine, dated January 31, 1992 and filed February 13, 1992 as Document No. 966369. (Parcel 3) **The easement is shown hereon.**

27. Grant of Permanent Easement in favor of the City of Blaine, dated November 26, 1991 and filed January 14, 1992 as Document No. 962218. (Parcel 7) **The easement is shown hereon.**

28. Grant of Permanent Easement in favor of the City of Blaine, filed January 14, 1992 as Document No. 962219. (Parcel 13) **The easement is shown hereon.**

29. Grant of Permanent Easement in favor of the City of Blaine, dated December 16, 1991 and filed January 14, 1992 as Document No. 962220. (Parcel 15) **The easement is shown hereon.**

30. Grant of Permanent Easement in favor of the City of Blaine, filed January 14, 1992 as Document No. 962221. (Parcel 17) **The easement is shown hereon.**

31. Grant of Permanent Easement in favor of the City of Blaine, dated December 11, 1991 and filed January 22, 1992 as Document No. 963448. (Parcel 6) **The easement is shown hereon.**

32. Grant of Permanent Easement in favor of the City of Blaine, dated December 30, 1991 and filed January 22, 1992 as Document No. 963449. (Parcel 8) **The easement is shown hereon.**

33. Grant of Permanent Easement in favor of the City of Blaine, dated December 30, 1991 and filed January 22, 1992 as Document No. 963450. (Parcel 8) **The easement is shown hereon.**

34. Grant of Permanent Easement in favor of the City of Blaine, dated December 30, 1991 and filed January 22, 1992 as Document No. 963451. (Parcel 8) **The easement is shown hereon.**

35. Grant of Permanent Easement in favor of the City of Blaine, dated January 21, 1993 and filed March 26, 1993 as Document No. 1029492. (Parcel 9) **The easement is shown hereon.**

36. Easement for road purposes in favor of the City of Blaine, as described in the Quit Claim Deed dated July 27, 1971 and filed September 8, 1971 as Document No. 355177. (Parcel 8) **The easement is shown hereon.**

37. Easement for street, drainage, and utility purposes in favor of Anoka County, as described in the Quit Claim Deed dated September 12, 2003 and filed September 16, 2003 as Document No. 1850683. (Parcel 10) **The easement is shown hereon.**

38. Grant of Permanent Easement in favor of the City of Blaine, dated February 5, 1993 and filed March 26, 1993 as Document No. 1029491. (Parcel 11) **The easement is shown hereon.**

39. Permanent Easement for drainage and utility purposes in favor of the City of Blaine, as described in the Order Transferring Title and Possession dated March 18, 1992 and filed April 13, 1992 as Document No. 974216. (Parcels 1, 9, 11, 12, and 14) **The easements are shown hereon.**

40. Subject to Radisson Road as shown on the Anoka County Highway Right-of-Way Plat No. 62, filed August 31, 2001 as Document No. 1599547. (Parcels 9, 10, 11) **The easements are shown hereon.**

Note: Parcels 7 and 9 depicted on the above Plat were conveyed to Anoka County by deed, corresponding to Parcels 9 and 11 in this report. A deed to Anoka County for Parcel 8 on the above Plat (Parcel 10 in this report) does not appear of record.

41. Easement in favor of Connexus Energy, dated August 28, 2014 and filed September 3, 2014 as Document No. 2089509.001; said Easement partially releases the Easement dated September 17, 1938 and filed August 2, 1940 as Document No. 99440. (Parcel 16) **The easement is shown hereon.**

42. Easement in favor of the Anoka County Electric Cooperative, dated September 17, 1938 and filed August 2, 1940 as Document No. 99440; as partially released by the Partial Release of Easement dated June 15, 1994 and filed July 5, 1994 as Document 1124415. (Parcel 17) **The easement is shown hereon.**
- BLAINE TOWN
CENTER RE-
DEVELOPMENT

BLAINE, MN
- BADER DEVELOPMENT

3020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416
- LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com
- CADD QUALIFICATION

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- SUBMITTAL/REVISIONS

04/09/24 SURVEY ISSUED
- PROFESSIONAL SIGNATURE

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.

Max L. Stanslow

License No. 48988
Date 04/09/24

QUALITY CONTROL

Loucks Project No. 23046A
Project Lead M.L.S.
Drawn By K.M.M.
Checked By M.L.S.
Field Crew J.S.S.
- VICINITY MAP

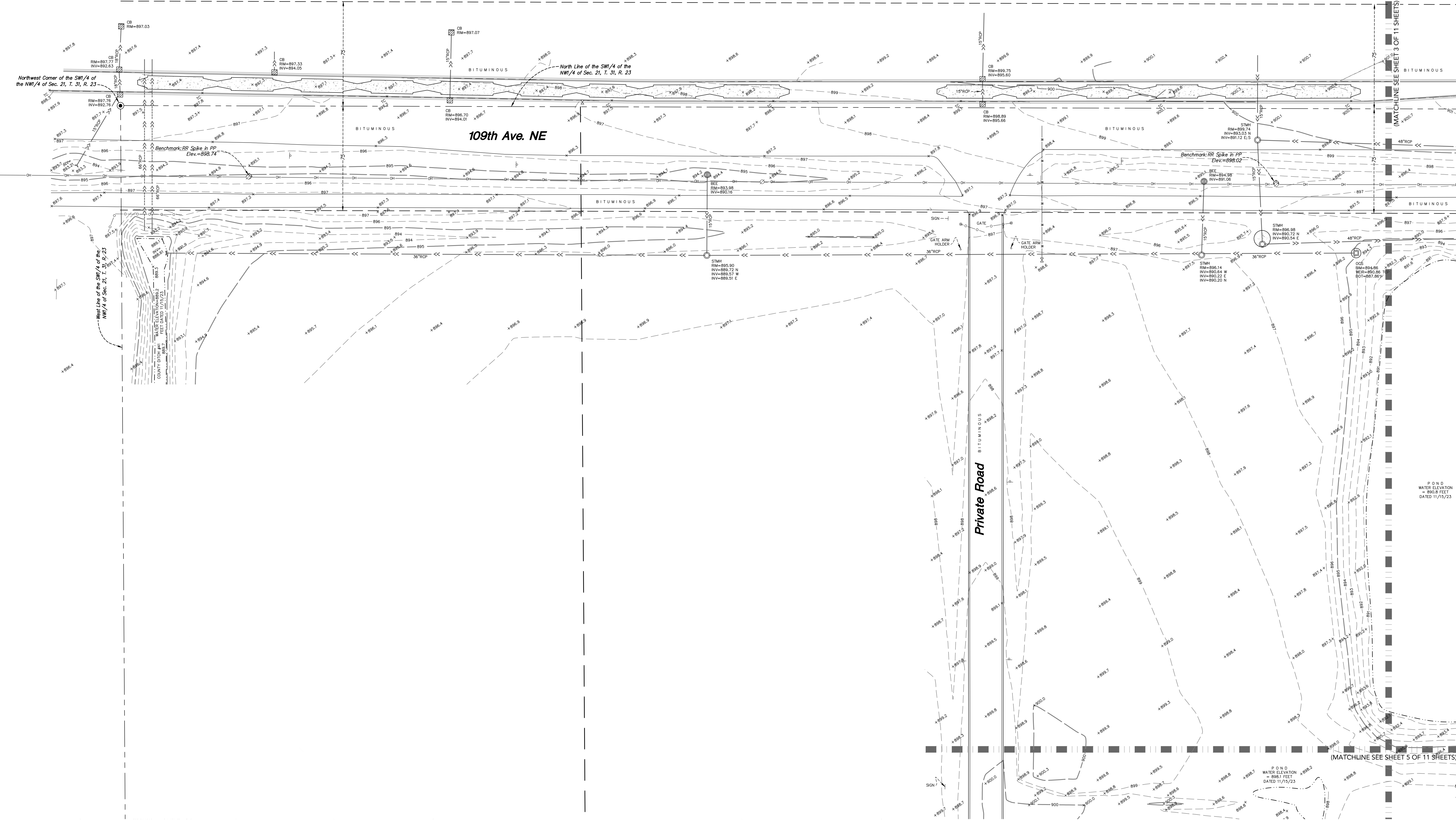
Anoka County/Blaine
Airport - James Field
- BOUNDARY &
TOPOGRAPHIC
SURVEY

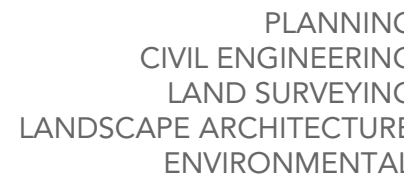
1 / 11
- Printed: 04/09/2024 1:11 PM W:\2023\23026A\CADD\DATA\SURVEY_dwg_Sheet_Files\23026A-ETOP0
- Page 64 of 203

Printed: 04/09/2024 1:11 PM W:\2023\23026A\CADD\DATA\SURVEY_Cadd\Sheet Files\23026A-ETOP0

LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	⊙ ELECTRIC METER	--- TAX ASSESSORS BOUNDARY	— GAS — UNDERGROUND GAS	— TREE LINE
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	⊞ ELECTRIC OUTLET	--- LOT LINE	----- GAS ----- MAPPED UNDERGROUND GAS	CONIFEROUS TREE
● FOUND ANOKA COUNTY CAST IRON MONUMENT	⊞ ELECTRIC TRANSFORMER	--- RIGHT OF WAY LINE	--- TEL --- UNDERGROUND TELEPHONE	SP SPRUCE
▲ FOUND PK NAIL	⊞ FIRE CONNECTION	--- STORM SEWER	----- TEL ----- MAPPED UNDERGROUND TELEPHONE	DECIDUOUS TREE
★ FOUND REBAR	⊞ FLAG POLE	----- MAPPED STORM SEWER	--- OH --- OVERHEAD UTILITY	AS ASH
⊞ ALUMINUM DISC	⊞ FLARED END SECTION	--- SANITARY SEWER	--- O --- CHAIN LINK FENCE	B0 BOXELDER
⊞ CATCH BASIN	⊞ FUEL TANK/PUMP	--- MAPPED SANITARY SEWER	--- MA --- WOOD FENCE	C0 COTTONWOOD
⊞ STORM MANHOLE	⊞ GAS METER	--- WATERMAIN	--- W --- WATER LINE	PO POPLAR
⊞ MAPPED STORM MANHOLE	⊞ GAS VALVE	----- MAPPED WATERMAIN	--- S --- CONCRETE CURB	TR TREE (GENERAL)
○ SANITARY MANHOLE	⊞ GUARD POST	--- MAPPED SANITARY SEWER SERVICE	--- RETAINING WALL	BEE BEEHIVE CATCH BASIN
⊞ MAPPED SANITARY MANHOLE	⊞ HAND HOLE	--- W --- MAPPED WATER SERVICE	--- CONCRETE	SMH SANITARY MANHOLE
○ HYDRANT	⊞ LIGHT POLE	--- UNDERGROUND ELECTRIC	--- EXISTING BUILDING	STMH STORM MANHOLE
⊞ GATE VALVE	⊞ MAILBOX	----- ELE ----- MAPPED UNDERGROUND ELECTRIC	--- CONTOUR	OCES OUTLET CONTROL STRUCTURE
⊞ WATER MANHOLE	⊞ MONITORING WELL	--- CTV --- UNDERGROUND CABLE TV	⊞ SPOT ELEVATION	THSD ELEV @ THRESHOLD
⊞ CABLE TV PEDESTAL	⊞ OUTLET CONTROL STRUCTURE	--- FGP --- UNDERGROUND FIBER OPTIC	⊞ TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE	TC TOP OF CURB
⊞ CLEANOUT	⊞ POWER POLE	----- FGP ----- MAPPED UNDERGROUND FIBER OPTIC		THH TOP NUT HYDRANT
⊞ CURB STOP	⊞ ROOF DRAIN			SB SOIL BORING
⊞ ACCESS POST	⊞ SIGN			
⊞ BENCHMARK	⊞ TELEPHONE MANHOLE			
⊞ DISABLED PARKING STALL	⊞ TELEPHONE PEDESTAL			
⊞ ELECTRIC MANHOLE	() INFORMATION AS SHOWN ON PLANS, NOT FIELD VERIFIED			





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04/09/24 SURVEY ISSUED

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.

QUALITY CONTROL

Loucks Project No. 23046A
Project Lead ML

The map shows the proposed site for a new airport, marked with a star and labeled 'SITE'. The site is located near the intersection of Highway 100 and Highway 169. Surrounding roads include Highway 100, Highway 169, Highway 55, and Highway 13. Nearby locations include Anoka, Elk River, and Spring Lake Park. The map also shows the existing airport, marked with a star and labeled 'EXISTING AIRPORT'. A legend identifies symbols for the proposed site, existing airport, and surrounding areas.

Legend:

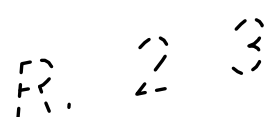
- Proposed Site
- Existing Airport
- Surrounding Areas

Map Labels:

- 100 Highway 100 NE
- 169 Highway 169 NE
- 55 Highway 55 NE
- 13 Highway 13 NE
- 100 Highway 100 SE
- 169 Highway 169 SE
- 55 Highway 55 SE
- 13 Highway 13 SE
- 100 Highway 100 SW
- 169 Highway 169 SW
- 55 Highway 55 SW
- 13 Highway 13 SW
- 100 Highway 100 NW
- 169 Highway 169 NW
- 55 Highway 55 NW
- 13 Highway 13 NW
- 100 Highway 100 E
- 169 Highway 169 E
- 55 Highway 55 E
- 13 Highway 13 E
- 100 Highway 100 W
- 169 Highway 169 W
- 55 Highway 55 W
- 13 Highway 13 W
- 100 Highway 100 S
- 169 Highway 169 S
- 55 Highway 55 S
- 13 Highway 13 S
- 100 Highway 100 N
- 169 Highway 169 N
- 55 Highway 55 N
- 13 Highway 13 N

Map Title: Anoka County/Bloomington Airport James Field

3 / 11



- FOUND 1/2 INCH OPEN INJUNCTION
UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 1/4 INCH INJUNCTION,
MARKED "LS 49888"
- FOUND ANOKA COUNTY
CITY INJUNCTION
- ▲ FOUND PK NAIL
- FOUND RESAR
- ALUMINUM DISC
- CATCH BASIN
- STORM MANHOLE
- MAPPED STORM MANHOLE
- SANITARY MANHOLE
- MAPPED SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- WATER MANHOLE
- CABLE TV PEDESTAL
- CLEANOUT
- CURB STOP
- ACCESS MARK
- BENCH MARK
- DISABLED PARKING STALL
- ELECTRIC MANHOLE

- Ⓢ ELECTRIC METER
- Ⓢ ELECTRIC OUTLET
- Ⓢ ELECTRIC TRANSFORMER
- Ⓢ FIRE CONNECTION
- Ⓢ FLAG POLE
- Ⓢ FLARED END SECTION
- Ⓢ FUEL TANK/PUMP
- Ⓢ GAS METER
- Ⓢ GAS VALVE
- Ⓢ GUARD POST
- Ⓢ HAND HOLE
- Ⓢ LIGHT POLE
- Ⓢ MAILBOX
- Ⓢ MONITORING WELL
- Ⓢ OUTLET CONTROL STRUCTURE
- Ⓢ POWER POLE
- Ⓢ ROOF DRAIN
- Ⓢ SIGN
- Ⓢ TELEPHONE MANHOLE
- Ⓢ TELEPHONE PEDESTAL
- () INFORMATION AS SHOWN ON PLANS, NOT FIELD VERIFIED

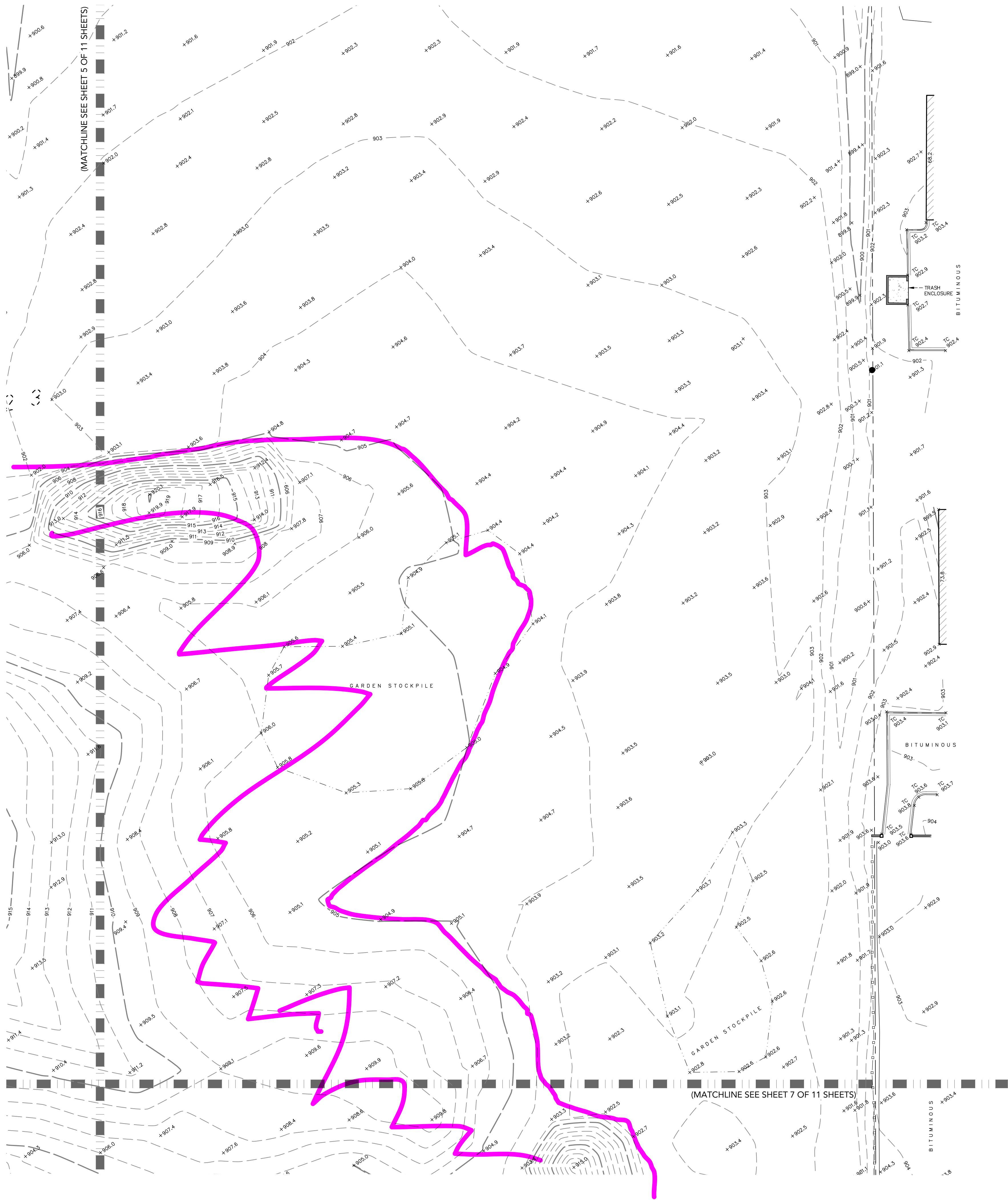
- | | |
|---------------|--------------------------------|
| ---- | TAX ASSESSORS BOUNDARY |
| ---- | LOT LINE |
| ---- | RIGHT OF WAY LINE |
| ---- | STORM SEWER |
| ----->>----- | MAPPED STORM SEWER |
| ----->----- | SANITARY SEWER |
| ----->>----- | MAPPED SANITARY SEWER |
| ----- ----- | WATERMAIN |
| ----- ----- | MAPPED WATERMAIN |
| -----S----- | MAPPED SANITARY SEWER SERVICE |
| -----W----- | MAPPED WATER SERVICE |
| -----ELE----- | UNDERGROUND ELECTRIC |
| -----ELE----- | MAPPED UNDERGROUND ELECTRIC |
| -----CTV----- | UNDERGROUND CABLE TV |
| -----FIB----- | UNDERGROUND FIBER OPTIC |
| -----FIB----- | MAPPED UNDERGROUND FIBER OPTIC |

- | | |
|---|--|
|  | UNDERGROUND GAS |
|  | MAPPED UNDERGROUND GAS |
|  | UNDERGROUND TELEPHONE |
|  | MAPPED UNDERGROUND TELEPHONE |
|  | OVERHEAD UTILITY |
|  | CHAIN LINK FENCE |
|  | IRON FENCE |
|  | WOOD FENCE |
|  | WATER LINE |
|  | CONCRETE CURB |
|  | RETAINING WALL |
|  | CONCRETE |
|  | EXISTING BUILDING |
|  | CONTOUR |
|  | SPOT ELEVATION |
|  | THE DISTANCES ARE SHOWN ON
SIDE WITH FEATURE MEASURED
TO PROPERTY LINE |

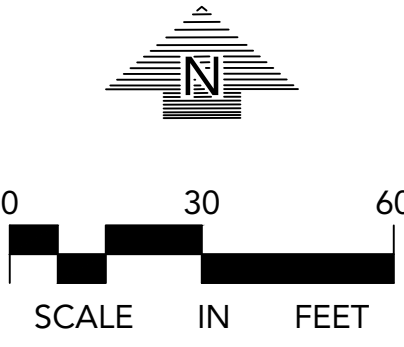
- 
- TREE LINE
 - C0 CONIFEROUS TREE
 - S⁰ SPRUCE
 - DECIDUOUS TREE
 - A5 ASH
 - B0 BOXELDER
 - C0 COTTONWOOD
 - MA MAPLE
 - P0 POPLAR
 - TR TREE (GENERAL)
 - BEE BEEHIVE CATCH BASIN
 - SMH SANITARY MANHOLE
 - STH4 STORM MANHOLE
 - OCS OUTLET CONTROL STRUCTURE
 - TH50 ELEV @ THRESHOLD
 - TC TOP OF CURB
 - TH4 TOP NUT HYDRANT
 - S8 SOIL BORING

0.2% → TIE DISTANCES ARE SHOWN ON
SIDE WITH FEATURE MEASURED
TO PROPERTY LINE

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LEGEND									
● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	⊙ ELECTRIC METER	---	TAX ASSESSORS BOUNDARY	---	UNDERGROUND GAS	---	TREE LINE	---	CONFERRER TREE
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	⊞ ELECTRIC OUTLET	---	LOT LINE	---	MAPPED UNDERGROUND GAS	---	SP SPRUCE	---	DECIDUOUS TREE
● FOUND ANOKA COUNTY CAST IRON MONUMENT	⊞ ELECTRIC TRANSFORMER	---	RIGHT OF WAY LINE	---	UNDERGROUND TELEPHONE	---	AS ASH	---	BX BOXELDER
● FOUND PK NAIL	⊞ FIRE CONNECTION	---	STORM SEWER	---	MAPPED UNDERGROUND TELEPHONE	---	CO COTTONWOOD	---	M MAPLE
★ FOUND REBAR	⊞ FLAG POLE	---	MAPPED STORM SEWER	---	OVERHEAD UTILITY	---	PO POPLAR	---	TR TREE (GENERAL)
⊞ ALUMINUM DISC	⊞ FLARED END SECTION	---	SANITARY SEWER	---	CHAIN LINK FENCE	---	BEH BEHIVE CATCH BASIN	---	SM SANITARY MANHOLE
⊞ FUEL TANK/PUMP	⊞ FUEL TANK/PUMP	---	MAPPED SANITARY SEWER	---	IRON FENCE	---	STM STORM MANHOLE	---	OTH OUTLET CONTROL STRUCTURE
⊞ CATCH BASIN	⊞ GAS METER	---	WATERMAIN	---	WOOD FENCE	---	TH THRESHOLD	---	TC TOP OF CURB
⊞ STORM MANHOLE	⊞ GAS VALVE	---	MAPPED WATERMAIN	---	WATER LINE	---	NH TOP NUT HYDRANT	---	SB SOIL BORING
⊞ MAPPED STORM MANHOLE	⊞ GUARD POST	---	S MAPPED SANITARY SEWER SERVICE	---	CONCRETE CURB	---			
⊞ SANITARY MANHOLE	⊞ HAND HOLE	---	W MAPPED WATER SERVICE	---	RETAINING WALL	---			
⊞ MAPPED SANITARY MANHOLE	⊞ LIGHT POLE	---	UNDERGROUND ELECTRIC	---	CONCRETE	---			
⊞ HYDRANT	⊞ MAILBOX	---	MAPPED UNDERGROUND ELECTRIC	---	EXISTING BUILDING	---			
⊞ GATE VALVE	⊞ MONITORING WELL	---	CTV UNDERGROUND CABLE TV	---	CONTOUR	---			
⊞ WATER MANHOLE	⊞ OUTLET CONTROL STRUCTURE	---	ROP UNDERGROUND FIBER OPTIC	---	SPOT ELEVATION	---			
⊞ CABLE TV PEDESTAL	⊞ POWER POLE	---	MAPPED UNDERGROUND FIBER OPTIC	---	0.2% 97.25	---			
⊞ CLEANOUT	⊞ ROOF DRAIN	---			0.2% 97.25	---			
⊞ CURB STOP	⊞ SIGN	---			0.2% 97.25	---			
⊞ ACCESS POST	⊞ TELEPHONE MANHOLE	---			0.2% 97.25	---			
⊞ BENCHMARK	⊞ TELEPHONE PEDESTAL	---			0.2% 97.25	---			
⊞ DISABLED PARKING STALL	() INFORMATION AS SHOWN ON PLANS, NOT FIELD VERIFIED	---			0.2% 97.25	---			
⊞ ELECTRIC MANHOLE		---			0.2% 97.25	---			



BLAINE TOWN CENTER RE- DEVELOPMENT

BLAINE, MN

BADER DEVELOPMENT

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MINNEAPOLIS, MN 55416

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SUBMITTAL/REVISIONS

04/09/24 SURVEY ISSUED

PROFESSIONAL SIGNATURE

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.

Max L. Stanslow

License No. 48988
Date 04/09/24

QUALITY CONTROL

Loucks Project No. 23046A
Project Lead MLS
Drawn By KMM
Checked By JSS
Field Crew

VICINITY MAP



BOUNDARY & TOPOGRAPHIC SURVEY

4 / 11

LEGEND									
●	FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	⊙	ELECTRIC METER	---	TAX ASSESSORS BOUNDARY	---	UNDERGROUND GAS	---	TREE LINE
○	SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	⊠	ELECTRIC OUTLET	---	LOT LINE	---	MAPPED UNDERGROUND GAS	---	CONIFEROUS TREE
●	FOUND ANOKA COUNTY CAST IRON MONUMENT	⊠	ELECTRIC TRANSFORMER	---	RIGHT OF WAY LINE	---	UNDERGROUND TELEPHONE	---	SPRUCE
▲	FOUND PK NAIL	⊠	FIRE CONNECTION	---	STORM SEWER	---	MAPPED UNDERGROUND TELEPHONE	---	DECIDUOUS TREE
★	FOUND REBAR	⊠	FLAG POLE	---	MAPPED STORM SEWER	---	OVERHEAD UTILITY	---	ASH
⊠	ALUMINUM DISC	⊠	FUELED END SECTION	---	SANITARY SEWER	---	CHAIN LINK FENCE	---	BOXELDER
⊠	CATCH BASIN	⊠	FUEL TANK/PUMP	---	MAPPED SANITARY SEWER	---	IRON FENCE	---	COTTONWOOD
⊠	STORM MANHOLE	⊠	GAS METER	---	WATERMAIN	---	WOOD FENCE	---	MAPLE
⊠	MAPPED STORM MANHOLE	⊠	GAS VALVE	---	MAPPED WATERMAIN	---	POPLAR	---	TR
⊠	SANITARY MANHOLE	⊠	GUARD POST	---	MAPPED SANITARY SEWER SERVICE	---	CONCRETE CURB	---	REE
⊠	MAPPED SANITARY MANHOLE	⊠	HAND HOLE	---	UNDERGROUND ELECTRIC	---	RETAINING WALL	---	BEEHIVE CATCH BASIN
⊠	HYDRANT	⊠	MAILBOX	---	MAPPED UNDERGROUND ELECTRIC	---	CONCRETE	---	SMH
⊠	GATE VALVE	⊠	MONITORING WELL	---	UNDERGROUND CABLE TV	---	EXISTING BUILDING	---	STMH
⊠	WATER MANHOLE	⊠	OUTLET CONTROL STRUCTURE	---	UNDERGROUND FIBER OPTIC	---	CONTOUR	---	OCES
⊠	CABLE TV PEDESTAL	⊠	POWER POLE	---	MAPPED UNDERGROUND FIBER OPTIC	---	SPOT ELEVATION	---	THSD
⊠	CLEANOUT	⊠	ROOF DRAIN	---		---	TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE	---	TC
⊠	CURB STOP	⊠	SIGN	---		---		---	THH
⊠	ACCESS POST	⊠	TELEPHONE MANHOLE	---		---		---	SB
⊠	BENCHMARK	⊠	TELEPHONE PEDESTAL	---		---		---	
⊠	DISABLED PARKING STALL	⊠		---		---		---	
⊠	ELECTRIC MANHOLE	⊠		---		---		---	



BLAINE TOWN CENTER RE- DEVELOPMENT

BLAINE, MN

BADER DEVELOPMENT

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MINNEAPOLIS, MN 55416

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CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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763.424.5505
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SUBMITTAL/REVISIONS

04/09/24 SURVEY ISSUED

PROFESSIONAL SIGNATURE

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.

Max L. Stanslow

License No. 48988

Date 04/09/24

Max L. Stanslow - PLS

Date 04/09/24

23046A

Project Lead MLS

Drawn By KMM

Checked By JSS

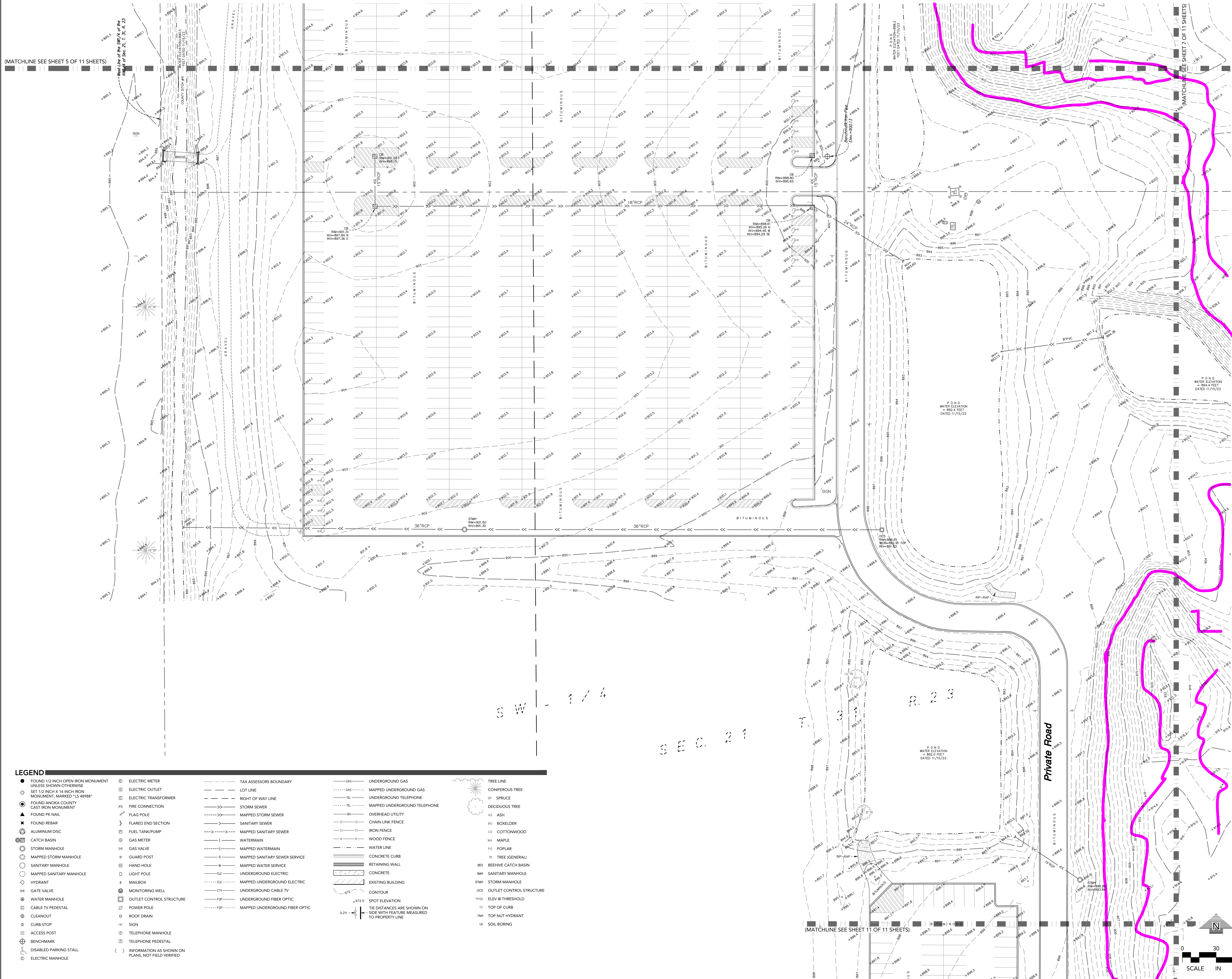
Field Crew

VICINITY MAP



BOUNDARY & TOPOGRAPHIC SURVEY

5 / 11



LEGEND

- | | | | |
|--|----------------------------|-------------------------------------|--|
| ● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE | ⊕ ELECTRIC METER | --- TAX ASSESSORS BOUNDARY | --- GAS --- UNDERGROUND GAS |
| ○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988" | ⊖ ELECTRIC OUTLET | --- LOT LINE | --- GAS --- MAPPED UNDERGROUND GAS |
| ● FOUND ANOKA COUNTY CAST IRON MONUMENT | ⊕ ELECTRIC TRANSFORMER | --- RIGHT OF WAY LINE | --- TEL --- UNDERGROUND TELEPHONE |
| ▲ FOUND PK NAIL | ⊕ FIRE CONNECTION | --- STORM SEWER | --- TEL --- MAPPED UNDERGROUND TELEPHONE |
| ★ FOUND REBAR | ⊕ FLAG POLE | --- MAPPED STORM SEWER | --- OH --- OVERHEAD UTILITY |
| ⊕ ALUMINUM DISC | ⊕ FLARED END SECTION | --- SANITARY SEWER | --- CL --- CHAIN LINK FENCE |
| ⊕ CATCH BASIN | ⊕ GAS METER | --- MAPPED SANITARY SEWER | --- MA --- WOOD FENCE |
| ⊕ STORM MANHOLE | ⊕ GAS VALVE | --- WATERMAIN | --- PO --- WATER LINE |
| ⊕ MAPPED STORM MANHOLE | ⊕ GUARD POST | --- MAPPED WATERMAIN | --- TR --- TREE (GENERAL) |
| ⊕ SANITARY MANHOLE | ⊕ HAND HOLE | --- MAPPED WATER SERVICE | --- BEE --- BEEHIVE CATCH BASIN |
| ⊕ MAPPED SANITARY MANHOLE | ⊕ LIGHT POLE | --- UNDERGROUND ELECTRIC | --- SMH --- SANITARY MANHOLE |
| ⊕ HYDRANT | ⊕ MAILBOX | --- MAPPED UNDERGROUND ELECTRIC | --- OCS --- OUTLET CONTROL STRUCTURE |
| ⊕ GATE VALVE | ⊕ MONITORING WELL | --- UNDERGROUND CABLE TV | --- THSD --- ELEV @ THRESHOLD |
| ⊕ WATER MANHOLE | ⊕ OUTLET CONTROL STRUCTURE | --- FGP --- UNDERGROUND FIBER OPTIC | --- TC --- TOP OF CURB |
| ⊕ CABLE TV PEDESTAL | ⊕ POWER POLE | --- MAPPED UNDERGROUND FIBER OPTIC | --- THN --- TOP NUT HYDRANT |
| ⊕ CLEANOUT | ⊕ ROOF DRAIN | | --- SB --- SOIL BORING |
| ⊕ CURB STOP | ⊕ SIGN | | |
| ⊕ ACCESS POST | ⊕ TELEPHONE MANHOLE | | |
| ⊕ BENCHMARK | ⊕ TELEPHONE PEDESTAL | | |
| ⊕ DISABLED PARKING STALL | | | |
| ⊕ ELECTRIC MANHOLE | | | |

- | | |
|------------------------------|------------------------------|
| --- TREE LINE | --- TREE (GENERAL) |
| --- CONIFEROUS TREE | --- BEEHIVE CATCH BASIN |
| --- SPRUCE | --- SANITARY MANHOLE |
| --- DECIDUOUS TREE | --- STORM MANHOLE |
| --- ASH | --- OUTLET CONTROL STRUCTURE |
| --- BOXELDER | --- ELEV @ THRESHOLD |
| --- COTTONWOOD | --- TOP OF CURB |
| --- MAPLE | --- TOP NUT HYDRANT |
| --- POPLAR | --- SOIL BORING |
| --- TREE (GENERAL) | |
| --- BEEHIVE CATCH BASIN | |
| --- SANITARY MANHOLE | |
| --- STORM MANHOLE | |
| --- OUTLET CONTROL STRUCTURE | |
| --- ELEV @ THRESHOLD | |
| --- TOP OF CURB | |
| --- TOP NUT HYDRANT | |
| --- SOIL BORING | |

TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE.

BLAINE TOWN CENTER RE-DEVELOPMENT

BLAINE, MN

BADER DEVELOPMENT

3020 FRANCE AVENUE SOUTH
MINNEAPOLIS, MN 55416

LOUCKS

PLANNING
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ENVIRONMENTAL

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SUBMITTAL/REVISIONS

04/09/24 SURVEY ISSUED

PROFESSIONAL SIGNATURE

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.

Max L. Stanslow

License No. 48988
Date 04/09/24

QUALITY CONTROL

Loucks Project No. 23046A
Project Lead MLS
Drawn By KMM
Checked By MLS
Field Crew JSS

VICINITY MAP



BOUNDARY & TOPOGRAPHIC SURVEY

6 / 11

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LAND SURVEYING
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License No. 48988
Date 04/09/20

Loucks Project No.	23046A
Project Lead	ML
Drawn By	KMM
Checked By	ML
Field Crew	JS

[illegible]

7 / 11



LEGEND

- FOUND 1/2 INCH X 14 INCH IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "15 4898"
- FOUND ANOKA COUNTY CAST IRON MONUMENT
- ▲ FOUND PK NAIL
- ★ FOUND REBAR
- ⊙ ALUMINUM DISC
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ MAPPED STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ MAPPED SANITARY MANHOLE
- ⊙ HYDRANT
- ⊙ GATE VALVE
- ⊙ WATER MANHOLE
- ⊙ CABLE TV PEDESTAL
- ⊙ CLEANOUT
- ⊙ CURB STOP
- ⊙ ACCESS POST
- ⊙ BENCHMARK
- ⊙ DISABLED PARKING STALL
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC OUTLET
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FIRE CONNECTION
- ⊙ FLAG POLE
- ⊙ FLARED END SECTION
- ⊙ FUEL TANK/PUMP
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GUARD POST
- ⊙ HAND HOLE
- ⊙ LIGHT POLE
- ⊙ MAILBOX
- ⊙ MONITORING WELL
- ⊙ OUTLET CONTROL STRUCTURE
- ⊙ POWER POLE
- ⊙ ROOF DRAIN
- ⊙ SIGN
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- () INFORMATION AS SHOWN ON PLANS, NOT FIELD VERIFIED
- TAX ASSESSORS BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- STORM SEWER
- MAPPED STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- WATERMAIN
- MAPPED WATERMAIN
- MAPPED SANITARY SEWER SERVICE
- MAPPED WATER SERVICE
- UNDERGROUND ELECTRIC
- MAPPED UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND FIBER OPTIC
- GAS
- UNDERGROUND GAS
- MAPPED UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- MAPPED UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- WATER LINE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- EXISTING BUILDING
- CONTOUR
- SPOT ELEVATION
- TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
- TREE LINE
- CONIFEROUS TREE
- SPRUCE
- DECIDUOUS TREE
- ASH
- BOXELDER
- COTTONWOOD
- MAPLE
- POPLAR
- TREE (GENERAL)
- BEEHIVE CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- OUTLET CONTROL STRUCTURE
- ELEV @ THRESHOLD
- TOP OF CURB
- TOP NUT HYDRANT
- SOIL BORING

BLAINE TOWN
CENTER RE-
DEVELOPMENT

BLAINE, MN

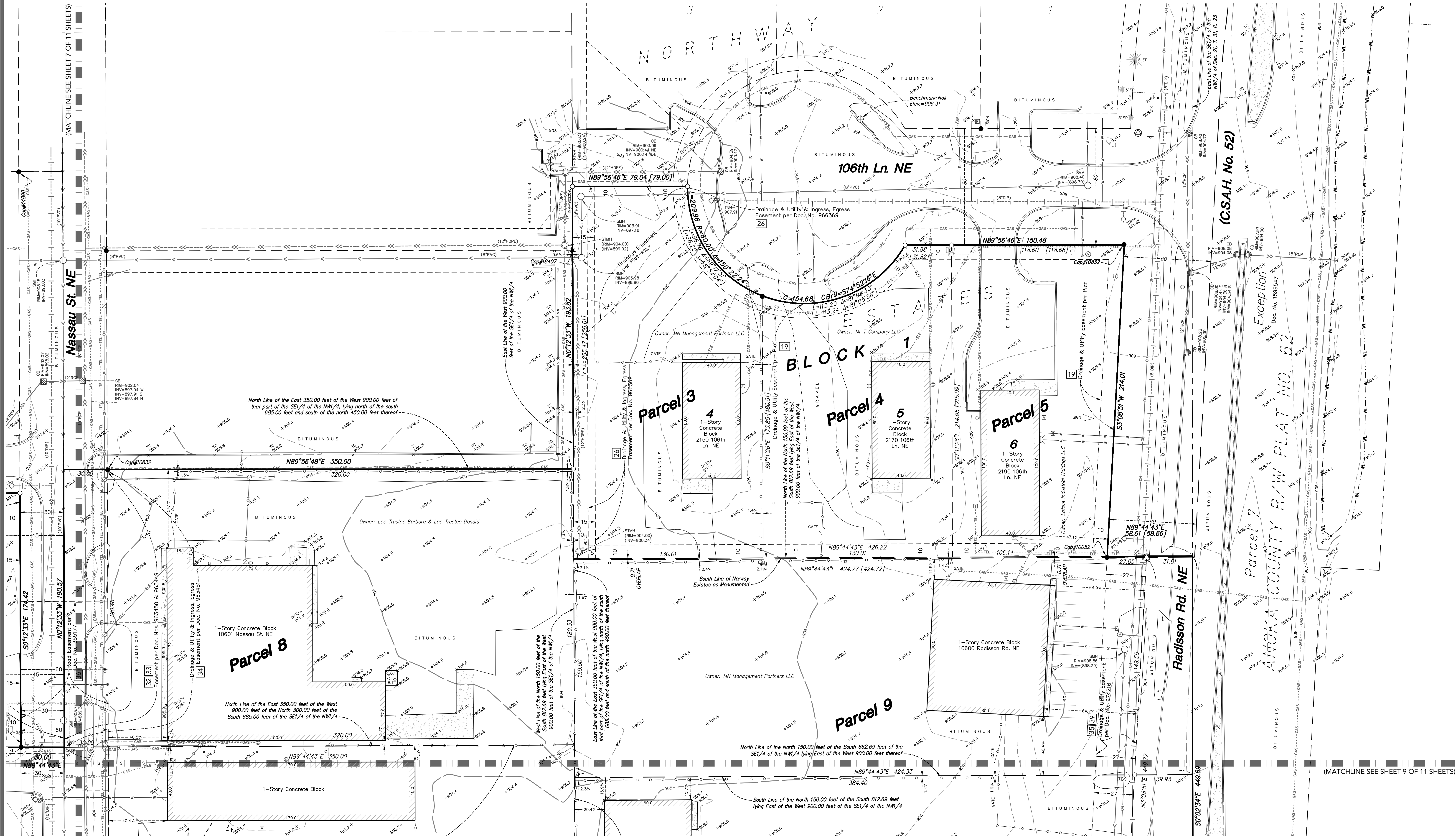
BADER DEVELOPMENT

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04/09/24

License No. 48988

Date 04/09/24

QUALITY CONTROL

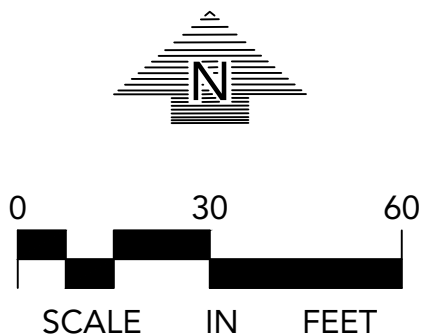
Locks Project No. 23046A
Project Lead MSL
Drawn By KMM
Checked By MSL
Field Crew JSS

VICINITY MAP



BOUNDARY &
TOPOGRAPHIC
SURVEY

8 / 11





BLAINE TOWN
CENTER RE-
DEVELOPMENT

BLAINE, MN

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Max L. Stansbury - PLS

48988

04/09/24

QUALITY CONTROL

Loucks Project No. 23046A
Project Lead MLS
Drawn By KMM
Checked By JSS
Field Crew

VICINITY MAP

Anoka County/Bl
Airport -
James Field

BOUNDARY &
TOPOGRAPHIC
SURVEY

9 / 11

LEGEND	
● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	--- TAX ASSESSORS BOUNDARY
○ SET 1/2 INCH X 1 1/4 INCH IRON MONUMENT MARKED "LS-48988"	--- LOT LINE
● FOUND ANOKA COUNTY CAST IRON MONUMENT	--- RIGHT OF WAY LINE
▲ FOUND PK NAIL	--- STORM SEWER
★ FOUND REBAR	--- MAPPED STORM SEWER
○ ALUMINUM DISC	--- SANITARY SEWER
⊙ CATCH BASIN	--- MAPPED SANITARY SEWER
⊙ STORM MANHOLE	--- WATERMAIN
⊙ MAPPED STORM MANHOLE	--- MAPPED WATERMAIN
⊙ SANITARY MANHOLE	--- MAPPED SANITARY SEWER SERVICE
⊙ MAPPED SANITARY MANHOLE	--- MAPPED WATER SERVICE
⊙ HYDRANT	--- UNDERGROUND ELECTRIC
⊙ GATE VALVE	--- MAPPED UNDERGROUND ELECTRIC
⊙ WATER MANHOLE	--- CTV --- UNDERGROUND CABLE TV
⊙ CABLE TV PEDESTAL	--- FOP --- UNDERGROUND FIBER OPTIC
⊙ CLEANOUT	--- GAS --- UNDERGROUND GAS
⊙ CURB STOP	--- GAS --- MAPPED UNDERGROUND GAS
⊙ ACCESS POST	--- TEL --- UNDERGROUND TELEPHONE
⊙ BENCHMARK	--- TEL --- MAPPED UNDERGROUND TELEPHONE
⊙ DISABLED PARKING STALL	--- OH --- OVERHEAD UTILITY
⊙ ELECTRIC MANHOLE	--- CH --- CHAIN LINK FENCE
⊙ ELECTRIC METER	--- IF --- IRON FENCE
⊙ ELECTRIC OUTLET	--- W --- WOOD FENCE
⊙ ELECTRIC TRANSFORMER	--- C --- CONCRETE CURB
⊙ FIRE CONNECTION	--- R --- RETAINING WALL
⊙ FLAG POLE	--- C --- CONCRETE
⊙ FLARED END SECTION	--- E --- EXISTING BUILDING
⊙ FUEL TANK/PUMP	--- C --- CONTOUR
⊙ GAS METER	--- S --- SPOT ELEVATION
⊙ GAS VALVE	--- T --- TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
⊙ GUARD POST	
⊙ HAND HOLE	
⊙ LIGHT POLE	
⊙ MAILBOX	
⊙ MONITORING WELL	
⊙ OUTLET CONTROL STRUCTURE	
⊙ POWER POLE	
⊙ ROOF DRAIN	
⊙ SIGN	
⊙ TELEPHONE MANHOLE	
⊙ TELEPHONE PEDESTAL	
() INFORMATION AS SHOWN ON PLANS, NOT FIELD VERIFIED	

Page 72 of 203

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Chy. L. Kaurstouck.

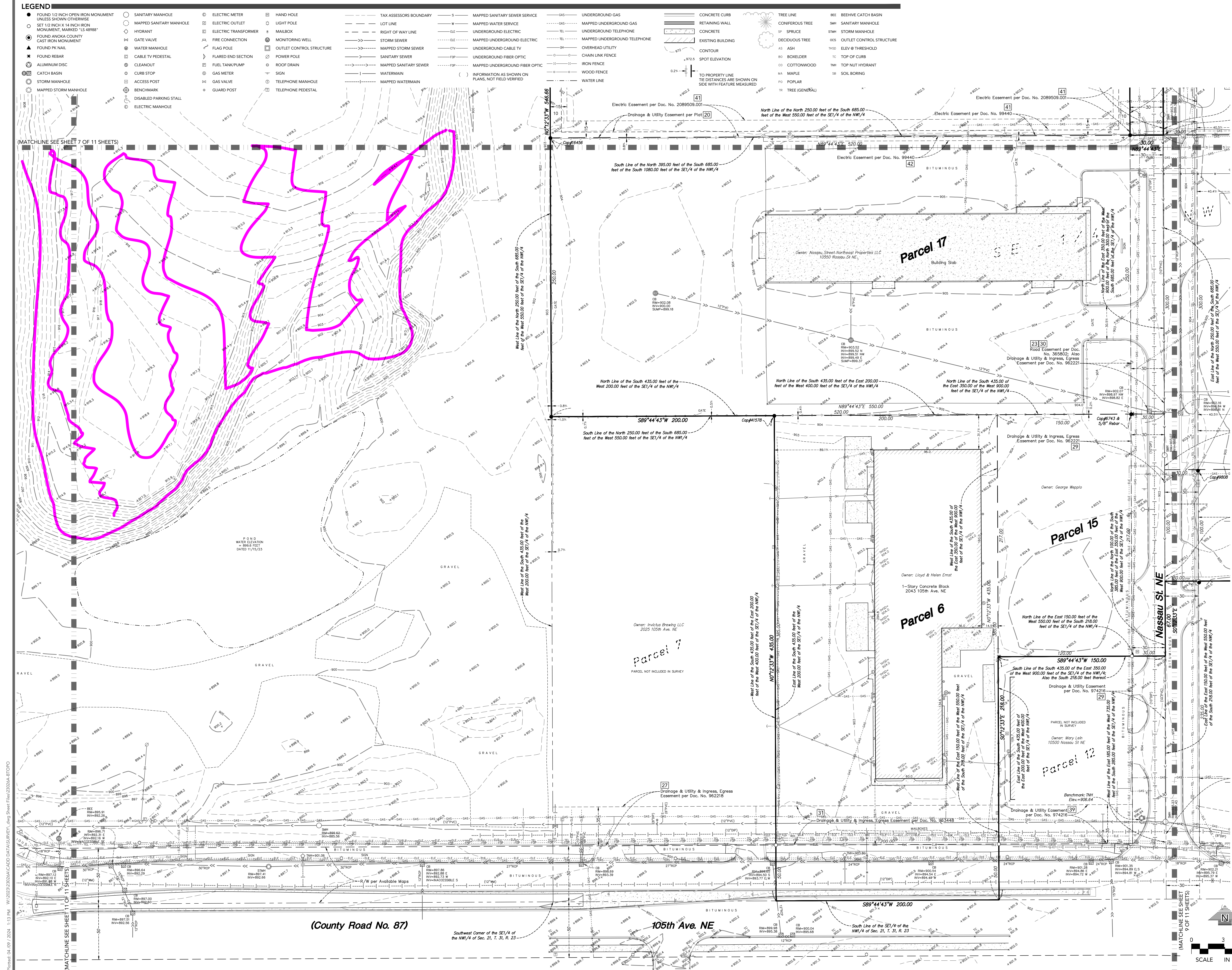
Locals Project No.	23046A
Project Lead	ML
Drawn By	KMM
Checked By	ML
Field Crew	JSS

Map of the Anoka County/Bloomington Airport area. The map shows the airport's perimeter, existing buildings, parking lots, and surrounding roads. A star marks the 'SITE' location for the proposed new terminal building. A legend on the left lists various airport facilities and their locations. A scale bar indicates distances up to 1/4 mile. A north arrow is also present.

Legend:

- 122 Runway 16
- 123 Taxiway A
- 124 Taxiway B
- 125 Taxiway C
- 126 Taxiway D
- 127 Taxiway E
- 128 Taxiway F
- 129 Taxiway G
- 130 Taxiway H
- 131 Taxiway I
- 132 Taxiway J
- 133 Taxiway K
- 134 Taxiway L
- 135 Taxiway M
- 136 Taxiway N
- 137 Taxiway O
- 138 Taxiway P
- 139 Taxiway Q
- 140 Taxiway R
- 141 Taxiway S
- 142 Taxiway T
- 143 Taxiway U
- 144 Taxiway V
- 145 Taxiway W
- 146 Taxiway X
- 147 Taxiway Y
- 148 Taxiway Z
- 149 Taxiway AA
- 150 Taxiway AB
- 151 Taxiway AC
- 152 Taxiway AD
- 153 Taxiway AE
- 154 Taxiway AF
- 155 Taxiway AG
- 156 Taxiway AH
- 157 Taxiway AI
- 158 Taxiway AJ
- 159 Taxiway AK
- 160 Taxiway AL
- 161 Taxiway AM
- 162 Taxiway AN
- 163 Taxiway AO
- 164 Taxiway AP
- 165 Taxiway AQ
- 166 Taxiway AR
- 167 Taxiway AS
- 168 Taxiway AT
- 169 Taxiway AU
- 170 Taxiway AV
- 171 Taxiway AW
- 172 Taxiway AX
- 173 Taxiway AY
- 174 Taxiway AZ
- 175 Taxiway BA
- 176 Taxiway BB
- 177 Taxiway BC
- 178 Taxiway BD
- 179 Taxiway BE
- 180 Taxiway BF
- 181 Taxiway BG
- 182 Taxiway BH
- 183 Taxiway BI
- 184 Taxiway BJ
- 185 Taxiway BK
- 186 Taxiway BL
- 187 Taxiway BM
- 188 Taxiway BN
- 189 Taxiway BO
- 190 Taxiway BP
- 191 Taxiway BQ
- 192 Taxiway BR
- 193 Taxiway BS
- 194 Taxiway BT
- 195 Taxiway BU
- 196 Taxiway BV
- 197 Taxiway BW
- 198 Taxiway BX
- 199 Taxiway BY
- 200 Taxiway BZ
- 201 Taxiway CA
- 202 Taxiway CB
- 203 Taxiway CC
- 204 Taxiway CD
- 205 Taxiway CE
- 206 Taxiway CF
- 207 Taxiway CG
- 208 Taxiway CH
- 209 Taxiway CI
- 210 Taxiway CJ
- 211 Taxiway CK
- 212 Taxiway CL
- 213 Taxiway CM
- 214 Taxiway CN
- 215 Taxiway CO
- 216 Taxiway CP
- 217 Taxiway CQ
- 218 Taxiway CR
- 219 Taxiway CS
- 220 Taxiway CT
- 221 Taxiway CU
- 222 Taxiway CV
- 223 Taxiway CW
- 224 Taxiway CX
- 225 Taxiway CY
- 226 Taxiway CZ
- 227 Taxiway DA
- 228 Taxiway DB
- 229 Taxiway DC
- 230 Taxiway DE
- 231 Taxiway DF
- 232 Taxiway DG
- 233 Taxiway DH
- 234 Taxiway DI
- 235 Taxiway DJ
- 236 Taxiway DK
- 237 Taxiway DL
- 238 Taxiway DM
- 239 Taxiway DN
- 240 Taxiway DO
- 241 Taxiway DP
- 242 Taxiway DQ
- 243 Taxiway DR
- 244 Taxiway DS
- 245 Taxiway DT
- 246 Taxiway DU
- 247 Taxiway DV
- 248 Taxiway DW
- 249 Taxiway DX
- 250 Taxiway DY
- 251 Taxiway DZ
- 252 Taxiway EA
- 253 Taxiway EB
- 254 Taxiway EC
- 255 Taxiway ED
- 256 Taxiway EE
- 257 Taxiway EF
- 258 Taxiway EG
- 259 Taxiway EH
- 260 Taxiway EI
- 261 Taxiway EJ
- 262 Taxiway EK
- 263 Taxiway EL
- 264 Taxiway EM
- 265 Taxiway EN
- 266 Taxiway EO
- 267 Taxiway EP
- 268 Taxiway EQ
- 269 Taxiway ER
- 270 Taxiway ES
- 271 Taxiway ET
- 272 Taxiway EU
- 273 Taxiway EV
- 274 Taxiway EW
- 275 Taxiway EX
- 276 Taxiway EY
- 277 Taxiway EZ
- 278 Taxiway FA
- 279 Taxiway FB
- 280 Taxiway FC
- 281 Taxiway FD
- 282 Taxiway FE
- 283 Taxiway FF
- 284 Taxiway FG
- 285 Taxiway FH
- 286 Taxiway FI
- 287 Taxiway FJ
- 288 Taxiway FK
- 289 Taxiway FL
- 290 Taxiway FM
- 291 Taxiway FN
- 292 Taxiway FO
- 293 Taxiway FP
- 294 Taxiway FQ
- 295 Taxiway FR
- 296 Taxiway FS
- 297 Taxiway FT
- 298 Taxiway FU
- 299 Taxiway FV
- 300 Taxiway FW
- 301 Taxiway FX
- 302 Taxiway FY
- 303 Taxiway FZ
- 304 Taxiway GA
- 305 Taxiway GB
- 306 Taxiway GC
- 307 Taxiway GD
- 308 Taxiway GE
- 309 Taxiway GF
- 310 Taxiway GG
- 311 Taxiway GH
- 312 Taxiway GI
- 313 Taxiway GJ
- 314 Taxiway GK
- 315 Taxiway GL
- 316 Taxiway GM
- 317 Taxiway GN
- 318 Taxiway GO
- 319 Taxiway GP
- 320 Taxiway GQ
- 321 Taxiway GR
- 322 Taxiway GS
- 323 Taxiway GT
- 324 Taxiway GU
- 325 Taxiway GV
- 326 Taxiway GW
- 327 Taxiway GX
- 328 Taxiway GY
- 329 Taxiway GZ
- 330 Taxiway HA
- 331 Taxiway HB
- 332 Taxiway HC
- 333 Taxiway HD
- 334 Taxiway HE
- 335 Taxiway HF
- 336 Taxiway HG
- 337 Taxiway HH
- 338 Taxiway HI
- 339 Taxiway HJ
- 340 Taxiway HK
- 341 Taxiway HL
- 342 Taxiway HM
- 343 Taxiway HN
- 344 Taxiway HO
- 345 Taxiway HP
- 346 Taxiway HQ
- 347 Taxiway HR
- 348 Taxiway HS
- 349 Taxiway HT
- 350 Taxiway HU
- 351 Taxiway HV
- 352 Taxiway HW
- 353 Taxiway HX
- 354 Taxiway HY
- 355 Taxiway HZ
- 356 Taxiway IA
- 357 Taxiway IB
- 358 Taxiway IC
- 359 Taxiway ID
- 360 Taxiway IE
- 361 Taxiway IF
- 362 Taxiway IG
- 363 Taxiway IH
- 364 Taxiway II
- 365 Taxiway IJ
- 366 Taxiway IK
- 367 Taxiway IL
- 368 Taxiway IM
- 369 Taxiway IN
- 370 Taxiway IO
- 371 Taxiway IP
- 372 Taxiway IQ
- 373 Taxiway IR
- 374 Taxiway IS
- 375 Taxiway IT
- 376 Taxiway IU
- 377 Taxiway IV
- 378 Taxiway IW
- 379 Taxiway IX
- 380 Taxiway IY
- 381 Taxiway IZ
- 382 Taxiway JA
- 383 Taxiway JB
- 384 Taxiway JC
- 385 Taxiway JD
- 386 Taxiway JE
- 387 Taxiway JF
- 388 Taxiway JG
- 389 Taxiway JH
- 390 Taxiway JI
- 391 Taxiway JJ
- 392 Taxiway JK
- 393 Taxiway JL
- 394 Taxiway JM
- 395 Taxiway JN
- 396 Taxiway JO
- 397 Taxiway JP
- 398 Taxiway JQ
- 399 Taxiway JR
- 400 Taxiway JS
- 401 Taxiway JT
- 402 Taxiway JU
- 403 Taxiway JV
- 404 Taxiway JW
- 405 Taxiway JX
- 406 Taxiway JY
- 407 Taxiway JZ
- 408 Taxiway KA
- 409 Taxiway KB
- 410 Taxiway KC
- 411 Taxiway KD
- 412 Taxiway KE
- 413 Taxiway KF
- 414 Taxiway KG
- 415 Taxiway KH
- 416 Taxiway KI
- 417 Taxiway KJ
- 418 Taxiway KK
- 419 Taxiway KL
- 420 Taxiway KM
- 421 Taxiway KN
- 422 Taxiway KO
- 423 Taxiway KP
- 424 Taxiway KQ
- 425 Taxiway KR
- 426 Taxiway KS
- 427 Taxiway KT
- 428 Taxiway KU
- 429 Taxiway KV
- 430 Taxiway KW
- 431 Taxiway KX
- 432 Taxiway KY
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PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5501
www.loucksinc.com

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services and are solely for use in connection with this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

04/09/24 SURVEY ISSUED

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.

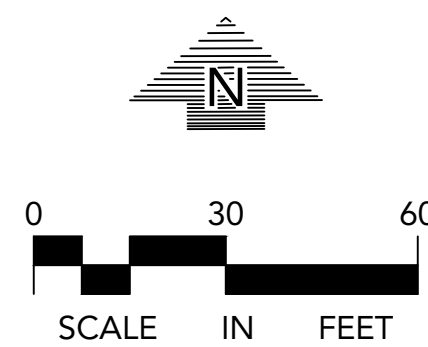
License No. 48988
Date 04/09/2018

Loucks Project No.	23046A
Project Lead	ML
Drawn By	KMM
Checked By	ML
Field Crew	JS

Map showing the proposed site location (marked with a star) relative to surrounding roads and landmarks. The site is located near the intersection of Highway 100 and Highway 169, adjacent to the Anoka County/Bloomington Airport - James Field. The map includes a legend for various features:

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11 / 11







City of Blaine Staff Report

File Number: RES 24-127

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Adoption of the Alternative Urban Areawide Review (AUAR) for the 105th Redevelopment Project. (Case File No. 24-0043/SAS)

Executive Summary

The Alternative Urban Areawide Review for 105th Redevelopment District has gone through the agency review process and is complete for adoption.

Background

The Alternative Urban Areawide Review (AUAR) process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review processes. Responsible Governmental Units (RGU) can use an AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs.

The process is designed to look at the cumulative impact of anticipated development scenarios within a given geographic area and a mitigation plan. The AUAR document uses a list of questions adapted from the EAW form, but provides a level of analysis of typical urban area impacts comparable to an EIS. Environmental analysis information from an AUAR can be used to inform local planning and zoning decisions. Given the scope of the project, an AUAR process is recommended.

Formal environmental reviews are governed by Minnesota Rules 4410 and the Environmental Quality Board (EQB). Prior to adoption by an RGU of an AUAR, a public process must be completed. The draft AUAR was provided to 16 regional, state and federal agencies. The draft AUAR was also made available on the City's webpage. A press release was required in a local newspaper and notice was published in the EQB Monitor.

After the 30-day comment period is complete, the RGU has 15 days to consider the comments and may revise the plan based on those comments. Revised plans are distributed to state agencies and the Metropolitan Council. Those agencies have 10 days to file an objection. If no objections are received, the

RGU adopts the final AUAR and mitigation plan.

A draft of the AUAR was published on April 23, 2024, and comments were received. The final AUAR responds to the comments and is revised accordingly per the comments. The final AUAR was published in the EQB on June 18, 2024, the 10-day comment period ended on July 3, 2024. No additional comments were received.

[Click here for the final AUAR.](#)

Strategic Plan Relationship

The 105th Redevelopment Area is identified in the Economic Development Strategic Priority. The AUAR is part of the strategic initiatives outlined in the plan.

Board/Commission Review

Planning Commission review is not required.

Financial Impact

The cost of preparation of the AUAR was approximately \$81,000. This cost was paid for by the EDA, but will be reimbursed by the developer.

Public Outreach/Input

A press release was posted in the paper and on the city's website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Anoka County Comments 070924



City of Blaine

Signature Copy

Resolution: RES 24-127

Adoption of the Alternative Urban Areawide Review (AUAR) for the 105th Redevelopment Project. (Case File No. 24-0043/SAS)

WHEREAS, an Alternative Urban Areawide Review (AUAR) has been completed for the project pursuant to Minnesota Rules 4410 which identifies and assesses the environmental impacts and mitigation measures associated with the 105th Redevelopment Area; and

WHEREAS, the Study Area is located on approximately 69.3 acres consisting of the area located northwest of intersection of 105th Ave NE and Radisson Road NE; and

WHEREAS, the AUAR was completed pursuant to Minnesota Rule 4410.3610; and

WHEREAS, the AUAR was distributed for the required 30-day comment, revised based on comments, and redistributed for the required 10-day objection period; and

WHEREAS, comments received on the AUAR have generated information adequate to determine mitigation measures associated with the potential development in this area; and

WHEREAS, the comments received and the City's responses to these comments are included in the public record for the AUAR; and

WHEREAS, development of the Study Area is expected to comply with all Blaine and review agency standards as well as the mitigation measures outlined in the AUAR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine adopts the AUAR for the 105th Redevelopment Area dated June 2024.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

From: Jerry Auge <Jerry.Auge@anokacountymn.gov>
Sent: Monday, July 8, 2024 4:52 PM
To: Daniel Schluender <DSchluender@blainemn.gov>
Cc: Joe MacPherson <Joe.MacPherson@anokacountymn.gov>; Sean Thiel <Sean.Thiel@anokacountymn.gov>; Logan Keehr <Logan.Keehr@anokacountymn.gov>
Subject: Blaine Town Center Redevelopment Comments

Dan,

In addition to Logan Keehr's comments from Anoka County Traffic Engineering. The County is also reviewing this overall development at the master plan level due to the overall impacts to the County Highway system.

County staff are bring to the attention of Blaine to consider the County's concerns about increased traffic impacts as a result of this master plan development. The Blaine Town Center Redevelopment will have a direct impact to the traffic volumes to County routes, although some intersections will not be impacted in phase 1 and may be impacted in phase 2. Radisson Road and 109th Avenue County Highways may experience varied traffic impacts depending on location and phases. Locations of intersections adjacent to this overall development will be increasing traffic volumes and turning movements at intersections which are already at capacity. We require the following improvements as a condition of the approval of this development:

- Require dual left turn lane northbound to westbound Radisson Road at 105th Avenue
- Require modifications to improve the efficiencies at the intersection of Radisson Road and 109th Avenue intersections
- As noted in Logans Letter – the County will need to coordinate with the City regarding the need for improvements at Jenkins Street connection to 109th Avenue, as this new intersection directly relates to the Tournament Players Parkway and Mankato Street intersection at 109th Avenue due to the close proximity/spacing of the public city roadways connecting into the County Highway system.
- 106th Lane NE connection to Radisson Road does not meet spacing guidelines for public street connections to the County Highway in comparison to 107th Lane NE. The County prefers no County Highway access at 106th Lane NE as part of the redevelopment. A County Highway connection at 107th Lane NE would be a prefer option for a connection and would align with the SEH, Inc Study.
- The developer should follow the SEH, Inc study recommendations as part of the planned transportation network and connections for the development to the County Highway system.
- The City should take into consideration the future 107th Lane NE/Town Square Drive NE access connection to Radisson Road (full or ¾ access).

Both the City and County recently conducted a Traffic Study with SEH, Inc. with public input. The County provided the developer this study as part of the AUAR comments. SEH, Inc. proposed short and long term recommendations/solutions in the traffic study to assist both the City and County with future Radisson Road and 109th Avenue corridor and intersection improvements. The County will be reviewing the Blaine Town Center Redevelopment with guidance from the study, requiring the developer to provide the long term traffic improvements be implemented to accommodate the redevelopment and increased traffic demand in this area.

Please call me with any questions or comments.

Sincerely,

Jerry Auge, P.E.
Assistant County Engineer

Anoka County Transportation Division
Highway-Transit-Surveyor-GIS-Fleet
1440 Bunker Lake Boulevard NW
Andover, MN 55304
www.anokacountymn.gov

Office: 763-324-3100
Direct: 763-324-3103
Fax: 763-324-3020



City of Blaine Staff Report

File Number: RES 24-122

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting Master Plan Approval for the 105th Redevelopment Project at 10550 Nassau Street NE. 105th Avenue Redevelopment Area Master Plan (EB Blaine Development LLC) (Case File No. 24-0034/SAS)

Executive Summary

As part of the 105th Redevelopment Project, site plan approval is required. The proposal is a master plan for the area and subsequent approvals will be brought forward with Conditional Use Permits (CUP) for those uses requiring a CUP.

Background

Planning Commission Public Hearing	06/11/24
City Council	07/15/24
Action Deadline (60 Days)	07/09/24
Action Deadline (City Extended - 60 Days)	09/07/24

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

Zoning

The subject parcels are zoned 105th Redevelopment District (RD).

Surrounding Zoning and Uses

The redevelopment area is surrounded by Heavy Industrial (I-2) to the north and Regional Recreation (RR) to the west.

Existing Conditions

The subject site is currently soccer fields and parking lots.

Evaluation of Request

Site Plan

As part of the development procedure for the 105th Redevelopment District (RD) formal site plan approval is required. The site plan approval acts as a master plan for the entire development and includes an overall site layout of buildings, streets, landscaping and parking, and identifies specific users. The site plan is approved by resolution. The resolution provides a list of uses and conditions for the overall development. Each building will receive its own individual approvals through the Conditional Use Permit (CUP) process.

Each building will be expected to meet its pertinent sections of the code.

Section 30.907 - Residential standards.

There are three multifamily buildings shown in the master plan for a total of 601 units. The location is consistent with the comprehensive land use designation of High Density Residential (HDR). Further analysis on this development will take place with the building permit, as multi-family is a permitted use. If the buildings are over 50 feet in height, they will require a CUP. All locations and unit count are subject to change as approved by the City Council.

(a) Setbacks. A consistent street edge must be maintained at the right-of-way or dedicated street easement line along all street frontages. Street edge elements may consist of the principal building, landscaping, or a combination of these elements. Exceptions may include: property adjacent to a water feature, surface parking, or any other instances the City Council deems appropriate.

- Based on the proposed site plan, it appears that this will be met.

(b) Building height is a minimum of two stories. There shall be no height limitations, provided all buildings are in compliance with Federal Aviation Administration regulations. Any building over 50 feet requires a conditional use permit.

- At this stage of the planning process, building heights have not been established. Once the developer has determined these heights, they will need to contact the Federal Aviation Administration (FAA), and CUPs will be required for any buildings over 50 feet.

(c) Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk/trail network.

- The developer continues to work with city staff on the placement of sidewalks and walking paths. Details will be formalized with each development approval.

(d) Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical equipment shall not be located in the front or street side yards.

- Mechanical screening will be reviewed for each building as it is developed, either as part of the formal CUP approval process, or through building permit review.

(e) Trash enclosure. Refuse facilities shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the zoning administrator. Such

facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

- Staff and the developer will continue to work on these details. At this time, it is not clear how this will work for the district, but any enclosures will meet this requirement.

30.908 - Residential parking.

(a) Minimum spaces required: 1.5 spaces per unit for multi-unit building, minimum of one underground.

(b) Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan. A parking analysis is required as part of the review.

(1) Surface parking.

(aa) Parking lots shall be located to the rear of the buildings, or side yards if a rear location is not feasible.

(bb) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

Each building will have its own parking ramp that will be at grade with the units above. Due to soil conditions, underground parking is not feasible, but it will have the same type of appearance. As shown, the proposed parking meets the required number of parking stalls. This analysis includes the parking ramp.

30.909 - Architectural control residential.

(1) [Exterior wall finishes.] At least 50 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

(a) Brick.

(b) Natural or cultured stone.

(c) Glass.

(d) Stucco or EIFS.

(e) Cementous siding.

(f) Architectural metal.

(g) Integrally colored rock-faced block.

(h) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock-faced concrete block and textured concrete panels, or other comparable or superior materials as approved by the zoning administrator. All materials are subject to zoning administrator approval.

(i) Building articulation elements shall be provided at a maximum average spacing of 40 feet.

(j) Flat rooflines are encouraged.

(k) Façade articulation shall be provided through any of the following elements:

(1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.

(2) A ground-level recess.

(3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.

(l) All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.

(2) Awnings.

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

Details on the building architecture will be approved as part of the CUP or building permit for each building and is expected to meet the minimum requirements. The design guidelines should be referenced upon review of each building.

Section 30.910 - Commercial standards.

Each building will be expected to meet its pertinent sections of the code (Section 30.901 Definitions). As shown, the commercial anticipated uses (subject to change upon council approval) consist of hotels with or without a water park, restaurants, food hall, indoor recreation, outdoor recreation, medical office and a stadium. The "field house" will include a restaurant and golf with an outdoor putting course and pickleball. The stadium will be primarily designed and used for baseball, however, it will also be used for other events like a light festival, concerts and other sporting events. Currently, medical offices are not permitted in this district. If the medical office moves forward, an ordinance amendment will be necessary.

(a) Setbacks. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the city council deems appropriate.

- It appears from the proposed site plan this will be met.

(b) Building height. All buildings shall be in compliance with Federal Aviation Administration (FAA) regulations. Any building over 50 feet, with a maximum height of 150 feet, requires a conditional use permit.

- Once the developer has building heights determined, they should reach out to the FAA. As stated, a CUP will be required for any building over 50 feet in height.

(c) Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk/trail network.

- The developer continues to work with city staff on placement of sidewalks and walking paths. Details will be formalized with each development approval.

(d) Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical equipment shall not be located in the front or street side yards.

- Mechanical screening will be reviewed for each building as it is developed, either as part of the formal CUP approvals or through the building permit review.

(e) Trash enclosure. Refuse facilities shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the zoning administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

- Staff and the developer continue to work on details on refuse facilities. At this time, it is not clear how this will work for the district, but any enclosures will meet this requirement.

30.911 - Commercial parking.

Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan. A parking analysis is required as part of the review. On street parking, parking structure, and shared parking are encouraged.

(a) Surface parking.

- (1) Parking lots when feasible should be located to the rear of the buildings, or side yard.
- (2) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

(b) Parking structure.

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

(c) Shared parking.

- (1) A conditional use permit may be granted for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately.

(2) Conditions required for shared parking.

(aa) The building or use for which application is being made to utilize off-street parking facilities provided by another building or use shall be located within 800 feet of such parking facilities.

(bb) The application shall demonstrate there is no substantial conflict in using shared facilities through a professional parking analysis.

(cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

(d) Off-site parking. Any off-site parking which is used to meet the requirements below shall be a conditional use .

(1) Reasonable access from the off-site parking facilities to the use being served shall be provided.

(2) An agreement or lease shall be approved as part of the conditional use permit. The agreement/lease shall specify the total number and location of parking spaces under contract.

(e) The off-street parking requirements shall be established by the zoning administrator based upon the characteristics and functional similarities between uses including, but not limited to: the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. For structures containing multiple uses, each shall be calculated separately. The requirements may be revised upward or downward by the city council as part of an application for a conditional use permit based on verifiable information pertaining to parking.

(1) Approved parking spaces must be located on the same lot as the principal use, unless shared parking or off-site parking is approved for the use.

(f) Parking analysis requirements. A parking analysis is required when a new building is proposed on a site, for tenant improvements, or when a more intense use is proposed in an existing building. The parking analysis is to be prepared by a professional who has knowledge and experience with parking needs and assessments. The analysis should consist of the following information:

(1) A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.

(2) Parking analysis matrix that includes: (1) names of all existing/proposed uses with tenant address; (2) each tenants total building square footage existing and proposed (3) lists dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.

(3) Proposed parking layout and number of stalls for the development.

(4) Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.

(5) Parking adequacy should be determined prior to making major financial and legal commitments related to the property. In some cases, insufficient on-site parking may prevent the proposed project/use from being permitted.

Parking will be reviewed with each building. Staff will rely on the parking analysis in determining the amount of parking needed for the district.

30.912 Outdoor seating and service of food and beverages.

(a) The use shall not be located in the interior or rear yard if the use is adjacent to a parcel that is occupied by a residential use. This will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential use or if a residential use is located above the principal use.

(b) Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.

Outdoor seating requires a conditional use permit and will be fully reviewed upon application.

30.913 Architectural control commercial.

(1) [Exterior wall finishes.] At least seventy-five percent (75%) of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.
- (h) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and other comparable or superior materials as approved by the zoning administrator. All materials subject to zoning administrator approval.
- (i) All buildings to incorporate four-sided design.
- (j) Franchises or national chains with standardized architecture and signage shall comply with the standards contained in this section. Aggressive and bright signage must be altered and scaled down to meet the intentions of these standards.
- (k) Building articulation elements shall be provided at a maximum average spacing of 40 feet.
- (l) Façade articulation shall be provided through any of the following elements:
 - (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
 - (2) A ground-level recess.
 - (3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.
- (m) All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.
- (n) Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.
- (o) All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.

(2) Awnings.

- (a) An awning may project over the public sidewalk provided that it is at least eight feet above grade and does not project more than two-thirds the width of the public sidewalk as measured from the building.
- (b) Awnings must be constructed of durable, water repellent material such as canvas or metal. Plastic or fiberglass are not permitted.
- (c) Backlit or illuminating awnings are not permitted.

- (d) Retractable or fixed awnings may be used.
- (e) Awnings shall not extend across multiple storefronts and/or multiple buildings. Long expanses of awnings should be broken into segments that reflect the door or window openings located beneath.
- (f) Awning colors and materials shall complement the building façade.
- (g) Signage on awnings is permitted on the end panel or valance only. Lettering size shall be proportional to the space available as approved by the zoning administrator.
- (h) Awnings and canopies deteriorate over time; regular maintenance and replacement is required if material shows signs of wear, including but not limited to fraying, fading, or physical damage to the awning.
- (i) Awnings should be part of the site plan review and receive approval. Any encroachments over public right-of-way shall be approved by the city council prior to construction.

Details on the building's architecture will be approved as part of the CUP for each building or building permit, and are expected to meet the minimum requirements. The renderings submitted seem to be consistent with these minimums. The design guidelines should be referenced upon review of each building.

30.914 District landscaping.

The use of window boxes, hanging flower baskets, or other seasonal landscaping is encouraged. Window boxes, hanging plants and planters should be near entrances.

- (a) The periphery of all parking lots shall be well landscaped along the public right-of-way to maintain an edge that contains low shrubs, street trees, decorative fencing (per design guidelines) or a combination of these elements.
- (b) Trees, shrubs, groundcover, and perennial plantings shall be required at the base of a parking structure. Perimeter planters may be required around the upper-level decks of the parking structure, particularly when facing a public right-of-way.
- (c) Sodding and ground cover. All open areas of any site not occupied by building, parking, or storage, shall be sodded over four inches of topsoil. Exceptions to this are as follows:
 - (1) Seeding over four inches of topsoil of future expansion areas as shown on approved plans.
 - (2) Undisturbed areas containing existing natural vegetation which can be maintained free of foreign and noxious materials.
 - (3) Areas designated as open space for future expansion area properly planted and maintained with grass.
- (e) Use of landscaping for screening:
 - (1) Where natural materials, such as trees are approved in lieu of the required screening by means of walls or fences, density and species of planting shall be such to achieve opaqueness year-round.
 - (2) Landscaping may be permitted in utility and drainage easements or road right-of-way with the approval of the zoning administrator.

It is anticipated that each building/lot will have their own landscape plan, however the developer may choose to provide a master landscape plan for the district.

30.915 District lighting.

Any lighting used to illuminate off-street parking and driving areas, signs, or structures shall, consist of downcast style fixtures with a concealed or shielded light source to prevent glare or spill to adjacent right-of-way or properties.

- (a) Pole-mounted lighting shall not have pole heights exceeding 20 feet.

(c) Light fixtures shall be consistent with design guidelines.

Any lighting exceeding 20 feet in height requires a conditional use permit.

30.916 District signage.

The ordinance regulates signage for the district. The applicant will submit the sign plan at a future date and the plan will be reviewed by the City Council.

Grading/Storm Drainage

The developer is proposing to perform initial grading over the entire project area. Construction drawings will need to be provided and approved by both the City and Coon Creek Watershed District (CCWD) prior to any work being initiated. 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. Supporting documents such as a wetland delineation report, a geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

Utilities

The developer will be responsible to extend the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location will need to follow city standards and specifications.

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.

The developer shall explore alternative water sources for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The developer will need to submit the project to the Coon Creek Watershed District (CCWD) for review, approval, and permits. An approved CCWD permit(s) is required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south, and access to the existing businesses/properties to the north and within the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.

The master plan indicates that there are several connections proposed to existing county roads, specifically Radisson Road (CSAH 52) and 109th Avenue (CSAH 12). The developer will be responsible for

constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the Alternative Urban Areawide Review (AUAR). The plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.

Sidewalks and trails are required to be constructed on at least one side of all streets. The goal will be to create a network that ties into the existing walks/trails and the locations will be determined in the plan review process. Sidewalks and trails are required to be constructed in accordance with current city standards. A geotechnical report is required that will recommend the different typical walk/trail sections based on the existing soils.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.

Easements/Right-of-way/Permits

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

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

The developer will need to dedicate the appropriate right-of-way for any proposed public street and easements or outlots that contain any private streets or private alleys.

Airport Noise Considerations

The applicant should contact the Federal Aviation Administration (FAA) to discuss the project and provide any necessary approvals to the City.

Alternative Urban Areawide Review (AUAR)

Due to the size and nature of the project, an AUAR has been ordered. An AUAR process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review process. Responsible Government Units (RGU's) (the City) can use the AUAR as a planning tool to understand how different development scenarios will affect the environment of the community before the development occurs. The process is designed to look at cumulative impacts anticipated by development scenarios within a geographical area. The final AUAR will be considered for adoption on July 15, 2024. The AUAR will also include suggested mitigation steps for the project.

Attachment List:

Zoning and Location Map

Master Plan (Ex A)

Unapproved Planning Commission Minutes 6/11/24

A revised master plan for the 105th area is identified in the 2023-2026 Strategic Plan as a strategic initiative in the Economic Development Strategic Priority.

Board/Commission Review

The Planning Commission voted unanimously to approve the master plan. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Public hearing is not required for site plan approval however, the Planning Commission agenda and packet were posted on the City website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Master Plan (Ex A)
3. Unapproved PC Minutes 061124



City of Blaine

Signature Copy

Resolution: RES 24-122

Resolution Granting Master Plan Approval for the 105th Redevelopment Project at 10550 Nassau Street NE. 105th Avenue Redevelopment Area Master Plan (EB Blaine Development LLC) (Case File No. 24-0034/SAS)

WHEREAS, an application has been filed by EB Blaine Development LLC, Case File No. 24-0034 for Master Plan Approval for 105th Redevelopment Project; and

WHEREAS, said case involves the 105th Redevelopment Area as defined by Exhibit A; and

WHEREAS, the Blaine Planning Commission has reviewed said case file on June 11, 2024 and recommended approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine for approval of the master site plan that includes the following uses. However, the development is not limited to these uses:

1. Food halls
2. Hotels with or without water park
3. Indoor recreation
4. Medical office (requires an ordinance amendment)
5. Multi-family residential (7-story apartments)
6. Outdoor recreation
7. Parking ramp
8. Public space/plaza
9. Restaurants
10. Shared parking/access
11. Stadium

And subject to the following conditions:

1. Conditional use permits shall be applied for in accordance with section 30.905.
2. Any lighting over 20 feet requires a conditional use permit.
3. A district signage plan shall be approved by City Council.
4. Detailed parking analysis requirements shall be submitted for each building at the time of the conditional use permit application or building permit if a CUP is not required. The analysis should consist of the following information:
 - a. A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.
 - b. Parking analysis matrix that includes: (1) names of all existing/proposed uses with tenant address; (2) each tenant's total building square footage existing and proposed (3) lists

- dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.
 - c. Proposed parking layout and number of stalls for the development.
 - d. Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.
5. Uses shown on Exhibit A are approved with this site plan approval, but are subject to change with Council approval.
 6. Construction drawings to be provided and approved by both the City and CCWD prior to any work being initiated. 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.
 7. The developer is responsible for extending the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location shall follow city standards and specifications.
 8. 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.
 9. An approved CCWD permit(s) is required prior to city plan approval and start of site work.
 10. The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south and access to the existing businesses/properties to the north and amid the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.
 11. The developer is responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the Alternative Urban Areawide Review (AUAR). The plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.
 12. Sidewalks and trails are required to be constructed on at least one side of all streets.
 13. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.
 14. The applicant is responsible for any necessary approvals from the Federal Aviation Administration (FAA).
 15. Preliminary and final plat approval is required prior to issuance of any building permits.
 16. Building design shall be consistent with the design guidelines as outlined in section 30.90.
 17. Each parking facility is required to have accessible parking spaces in accordance with the MN Accessibility Code. An overall plan of accessible routes, features, and parking spaces is required.
 18. A parking ramp shall be part of the master development.

PASSED by City Council of the City of Blaine this 15th day of July, 2024.

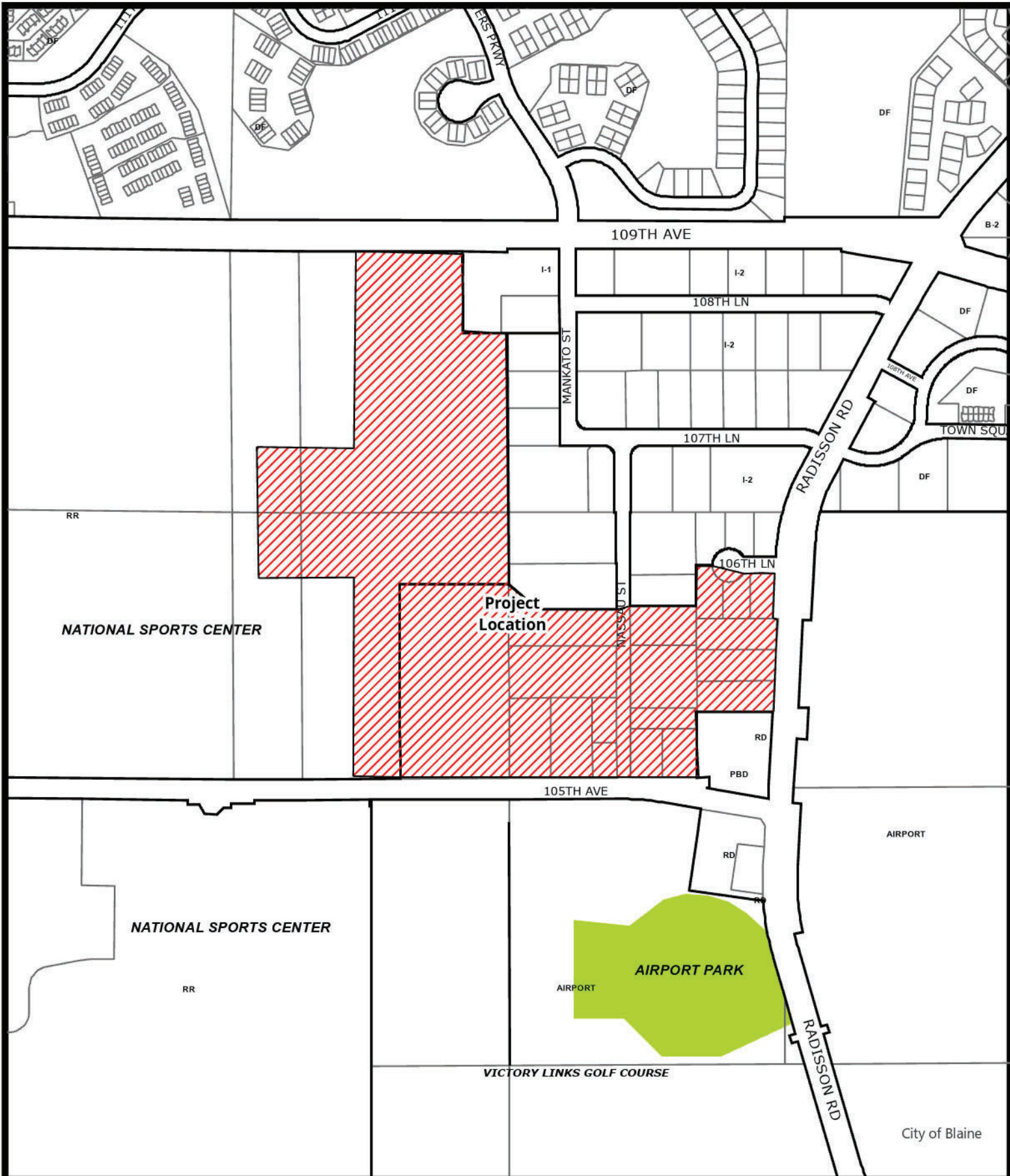


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0034 105th Ave Redevelopment Master Plan

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



105th Avenue Redevelopment Master Plan—*a vision to build upon the vitality of Blaine.*

At the core of this transformation lies a commitment to expand the offerings to both Blaine Residents and its visitors. We're not just redeveloping; we are building a hub for the community where every element, from the stormwater systems to the streetscapes, is thoughtfully designed to foster connection and joy.

Imagine a place where:

Stadium cheers and hotel lobbies hum with stories of travelers and sports fans alike. Restaurants serve up memories through great food, while golf greens and pickleball courts echo with friendly competition. Offices buzz with innovation, and homes resonate with the laughter of families.

This is where commerce thrives. The vacant land and underutilized properties become arteries of economic and social activity. It is where entertainment and recreation join nature and community.

We are building upon the success of the National Sports Center and the Super Rink, in partnership with the City by creating a hub that pulses with energy and opportunity.

Central to this development is the pedestrian experience. The 105th Redevelopment has been designed to facilitate ease of movement and convenient access to all the district has to offer.

This is more than a vision; it's a community—a community that is activated year-round. It is for Tuesday lunch at the food hall. Parents night out on Saturday. Playing host to a family weekend of activities.

The 105th Avenue Redevelopment Master Plan is a testament to the spirit of Blaine and the creation of community through public and private partnership.

105TH AVENUE REDEVELOPMENT MASTER PLAN

MAY 10, 2024



105TH AVENUE REDEVELOPMENT MASTER PLAN a vision to build upon the vitality of Blaine

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TABLE OF CONTENTS

1. Cover Sheet
2. Illustrative Master Plan & Parcel Metrics
3. Building Phasing Plan
4. C2-1 Site Plan Overall
5. C2-2 Site Plan North
6. C2-3 Site Plan Southwest
7. C2-4 Site Plan Southeast
8. C3-1 Grading Plan Overall
9. C4-1 Sanitary and Watermain Overall
10. C5-1 Storm Sewer Overall

105TH AVENUE REDEVELOPMENT MASTER PLAN



1	Hotel at Right Field
Number of Stories	6
Rooms/Keys	137
Parking	155
Restaurant SF	3000

notes: 4 levels over structured parking

2	Hotel Annex & District Parking
Number of Stories	6
Rooms/Keys	82
Parking	653

notes: District parking with hotel room façade

3	Apartments
Number of Stories	7
Units	239
Parking	414

notes: 5 levels residential over 2 levels parking

4	Apartments
Number of Stories	7
Units	229
Parking	364

notes: 5 levels residential over 2 levels parking

5	Apartments
Number of Stories	7
Units	133
Parking	214

notes: 5 levels residential over 2 levels parking

6	Medical Office
Number of Stories	8
Office SF	150,000
Parking	409

notes: Medical office over structured parking

7	Restaurant
Number of Stories	2
Total SF	19,000
Parking	49

notes: Additional parking provided by district parking

8	Field House - Sport Center
Number of Stories	2
Indoor SF	18,000
Outdoor Activity SF	160,000
Parking	160

notes: Additional parking provided by district parking

9	Hotel & Waterpark
Number of Stories	5
Rooms/Keys	258
Parking	397
Waterpark SF	60,000

notes:

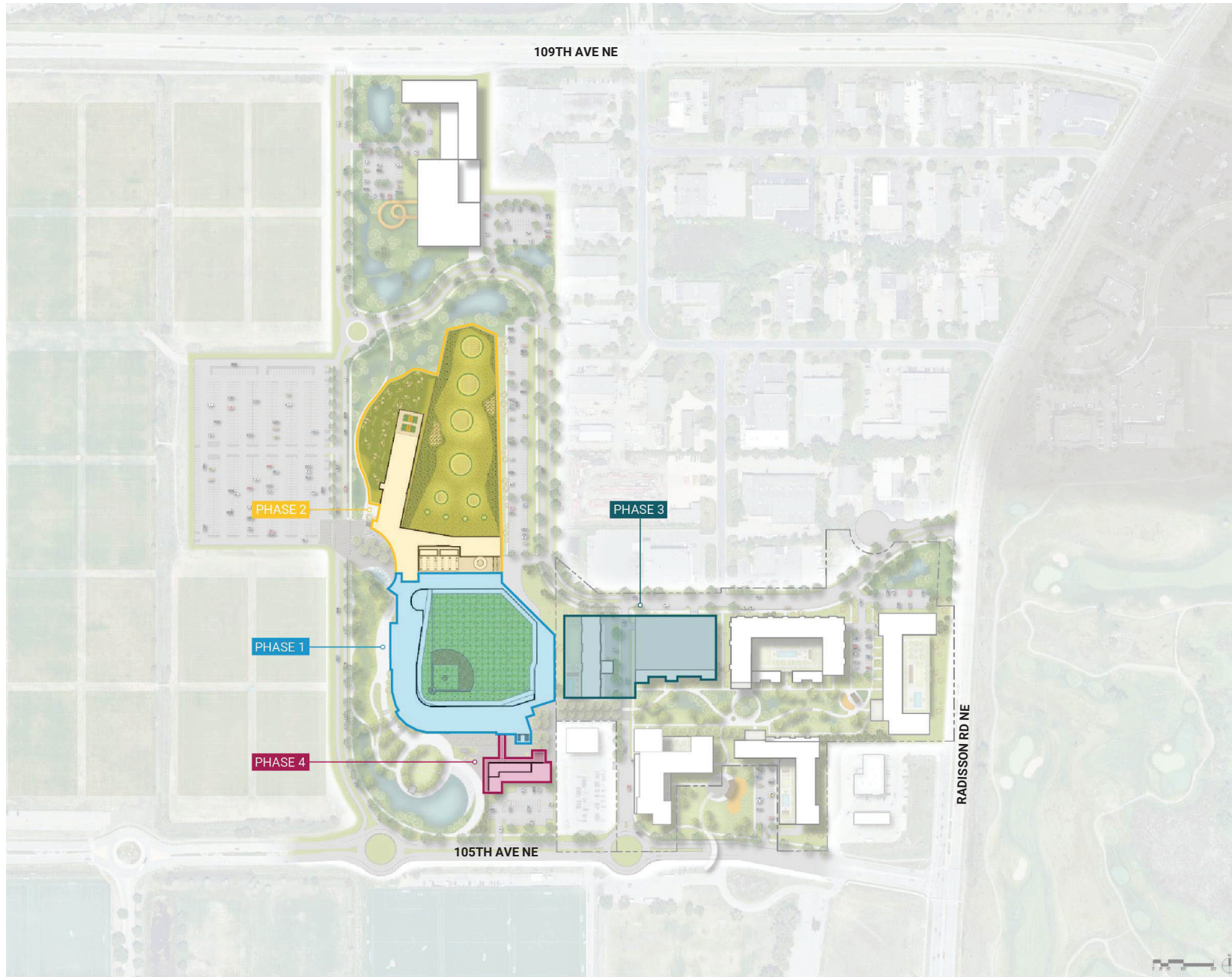
10	Sport Stadium
Number of Stories	3
Seating Capacity	5000
Parking	0

notes: Parking provided by district parking

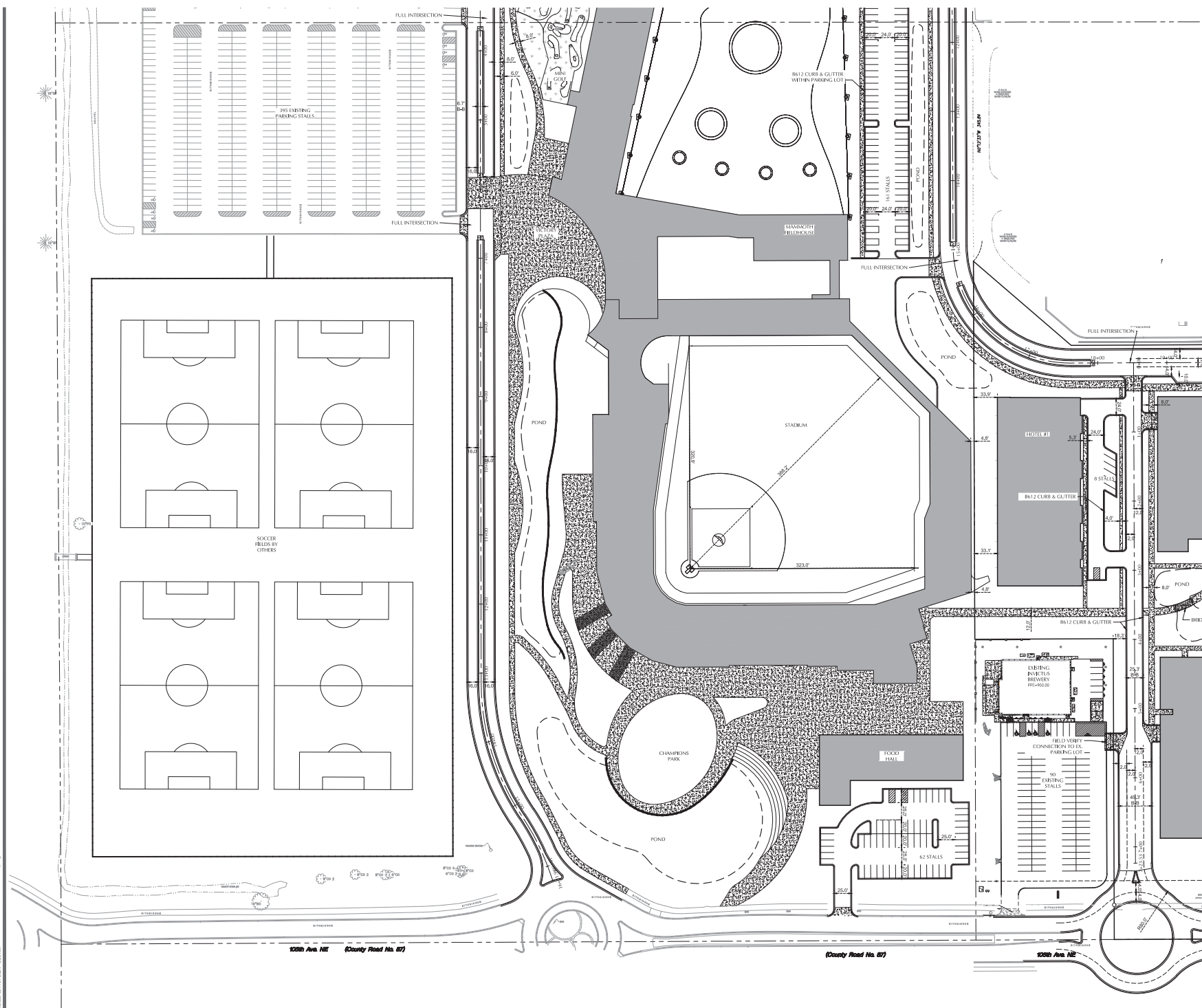
	West Parking Structure
Number of Stories	3
Parking	2,464

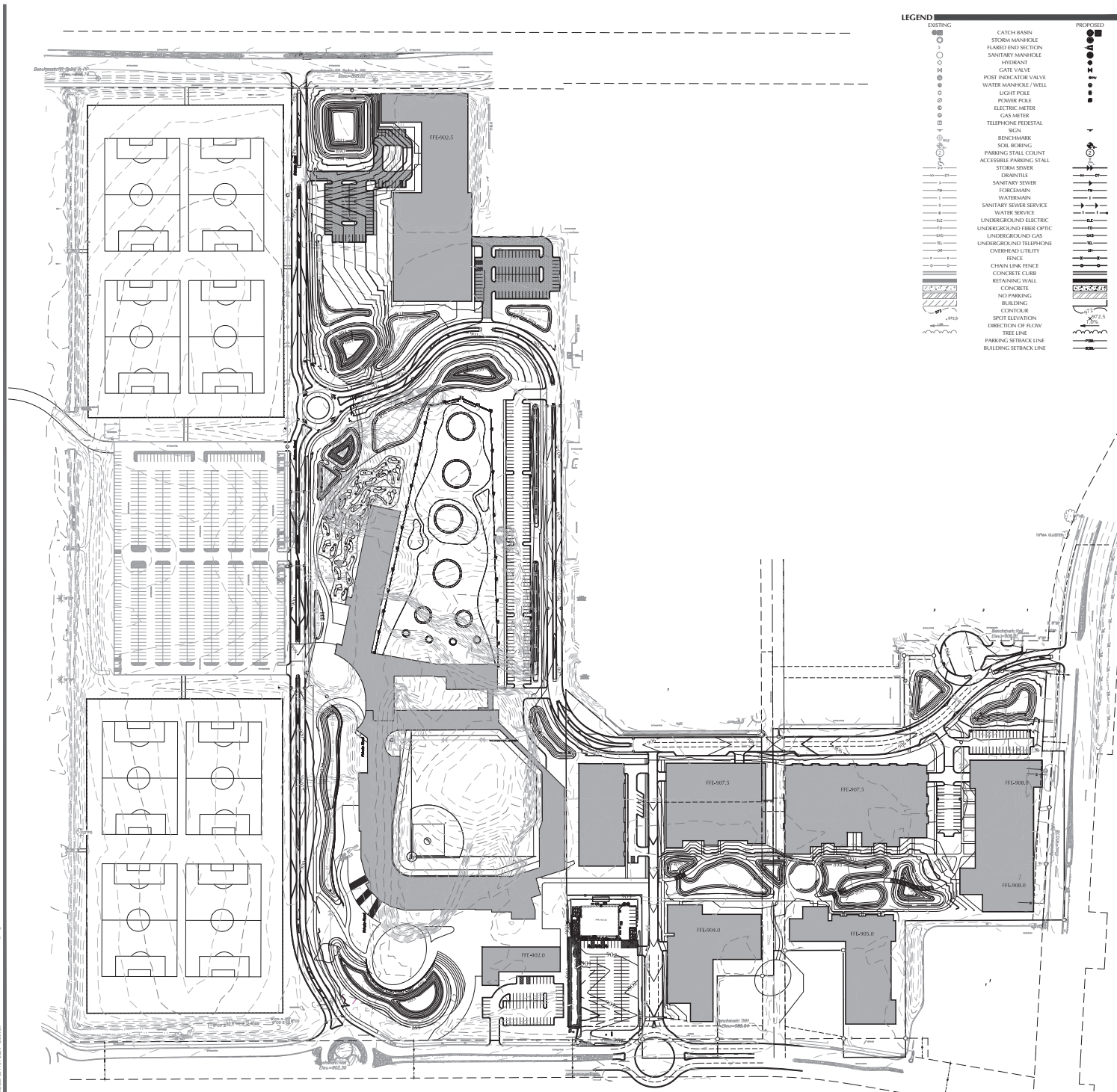
ILLUSTRATIVE MASTER PLAN AND PARCEL METRICS

105TH AVENUE REDEVELOPMENT MASTER PLAN



BUILDING PHASING PLAN





LEGEND

- | | |
|----------------------------|----------------------------|
| EXISTING | CATCH BASIN |
| STORM MANHOLE | STORM MANHOLE |
| FLARED END SECTION | FLARED END SECTION |
| SANITARY MANHOLE | SANITARY MANHOLE |
| HYDRANT | HYDRANT |
| GATE VALVE | GATE VALVE |
| POST INSIDE VALVE | POST INSIDE VALVE |
| WATER MANHOLE / WELL | WATER MANHOLE / WELL |
| LIGHT POLE | LIGHT POLE |
| POWER POLE | POWER POLE |
| ELECTRIC METER | ELECTRIC METER |
| CABLE METER | CABLE METER |
| TELEPHONE / FIBER / SIGNAL | TELEPHONE / FIBER / SIGNAL |
| BENCH MARK | BENCH MARK |
| SOIL BORING | SOIL BORING |
| PASSING STALL EXISTING | PASSING STALL EXISTING |
| ACCESSIBLE PARKING STALL | ACCESSIBLE PARKING STALL |
| STORM SEWER | STORM SEWER |
| SANITARY SEWER | SANITARY SEWER |
| FOREWATER | FOREWATER |
| WATERMAIN | WATERMAIN |
| SANITARY SEWER SERVICE | SANITARY SEWER SERVICE |
| WATER SERVICE | WATER SERVICE |
| UNDERGROUND ELECTRIC | UNDERGROUND ELECTRIC |
| UNDERGROUND FIBER OPTIC | UNDERGROUND FIBER OPTIC |
| UNDERGROUND GAS | UNDERGROUND GAS |
| UNDERGROUND UNIDENTIFIED | UNDERGROUND UNIDENTIFIED |
| OVERHEAD UTILITY | OVERHEAD UTILITY |
| CHANGING FENCE | CHANGING FENCE |
| CONCRETE CURB | CONCRETE CURB |
| RETAINING WALL | RETAINING WALL |
| CONCRETE | CONCRETE |
| NO PARKING | NO PARKING |
| RECURVING | RECURVING |
| CELESTIAL | CELESTIAL |
| SPOT ELEVATION | SPOT ELEVATION |
| DIRECTION OF FLOW | DIRECTION OF FLOW |
| THE LINE | THE LINE |
| PARKING / SETBACK LINE | PARKING / SETBACK LINE |
| BUILDING SETBACK LINE | BUILDING SETBACK LINE |

GRADING & DRAINAGE NOTES ■

SEE STORMWATER POLLUTION PREVENTION PLAN FOR SOIL STABILIZATION INFORMATION.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE CIVIL DETAILS SHEETS OF THESE PLANS.

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE-UNLESS NOTED OTHERWISE.

GRADING, DRAINAGE & EROSION CONTROL SPECIFICATIONS

3. SPOT ELEVATIONS REFLECT FINISHED SURFACE GRADES, GUTTER/LOW SIDE, CURB TO BUILDING, OR OTHER FLOW PAVEMENT UNLESS OTHERWISE NOTED.
4. 2" MINIMUM DRAINAGE SLOPE REQUIRED FOR ALL GRADES, GUARANTEED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPTED 0.10 FEET. WATER DRAINAGE ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
5. ALL UNDESIGNED UNPAVED AREAS ARE TO RECEIVE MINIMUM 6" INCHES OF PREMIUM TOP SOIL AND 6" INCHES OF PREPARED TOP SOIL. THESE AREAS SHALL BE WATER-DRAINAGE-DRAINAGE BY THE CITY. UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
6. TOP SOIL REMAINING WALLS SHALL EQUALS SURFACE GRADE AT TOP FACE OF WALL. INLET FOR TOP WALL SHALL BE SURFACE GRADE AT BOTTOM FACE OF WALL. INLET BOTTOM OF BURIED WALL FOR CULVERTS.
7. REFER TO THE REPORT OF GEOTECHNICAL ENGINEERING AND REVIEW REPORT NO.16-6173, 100% OF THE PREPARED TOP SOIL SHALL BE USED TO RECONSTRUCT EXISTING SURFACE GRADES. THE CITY ENGINEER'S SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
8. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRAFFIC OF SEEDMENTS OCCURS AND AFTER THE REPAIR OF CURBS AND GUTTERS AND HOVWAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
9. DUST MUST BE ADEQUATELY CONTROLLED.
10. SITE SUPPORT FOR ADDITIONAL EROSION CONTROL NOTED AND REQUIREMENTS.
11. USE UTILITY PLAN FOR WATER, FIBER, TRUNK AND SANITARY SERVICE INFORMATION.
12. SITE PLAN FOR CURB, BULKHEAD, STORM PAVEMENT LOCATIONS.
13. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREET NEEDS TO BE SWEEPED.
14. THE CONTRACTOR AGREE WITH THE OWNER SHALL CONTACT ALL NECESSARY PERMITS AND APPROVED FROM THE APCA. INCLUDING ANY CITY PERMITS AND THE PERMIT FROM THE APCA.
15. INITIAL EROSION CONTROL AND SITE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES. INITIAL EROSION CONTROL MEASURES SUCH AS BALE CHAINS AND TRIMMED BALE CHAINS SHALL BE INSTALLED AT GRADING OCCURS IN PROTECTIVE AREAS. MAINTAIN EROSION CONTROL MEASURES THROUGH GRADING AND REMAIN WHEN TURF HAS BEEN ESTABLISHED WITHIN THE TIME REQUIRED.
16. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE APCA PERMITS PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
17. GRADES SHOWN ARE FINISHED GRADES.
18. FINAL GRADING TOLERANCES ARE ± 0.1 FEET TO FINISH GRADES.
19. UNDER PAVEMENTS COMPACT THE UPPER 3" FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 90% STANDARD PROCTOR DENSITY BLOW THE UPPER 3" FEET OF SUBGRADE. THE UPPER PAVEMENT MEETS COMPACT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
20. WORKING HOURS ARE 700 AM - 1000 PM, MONDAY - SATURDAY. A 6 HOUR NOTICE IS REQUIRED FOR EACH WORKING DAY.
21. THE CONTRACTOR MUST HAVE A CITY LICENSE.
22. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
23. TURF REMOVAL AND TRIM SHALL BE LANDSCAPE, AS A MANUFACTURED BY PROPER CLOSURES, OR APPROVED EQUIPMENT. THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
24. STEELING, FENCING, FENCING, AND HANDLING DESIGN BY OTHERS, REFER TO ARCHITECTURAL PLANS.

BLAINE TOWN
CENTER RE-
DEVELOPMENT



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CAGID files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CAGID files shall not be used on other projects, for additions to this project, or for completion of this project by either written review approval by the Consultant. With this understanding, approval, and release, the Consultant will retain the right to use the CAGID sharing file information and reference only. All intentional or unintentional revisions, additions, or deletions to these CAGID files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

05-10-21 PRELIMINARY CITY
SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer or the laws of the State of Illinois.

Licen. 49933
Date

QUALITY CONTROL

Locucks Project No.	23026C
Project Lead	PJD
Drawn By	TRG
Checked By	PJD
Review Date	05-10-24

SHEET INDEX

C2-1 OVERALL SITE PLAN
C2-2 thru 4 OVERALL SITE PLANS
C4-1 OVERALL SANITARY
& WATERMAIN
C5-1 OVERALL STORM SEWER



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-456-0002
TOLL FREE: 1-800-252-1166

WARNING:

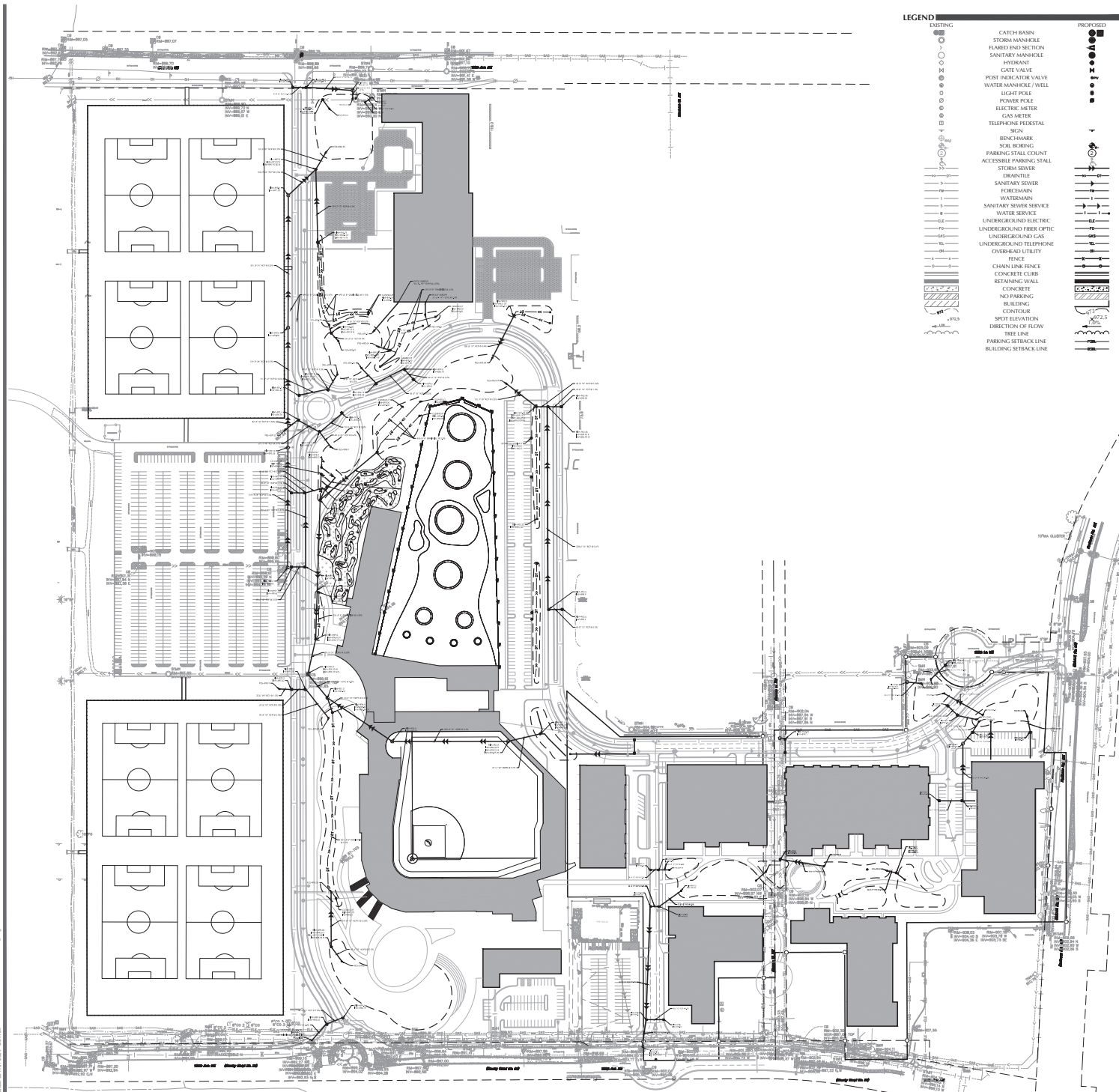
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOWPER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRE CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DUGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



OVERALL GRADING PLAN

C3-1



UTILITY NOTES

- [illegible]

11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES

7. PARTS 12.05-12.06: 10" TO 12" INCH SIZE MUST COMPLY WITH ASTM D522.
8. PARTS 12.07-12.08: 10" TO 12" INCH SIZE MUST COMPLY WITH ASTM F2306.
9. ALL FITTINGS MUST COMPLY WITH ASTM D1212.
10. ALL JOINTS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING INCLUDING STRUCK SURFACES:
 - a. CONTRACTOR AND MANHOLE FABRICATOR SHALL PUMP LOWER ALL STORM SEWERS CATCH BASINS WITHIN PAVED AREAS 6.116 FEET OR 2.33 METERS BELOW THE RISE ELEVATION DETERMINED AT THE UTILITY VENT.
11. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY OF MINNEAPOLIS. ALL STREET CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED THE REQUIREMENTS OF THE MINNEAPOLIS MANHOLE OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY OF MINNEAPOLIS. ALL PATCHES SHALL BE MATCHED TO THE EXISTING SURFACES AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES, NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESS AUTHORITY OF THE CITY.
12. THE CITY SHALL OPERATE ALL GATE VALVES.
13. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CIRC DRESSING, THE MANHOLES AT EXISTING DEPTHS AND ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND INVERT FOR THE NEW SEWER LINE.
14. PIPED LINE LENGTHS SHOWN ON THE PLAN INCLUDE AN ARROW SECTION.
15. WATERTIGHT PIPE SHALL BE PIPE CLASS 2, INSTALLED WITH 7 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE CLASS 2 PIPE AND SHALL BE INSTALLED WITH 7 FEET OF COVER TO TOP PIPE. ALL JOINTS SHALL BE PROTECTED WITH 12" OF 1/2" SAND OR SAND EQUIVALENT. ALL JOINTS AND CONNECTIONS SHALL BE PROTECTED WITH 12" OF 1/2" SAND OR SAND EQUIVALENT.
16. TRINCH CONNECTION SHALL BE 95% STANDARD PROTECT DENSITY IN THE AREA FROM THE TRENCH TO WITHIN 1 FEET OF FINISHED GRADE AND 100% IN FINAL 1 FEET OF THE BACKFILL TO EXISTING GRADE.

CADD QUALIFICATION

CADD files prepared by the Consultant for this project, or instruments of the Consultant professional services for use with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the Consultant as a result of such revisions, additions or deletions.

SUBMITTAL/REVISIONS

05-10-24 PRELIMINARY CITY
SUBMITTA

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specifically prepared by me or under my direct supervision, complies with the provisions of the Act and the Regulations thereunder.

I am a duly Licensed Professional
lawyer of the State of Missouri

Licen. **D R** 49932
Date

QUALITY CONTROL

Loucks Project No. 230260
 Parcel Land B.R.

Project Lead	FJD
Drawn By	TRC
Checked By	BJS

Checked By	PJG
Review Date	05-10-20

SHEET INDEX

C2-1	OVERALL SITE PLAN
C2-2 thru 4	SITE PLAN

C3-1 OVERALL GRADING PLAN

C4-1	OVERALL SANITARY
C5-1	OVERALL STORM SEWER

CS-1 OVERALL STORM SEWER

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OVERALL

OVERALL
STORM SEWER

STORM SEWER PLAN

PLAN

CE 1

C5-1

25-1000

07 of 203

01 01 400

105TH AVENUE REDEVELOPMENT MASTER PLAN



ILLUSTRATIVE MASTER PLAN AND PARCEL METRICS

1	Hotel at Right Field
Number of Stories	6
Rooms/Keys	137
Parking	155
Restaurant SF	3000

notes: 4 levels over structured parking

2	Hotel Annex & District Parking
Number of Stories	6
Rooms/Keys	82
Parking	653

notes: District parking with hotel room façade

3	Apartments
Number of Stories	7
Units	239
Parking	414

notes: 5 levels residential over 2 levels parking

4	Apartments
Number of Stories	7
Units	229
Parking	364

notes: 5 levels residential over 2 levels parking

5	Apartments
Number of Stories	7
Units	133
Parking	214

notes: 5 levels residential over 2 levels parking

6	Medical Office
Number of Stories	8
Office SF	150,000
Parking	409

notes: Parking shared nights and weekends

7	Restaurant
Number of Stories	2
Total SF	19,000
Parking	49

notes: Additional parking provided by district parking

8	Field House - Sport Center
Number of Stories	2
Indoor SF	18,000
Outdoor Activity SF	160,000
Parking	160

notes: Additional parking provided by district parking

9	Hotel & Waterpark
Number of Stories	5
Rooms/Keys	258
Parking	397
Waterpark SF	60,000

notes:

10	Sport Stadium
Number of Stories	3
Seating Capacity	5000
Parking	0

notes: Parking provided by district parking

	West Parking Structure
Number of Stories	3
Parking	2,464

notes: District parking for all uses



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

5. New Business

- 5.1.** 2024-176 Case File No. 24-0034 // 105th Avenue Redevelopment Area Master Plan // 10550 Nassau Street NE
The applicant is requesting Master Plan approval for the 105th Redevelopment Project.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner.

Chair Goracke asked when development would begin on this project and how long would it take to complete.

City Planner Sellman directed this question to the development team.

Rob Bader, Bader Development, explained development would begin this year with the

understanding the stadium would be completed by the spring of 2026. He indicated groundwork would begin this year.

Chair Goracke stated he was very impressed by the proposed master plan and that the city would be getting new hotels for its guests.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0034 approval of the master site plan that includes the following uses. However, the development is not limited to these uses:

Case 24-0034:

- 1. Food halls**
- 2. Hotels with or without water park**
- 3. Indoor recreation**
- 4. Medical office (requires an ordinance amendment)**
- 5. Multi-family residential (apartments)**
- 6. Outdoor recreation**
- 7. Parking ramp**
- 8. Public space/plaza**
- 9. Restaurants**
- 10. Shared parking/access**
- 11. Stadium**

And subject to the following conditions:

- 1. Conditional use permits shall be applied for in accordance with section 30.905.**
- 2. Any lighting over 20 feet requires a conditional use permit.**
- 3. A district signage plan shall be approved by City Council.**
- 4. Detailed parking analysis requirements shall be submitted for each building at the time of the conditional use permit application or building permit if a CUP is not required. The analysis should consist of the following information:**
 - (1) A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.**
 - (2) Parking analysis matrix that includes: (1) names of all existing/proposed uses with tenant address; (2) each tenant's total building square footage existing and proposed (3) lists dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.**
 - (3) Proposed parking layout and number of stalls for the development.**
 - (4) Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.**
- 5. Construction drawings to be provided and approved by both the City and CCWD prior to any work being initiated. 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.

- 6. The developer is responsible for extending the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location shall follow city standards and specifications.**
- 7. 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.**
- 8. An approved CCWD permit(s) is required prior to city plan approval and start of site work.**
- 9. The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south and access to the existing businesses/properties to the north and amid the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.**
- 10. The developer is responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the Alternative Urban Areawide Review (AUAR). The plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.**
- 11. Sidewalks and trails are required to be constructed on at least one side of all streets.**
- 12. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.**
- 13. The applicant is responsible for any necessary approvals from the Federal Aviation Administration (FAA).**
- 14. Preliminary and final plat approval is required prior to issuance of any building permits.**
- 15. Building design shall be consistent with the design guidelines and as outlined in section 30.90.**
- 16. A parking ramp shall be part of the master development.**

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 24-140

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting Preliminary Plat Approval to Create 9 Lots and 6 Outlots to be Known as Blaine Town Center Addition. EB Blaine Development LLC (Case File No. 24-0044/SAS)

Executive Summary

The applicant is requesting a preliminary alt creating 9 lots and 6 outlots as part of the 105th Redevelopment Project.

Background

Planning Commission Public Hearing	07/09/24
City Council (Preliminary Plat)	07/15/24
City Council (Final Plat)	TBD
Action Deadline	09/01/24

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

Zoning

The subject site is zoned 105th Avenue Redevelopment District.

Land Use Designation

The subject site is guided Planned Commercial.

Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District (RD) and are anticipated to be part of redevelopment project. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side abuts 105th Avenue.

Existing Conditions

The subject site is open space with ponding or parking.

History

The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the "Growth Management" portion of the City's 2020-2023 strategic plan. This project is also identified in the City's 2023-2026 Plan in the Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and rezoned this area to 105th Avenue Redevelopment District, amending the land use to Planned Commercial (PC) and select parcels to High Density Residential (HDR). Changes to zoning and land use incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022.

In June this year portions of the site were rezoned to the 105th Avenue Redevelopment District and reguiled to Planned Commercial as additional land was added into the master plan.

Preliminary Plat Standards of Review

Section 74-81 General requirements:

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

Evaluation of Request

Plat

Nine new lots and six outlot are being proposed. The breakdown is as follows:

- Lot 1, Block 1, 0.93 acres
- Lot 2, Block 1, 0.35 acres
- Lot 3, Block 1, 6.25 acres
- Lot 4, Block 1, 1.48 acres
- Lot 5, Block 1, 5.88 acres
- Lot 6, Block 1, 1.14 acres
- Lot 1, Block 2, 2.32 acres
- Lot 2, Block 2, 1.60 acres
- Lot 1, Block 3, 34.02 acres
- Outlot A, 5.98 acres
- Outlot B, 0.32 acres
- Outlot C, 2.60 acres
- Outlot D, 0.51 acres
- Outlot E, 1.59 acres
- Outlot F, 3.35 acres

The 105th Avenue Redevelopment District does not have minimum lot size requirements and allows for zero lot lines. The majority of the outlot are for stormwater and Outlot D will function as a street. Because the land is owned by the Minnesota Amateur Sports Commission (MASC) and is part of a lease, right-of-way can't be dedicated and therefore will be an easement. All lots that do not access a public street are anticipated to have access easements and shall be recorded with the final plat.

Setbacks

A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the city council deems appropriate.

Landscaping

No development is being proposed with the plat, landscaping will be reviewed with development.

Park Dedication

Park dedication is due for the 8 commercial lots at the commercial rate of \$8,704/acre. The total dedication due is \$173,645 (19.95 commercial acres platted)

Grading/Storm Drainage

No development is being proposed with the plat, grading and storm water drainage will be reviewed with development.

Utilities

No development is being proposed with the plat, utilities will be reviewed with development.

The developer shall be required to pay the deferred connection charges upon development.

- Parcel 21-32-23-23-0003 has two deferred charges for water services at \$54,244.04 and storm drainage \$23,296.77.
- Parcel 21-31-23-22-0005 has a deferred charge for water services at \$57,812.72.

The developer will be responsible to extend the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location will need to follow city standards and specifications.

Wetlands/Watershed

No development is being proposed with the plat. A Coon Creek Watershed District permit will be required to be received by the City prior to development.

Access/Street Design/Sidewalks

While no development is being proposed, the plat shows 6.72 acres for proposed street locations.

The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south, and access to the existing businesses/properties to the north and within the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.

The master plan indicates that there are several connections proposed to existing county roads, specifically Radisson Road (CSAH 52) and 109th Avenue (CSAH 12). The developer will be responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the AUAR. The master plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.

Sidewalks and trails are required to be constructed on at least one side of all streets. The goal will be to create a network that ties into the existing walks/trails and the locations will be determined in the plan review process. Sidewalks and trails are required to be constructed in accordance with current city standards. A geotechnical report is required that will recommend the different typical walk/trail sections based on the existing soils.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.

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.

Attachment List:

Zoning and Location Map

Preliminary Plat

Public Comments

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

The developer will need to dedicate the appropriate right-of-way for any proposed public street and easements or outlots that contain any private streets or private alleys.

Attachment List

Zoning and Location Map

Preliminary Plat

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. No one spoke at the public hearing.

One Planning Commissioner mentioned the concern from the owner of Invictus regarding parking in the general development. A parking analysis was completed as part of the AUAR. There are a number of surface and structured parking facilities planned for the project to meet parking requirements for the new development.

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. Anoka County Comments 070924



City of Blaine

Signature Copy

Resolution: RES 24-140

Resolution Granting Preliminary Plat Approval to Create 9 Lots and 6 Outlots to be Known as Blaine Town Center Addition. EB Blaine Development LLC (Case File No. 24-0044/SAS)

WHEREAS, an application has been filed by EB Blaine Development LLC, Case File No. 24-0044 for a preliminary plat known as Blaine Town Center Addition; and

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

The West Half of the Northwest Quarter, Section 21, Township 31, Range 23, except the North 467.86 of the East 215 feet thereof, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on July 9, 2024; and

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

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

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

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of a building permit.
2. The applicant is responsible for recording the access easements and any shared parking agreements with Anoka County.
3. Park dedication shall be paid with final plat before releasing Mylars for recording at \$8,704/acre for a total of \$173,645 (19.95 commercial acres platted).
4. The developer shall be required to pay the deferred connection charges upon development.
Parcel 21-32-23-23-0003 has two deferred charges for water services at \$54,244.04 and storm drainage \$23,296.77.
Parcel 21-31-23-22-0005 has a deferred charge for water services at \$57,812.72.
5. The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side to the other side for purposes of maintaining fire and life safety systems. This applies to buildings that have a property line through them.

PASSED by City Council of the City of Blaine this 15th day of July, 2024.

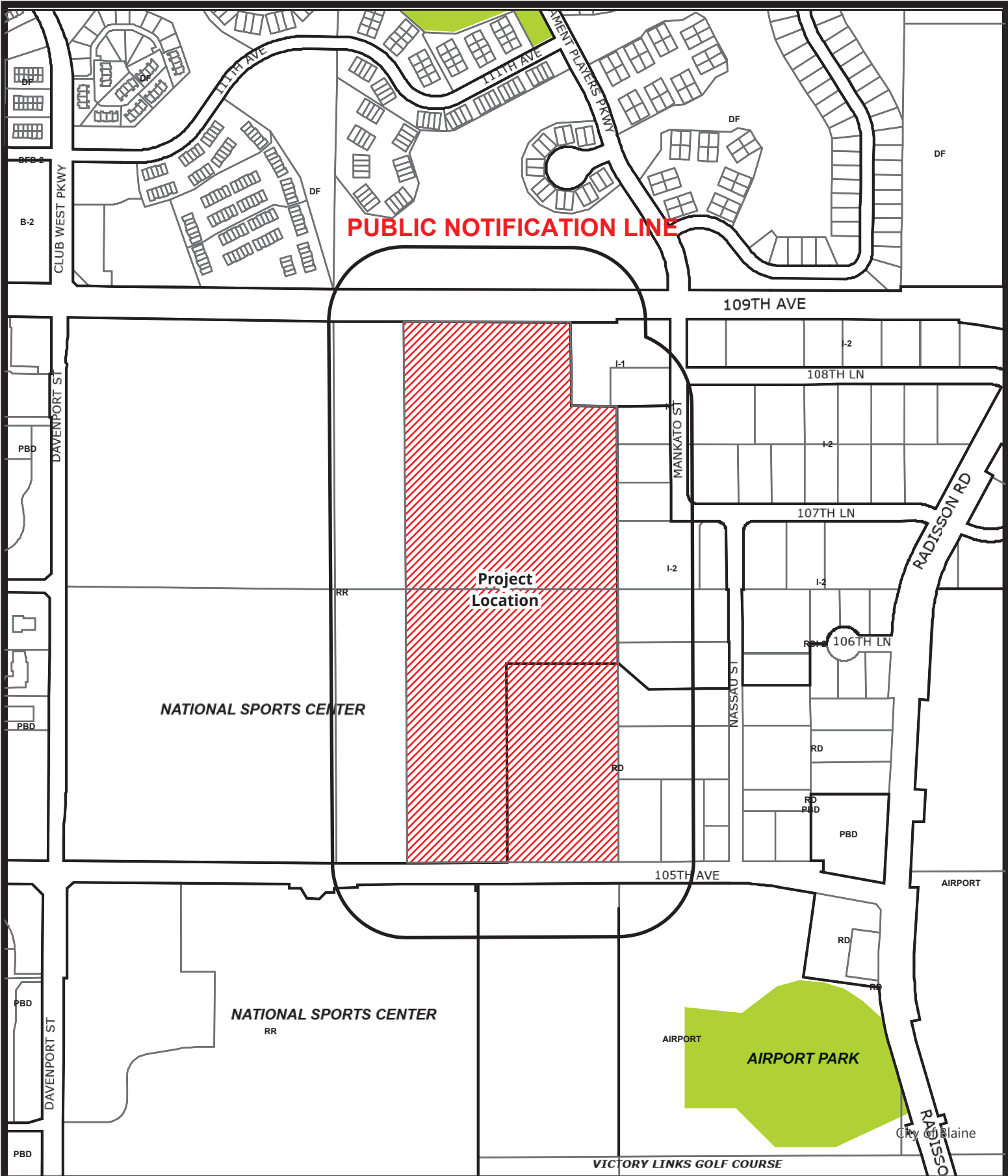


Signed by 

Tim Sanders, Mayor

Signed by 

Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0044 105th Avenue Redevelopment Project

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



From: [PREVIN SOLBERG](#)
To: [Planning](#)
Subject: Invictus Brewing Comments on 105th Ave Redevelopment
Date: Monday, July 8, 2024 4:00:27 PM

To Whom It May Concern:

My name is Previn Solberg and I am the principal owner and CEO of Invictus Brewing Co. This e-mail is to provide comment on the proposed Redevelopment of the 105th Ave Redevelopment project that will be reviewed at July 9th Planning Commission meeting.

First of all, I am in support of the plan. Specifically, I am in support of the placement of the stadium and the Mammoth Golf facility.

The one concern I have is the proposed building directly to the West of our lot. We have two concerns regarding the specific location of that building. They are:

1. It takes away from our sightlines and visibility to the public space. While some of the public space is adjacent to our property, this building largely blocks our visibility to the public space/park/water feature located near where the East roundabout is. We are asking that the same level of consideration for sightlines to public features as the other proposed buildings in the development.
2. Perhaps more important, our concern is parking. We already have limiting parking as it is and we are concerned that the 60 or so proposed spaces is not adequate. Consequently, we envision people parking on our lot and walking over to that building. We simply cannot afford to lose any more parking spaces as we frequently have parking shortages as it is.

We hope there can be some resolution to this particular issue. We like the concept, but ask it be done in a way that doesn't take away from our site lines and ensures adequate parking to service the new building.

Thank you for your consideration in this matter.

Previn Solberg
CEO
Invictus Brewing Co.

From: Jerry Auge <Jerry.Auge@anokacountymn.gov>
Sent: Monday, July 8, 2024 4:52 PM
To: Daniel Schluender <DSchluender@blainemn.gov>
Cc: Joe MacPherson <Joe.MacPherson@anokacountymn.gov>; Sean Thiel <Sean.Thiel@anokacountymn.gov>; Logan Keehr <Logan.Keehr@anokacountymn.gov>
Subject: Blaine Town Center Redevelopment Comments

Dan,

In addition to Logan Keehr's comments from Anoka County Traffic Engineering. The County is also reviewing this overall development at the master plan level due to the overall impacts to the County Highway system.

County staff are bring to the attention of Blaine to consider the County's concerns about increased traffic impacts as a result of this master plan development. The Blaine Town Center Redevelopment will have a direct impact to the traffic volumes to County routes, although some intersections will not be impacted in phase 1 and may be impacted in phase 2. Radisson Road and 109th Avenue County Highways may experience varied traffic impacts depending on location and phases. Locations of intersections adjacent to this overall development will be increasing traffic volumes and turning movements at intersections which are already at capacity. We require the following improvements as a condition of the approval of this development:

- Require dual left turn lane northbound to westbound Radisson Road at 105th Avenue
- Require modifications to improve the efficiencies at the intersection of Radisson Road and 109th Avenue intersections
- As noted in Logans Letter – the County will need to coordinate with the City regarding the need for improvements at Jenkins Street connection to 109th Avenue, as this new intersection directly relates to the Tournament Players Parkway and Mankato Street intersection at 109th Avenue due to the close proximity/spacing of the public city roadways connecting into the County Highway system.
- 106th Lane NE connection to Radisson Road does not meet spacing guidelines for public street connections to the County Highway in comparison to 107th Lane NE. The County prefers no County Highway access at 106th Lane NE as part of the redevelopment. A County Highway connection at 107th Lane NE would be a prefer option for a connection and would align with the SEH, Inc Study.
- The developer should follow the SEH, Inc study recommendations as part of the planned transportation network and connections for the development to the County Highway system.
- The City should take into consideration the future 107th Lane NE/Town Square Drive NE access connection to Radisson Road (full or ¾ access).

Both the City and County recently conducted a Traffic Study with SEH, Inc. with public input. The County provided the developer this study as part of the AUAR comments. SEH, Inc. proposed short and long term recommendations/solutions in the traffic study to assist both the City and County with future Radisson Road and 109th Avenue corridor and intersection improvements. The County will be reviewing the Blaine Town Center Redevelopment with guidance from the study, requiring the developer to provide the long term traffic improvements be implemented to accommodate the redevelopment and increased traffic demand in this area.

Please call me with any questions or comments.

Sincerely,

Jerry Auge, P.E.
Assistant County Engineer

Anoka County Transportation Division
Highway-Transit-Surveyor-GIS-Fleet
1440 Bunker Lake Boulevard NW
Andover, MN 55304
www.anokacountymn.gov

Office: 763-324-3100
Direct: 763-324-3103
Fax: 763-324-3020



City of Blaine Staff Report

File Number: RES 24-126

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

Adoption of the Alternative Urban Areawide Review (AUAR) and Mitigation Plan for the Redevelopment of the Northtown Mall and Surrounding Area. (Case File No. 24-0042/SAS)

Executive Summary

The Alternative Urban Areawide Review (AUAR) for Northtown Mall and surrounding area has gone through the agency review process and is complete for adoption.

Background

An Alternative Urban Areawide Review (AUAR) process is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) review processes. Responsible Governmental Units (RGU) can use an AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs.

The process is designed to look at the cumulative impact of anticipated development scenarios within a given geographic area and a mitigation plan. The AUAR document uses a list of questions adapted from the EAW form, but provides a level of analysis of typical urban area impacts comparable to an EIS. Environmental analysis information from an AUAR can be used to inform local planning and zoning decisions. Given the scope of the project, an AUAR process is recommended.

Formal environmental reviews are governed by Minnesota Rules 4410 and the Environmental Quality Board (EQB). Prior to adoption by an RGU of an AUAR, a public process must be completed. The draft AUAR was provided to 16 regional, state and federal agencies. The draft AUAR was also made available on the City's webpage. A press release was required in a local newspaper and notice was published in the EQB Monitor.

After the 30-day comment period is complete, the RGU has 15 days to consider the comments and may revise the plan based on those comments. Revised plans are distributed to state agencies and the Metropolitan Council. Those agencies have 10 days to file an objection. If no objections are received, the

RGU adopts the final AUAR and mitigation plan.

A draft of the AUAR was published on April 9, 2024, and comments were received. The final AUAR responds to the comments and is revised accordingly per the comments. The final AUAR was published in the EQB on June 18, 2024, the 10-day comment period ended on July 3, 2024. One additional comment was received from the Metropolitan Council which stated the AUAR is "complete and accurate with respect to the regional concerns and does not raise major issues of consistency with Met Council policies."

[Click here for the final AUAR.](#)

Strategic Plan Relationship

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

Board/Commission Review

Planning Commission review is not required.

Financial Impact

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

Public Outreach/Input

A press release was posted in the paper and on the city's website.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-126

Adoption of the Alternative Urban Areawide Review (AUAR) and Mitigation Plan for the Redevelopment of the Northtown Mall and Surrounding Area. (Case File No. 24-0042/SAS)

WHEREAS, an Alternative Urban Areawide Review (AUAR) has been completed for the project pursuant to Minnesota Rules 4410 which identifies and assesses the environmental impacts and mitigation measures associated with the Northtown Mall and Surrounding Area Study Area; and

WHEREAS, the Study Area is located on approximately 245 acres consisting of the area of and around Northtown Mall in the southwest corner of the city; and

WHEREAS, the AUAR was completed pursuant to Minnesota Rule 4410.3610; and

WHEREAS, the AUAR was distributed for the required 30-day comment, revised based on comments, and redistributed for the required 10-day objection period; and

WHEREAS, comments received on the AUAR have generated information adequate to determine mitigation measures associated with the potential development in this area; and

WHEREAS, the comments received and the City's responses to these comments are included in the public record for the AUAR; and

WHEREAS, development of the Northtown Mall and Surrounding Study Area is expected to comply with all Blaine and review agency standards as well as the mitigation measures outlined in the AUAR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine adopts the Northtown Mall and Surrounding Area's AUAR dated June 2024.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine

Staff Report

File Number: RES 24-141

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Elizabeth Showalter, Community Development Specialist

Agenda Item # 11.1

Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds

Executive Summary

Staff is proposing the City apply for a pre-development grant from the Met Council Livable Communities Program to complete a feasibility and needs assessment to determine how the City can best support pre-HUD manufactured homes, and whether a replacement program is in the best interest of the city and residents.

Background

The Met Council Livable Communities program offers grants for a variety of purposes, including a pre-development program which offers funds that can be used to determine if a project should move forward and how. Staff is recommending using this program to complete a variety of needs and feasibility assessment functions around older manufactured homes, primarily pre-HUD homes, which were built prior to building code regulations for manufactured homes. Those functions include:

1. Physical needs assessment to determine how many pre-HUD homes are in safe and healthy condition, how many are in need of significant repair, and how many cannot be cost effectively repaired.
2. Financial modeling to determine how to fund a manufactured home replacement program.
3. Community engagement with residents of the target manufactured home parks and owners of pre-HUD homes. This engagement will be conducted in English and Spanish.

The pre-development grant program funds up to \$300,000 per city, with no match required. Since the grant is for pre-development activities, a detailed budget is not required. Funds are released to the city as requested for costs incurred. The awarded fund amount serves as a maximum for the project. Staff is requesting \$175,000. The award does not include line items for specific project elements. Due to the

specialized nature of the project, staff anticipates that project elements will be more costly to ensure the contractors and consultants have the expertise related to manufactured housing and familiarity with effective bilingual engagement tactics.

<u>Category</u>	<u>Components</u>	<u>Requested Funds</u>
Physical Needs Assessment	Contracted inspection services	\$75,000
Financial Modeling	Consultant preparation of associated costs Consultant research of funding opportunities Consultant preparation of funding models	\$50,000
Community Engagement	On-site open-house style engagement with childcare, food and translation Preparation and translation of written materials Door to door engagement (bilingual)	\$50,000

The grant cannot be used for scattered sites, and a specific project area must be identified, which can include two contiguous parks. The largest number of contiguous units in the City is a combination of Centennial Square and Restwood Terrace. Therefore, staff is recommending using those two parks as the study area. The physical needs assessment and community engagement will occur specifically in those parks, however the findings may be applicable to other parks. The financial modeling component will be based on the results of the physical needs assessment, but will create a template for financing a replacement program that can be applied to other parks in Blaine.

A manufactured home replacement program previously existed in Anoka County, funded through the County's allocation of the Community Block Grant (CDBG), and administered by the Anoka County Community Action Program (ACCAP). That program was determined to not meet the requirements for CDBG and was discontinued. One goal of the study is to determine how a replacement program can be operated in a manner that conforms to federal funding requirements.

Strategic Plan Relationship

The use of grant funds is consistent with the strategic plan goal to increase non-tax revenues.

Board/Commission Review

Not applicable.

Financial Impact

No matching funds are required and the requested funds are adequate to cover all project costs. Project management and grant administration and reporting can be completed by existing staff in the Community Development and Finance Departments.

Public Outreach/Input

Staff met with manufactured home park managers in 2023 to discuss the needs they saw for repairs on aging homes. Two managers indicated that several homes were better suited to replacement, rather than repair, due to the existing condition of the homes.

Staff Recommendation

Staff recommends approval of the resolution authorizing the application for the LCDA Pre-Development Grant and authorizing the City Manager to execute the grant contract.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-141

Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds

WHEREAS, the City of Blaine is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2024 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Demonstration Account Funds (LCDA); and

WHEREAS, the City has identified a proposed project within the City that meets the LCDA purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted Metropolitan Development Guide; and

WHEREAS, the City has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City agrees to act as legal sponsor for the project contained in the grant application submitted on July 31, 2024; and

WHEREAS, the City acknowledges LCDA grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed project(s) or key components of the proposed project(s) can be replicated in other metropolitan-area communities; and

WHEREAS, only a limited amount of grant funding is available through the Metropolitan Council's LCDA during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of LCDA grant funding.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that after appropriate examination and due consideration, the governing body of the City:

1. Finds that it is in the best interests of the City's development goals and priorities for the proposed project or projects to occur at these particular sites and at this particular time.
2. Finds that the project components for which LCDA funding is sought:
 - a. Will not occur solely through private or other public investment within the reasonably foreseeable future; and
 - b. Will occur within three years after a grant award only if LCDA funding is made available for this project at this time.

3. Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project components for which LCDA funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within three years and states that this representation is based on the following reasons and supporting facts:
 - a. The requested \$175,000 for feasibility and needs analysis for a manufactured home replacement program, including community engagement, cannot be completed by city staff and cannot be funded out of the existing city or EDA budget. Additionally, the LCDA Pre-Development Program is the only source of external funding available for the necessary analysis and engagement.
4. Authorizes its City Manager to submit on behalf of the City an application or applications for Metropolitan Council LCDA grant funds for the project component(s) identified in the application(s), and to execute such agreements as may be necessary to implement the project(s) on behalf of the City.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine Staff Report

File Number: RES 24-136

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Erik Thorvig, Community Development Director

Agenda Item # 11.2

Resolution Supporting DEED Grant Application

Executive Summary

Background

The Minnesota Department of Employment and Economic Development (DEED), through its Brownfields and Redevelopment Unit, is accepting grant applications through the Redevelopment Grant Program. The grant program assists local communities with redevelopment projects by filling the financial gap that often prevents reuse of land. Due to the presence of dilapidated structures and inadequate infrastructure, previously or currently developed sites are often more costly and complex to redevelop than undeveloped parcels. The program is not intended for parties that have operated on the site long-term, but rather to assist new parties with site redevelopment. Grants are awarded based on statewide, statutory criteria. Eligible applicants are cities, counties, housing and redevelopment authorities, economic development authorities and port authorities.

To qualify for the grant program, it is expected that the site will be redeveloped into a different and/or more productive use, and that a developer is committed to the redevelopment plan. Sites can be privately or publicly owned. Only sites that have been previously developed or are currently developed qualify for a grant. Sites that were never historically developed with buildings or infrastructure do not qualify.

A local match of 50% of the eligible redevelopment costs is required for each project receiving a grant. This match can come from any source available to the municipality. Approximately \$2 million is available for the program. Projects are scored on the following criteria:

1. The need for redevelopment in conjunction with contamination remediation needs. (15 points)
2. The redevelopment project meets the current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. (25 points)

3. The redevelopment potential within the municipality. (85 points)
4. The proximity to publish transit if located in the metropolitan area. (5 points)
5. Multi-jurisdictional projects that consider the need for affordable housing, transportation and environmental impact. (15 points)

The City of Blaine is seeking a grant of \$400,000 to assist in the demolition of existing structures owned by the EDA in the 105th Avenue Redevelopment Area. Estimates indicate the total demolition cost to be approximately \$800,000.

Grant applications are due August 1, 2024, and a resolution from the local municipality is required for the application.

Strategic Plan Relationship

Redevelopment of the 105th Avenue Area is identified in the Strategic Plan.

Board/Commission Review

Not applicable.

Financial Impact

The grant requires a 50% local match or \$400,000. This could be funded through future TIF generated for the district.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 24-136

Resolution Supporting DEED Grant Application

WHEREAS, the Minnesota Department of Employment and Economic Development (DEED) has created a Redevelopment Grant Program; and

WHEREAS, the City of Blaine will be submitting an application to assist in demolition activity around the 105th Avenue Redevelopment Area; and

WHEREAS, a local resolution authorizing the grant application and committing the local match is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine has approved the Redevelopment Grant application submitted to the Department of Employment and Economic Development (DEED) on July 31, 2024, by the City of Blaine for the 105th Avenue Redevelopment District.

BE IT FURTHER RESOLVED that the City of Blaine act as the legal sponsor for the project contained in the Redevelopment Grant Program application to be submitted on July 31, 2024, and that Erik Thorvig, Community Development Director is hereby authorized to apply to the Department of Employment and Economic Development on behalf of the City of Blaine; and

BE IT FURTHER RESOLVED that the City of Blaine has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that if the project identified in the application fails to substantially provide the public benefits listed in the application within five years from the date of the grant award, the City of Blaine may be required to repay 100 percent of the awarded grant per Minn. Stat. § 116J.575, Subd. 4;

BE IT FURTHER RESOLVED that the City of Blaine has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Blaine may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the City of Blaine certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the Mayor, City Manager and Community Development Director, are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



City of Blaine Staff Report

File Number: RES 24-134

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.3

Resolution to Initiate Project and Order Preparation of Feasibility Report for Zest Street Construction Project, Improvement Project No. 25-04

Executive Summary

Council is being asked to initiate a 2025 Pavement Management Program project for the Zest Street Construction, Improvement Project No. 25-04.

Background

The five-year Capital Improvement Plan for the Pavement Management Program (PMP) was updated by staff and presented to Council at the July 8, 2024 workshop. Attached is a map of the proposed 2025 PMP portion of the five-year Capital Improvement Plan. The Zest Street Construction project, Improvement Project No. 25-04, consists of the construction of the following streets:

- Lakes Parkway from 50' west of Zest Street to Lexington Avenue
- Zest Street from Lakes Parkway to 875' north of Lakes Parkway

The project will construct the above streets to meet current city and state aid standards, including the construction of a street storm water drainage and treatment system. A bituminous trail and concrete sidewalk will also be installed. Sanitary sewer and water main facilities were previously installed along the proposed corridor in 2009 and 2018. Permanent right-of-way and utility easements were acquired from the adjacent properties with these previous projects.

If approved, this Resolution initiates the proposed 2025 Zest Street Construction and orders the preparation of a feasibility report.

Strategic Plan Relationship

The project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, Public Utility Funds, and Municipal State Aid System funds.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 2025 Street CIP



City of Blaine

Signature Copy

Resolution: RES 24-134

Resolution to Initiate Project and Order Preparation of Feasibility Report for Zest Street Construction Project, Improvement Project No. 25-04

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the Zest Street Construction; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.

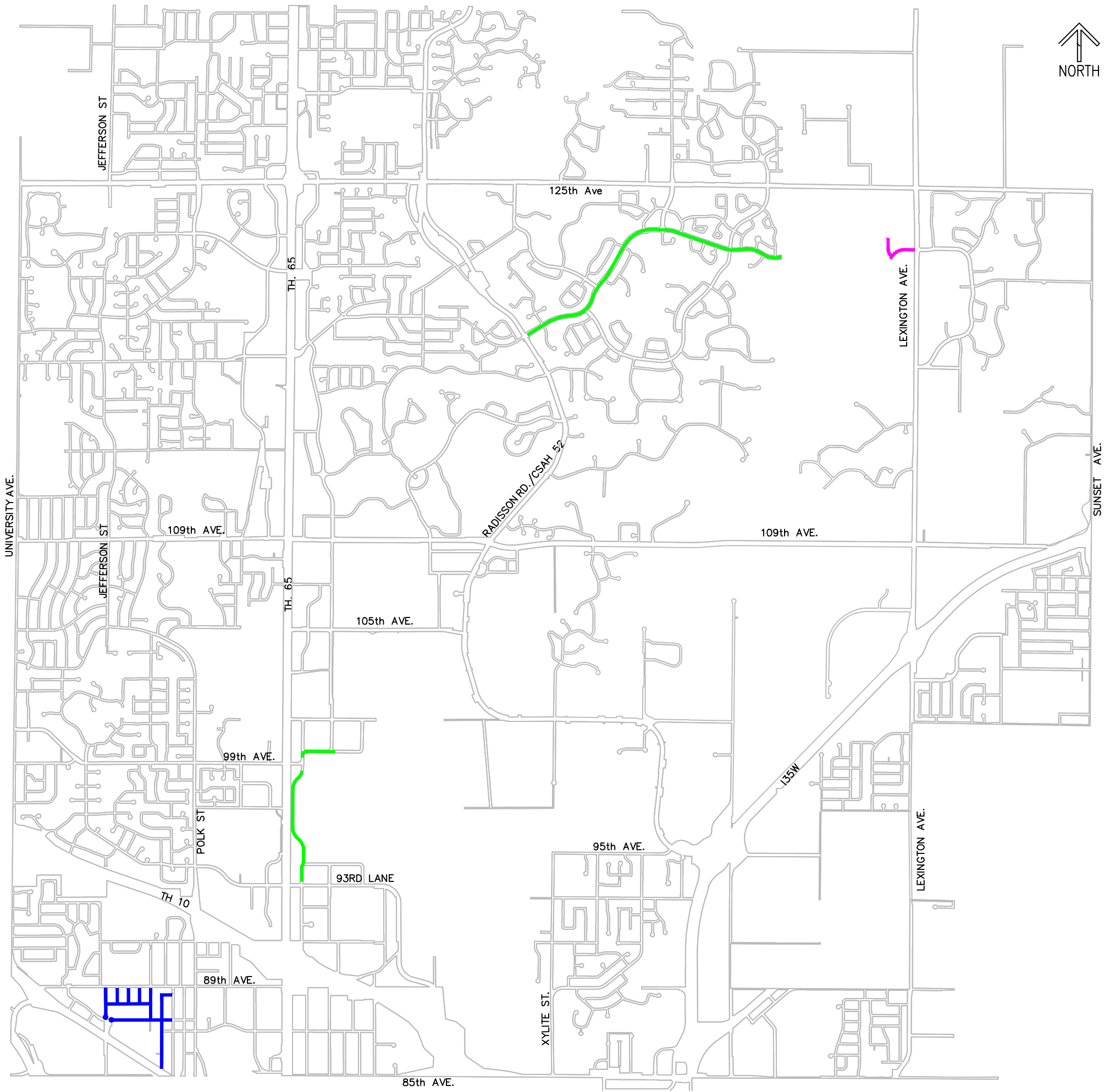


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



2025 C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

-  2025 ZEST STREET CONSTRUCTION
-  2025 STREET REHABILITATION
-  2025 SOUTHWEST AREA STREET RECONSTRUCTION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: 2024-282

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.4

Motion to Authorize Mayor and City Manager to Enter into a Contract with WSB for Professional Engineering Services for the Zest Street Construction Project, Improvement Project No. 25-04

Executive Summary

Council is requested to approve a contract for Professional Services for preliminary design and preparation of a feasibility report for the Zest Street Construction, Improvement Project No. 25-04.

Background

The Engineering Department has identified three separate street improvement projects for the 2025 pavement management program. Staff provided an overview of these projects to city council at the July 8 workshop. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The Zest Street Construction Project, Improvement Project No. 25-04 includes the following streets:

- Lakes Parkway from 50' west of Zest Street to Lexington Avenue
- Zest Street from Lakes Parkway to 875' north of Lakes Parkway

WSB has provided the requested letter of proposal for the Zest Street Construction project, Improvement Project No. 25-04. The proposal, in the amount of \$92,987, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, and compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with WSB.

This project will be funded through proposed project assessments, Pavement Management Program funds, Public Utility Funds, and Municipal State Aid System funds.

Strategic Plan Relationship

The project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

This project was previously identified in the 2024-2028 Capital Improvement Program as "Zest Street from Lakes Parkway to 125th Avenue Improvements", which was adopted by the City Council via resolution 23-207 on December 18, 2023. The 2024 CIP includes \$225,000 for consulting, and staff anticipates the project construction to begin in 2025. Additional consulting, construction, and contingency costs for the project will be formally authorized with the adoption of the 2025 CIP later this year.

2024-2028 Capital Improvement Plan: Zest Street Construction			
Sources and Uses	2024	2025	Total
Funding Sources			
MSA Construction	\$225,000	\$1,650,000	\$1,875,000
Total Funding Sources	\$225,000	\$1,650,000	\$1,875,000
Expenditures			
Consulting	\$225,000	\$-	\$225,000
Construction	\$-	\$1,500,000	\$1,500,000
Contingency	\$-	\$150,000	\$150,000
Total Expenditures	\$225,000	\$1,650,000	\$1,875,000

The contract, including contingencies for engineering services as proposed, is within the approved 2024 consulting budget.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with WSB in the amount of \$92,987 for preliminary design and preparation of a feasibility report for the Zest Street Construction project, Improvement Project No. 25-04. In addition, authorize a 10% contingency to bring the total project budget to \$102,286 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 25-04 WSB Feasibility Proposal
2. 2025 Street CIP
3. 25-04 WSB Feasibility Proposal - Contract

June 17, 2024

Mr. Brent Larson
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Re: 2025 Zest Street Construction Project
City of Blaine (C.P. 25-04)
Proposal for Preliminary Engineering and Feasibility Services

Dear Mr. Larson:

WSB is pleased to provide you with our proposal to provide preliminary investigation and survey, geotechnical evaluation, preliminary design, and feasibility report services for the 2025 Zest Street Construction Project. This project is to be constructed beginning in the Spring of 2025 and complete in the fall of 2025.

The **2025 Zest Street Construction** includes construction of a new segment of Lakes Parkway from 50 feet west of Zest Street to Lexington Avenue, as well as a new segment of Zest Street from Lakes Parkway to 875 feet north of Lakes Parkway. Lakes Parkway and Zest Street are municipal state aid streets (MSAS). Construction of the new streets will be per city and MSAS standards. Below is the anticipated scope of construction for each roadway.

Lakes Parkway:

- No temporary cul-de-sac
- Match existing Lakes Parkway typical section
 - Includes median, concrete sidewalk, and bituminous trail.
- West terminus to be the end of the west radius at Zest Street
- Coordinate with Anoka County on the proposed signal system at Lexington Avenue
 - Loop detectors will be installed on Lakes Parkway
- Extension of sanitary sewer from the existing stub from manhole, approximately 56 feet to the west. The extension will be such that when Lakes Parkway is extended farther west in the future the stub can be connected to without impacting the end of pavement on Lakes Parkway.
- Adjustments of existing sanitary sewer structures and watermain components
- Storm sewer system and BMP
- Southbound right turn lane addition on Lexington Avenue at Lakes Parkway

Zest Street

- B618 curb and gutter
- 34 feet from face of curb to face of curb
- 2% cross slopes
- Concrete sidewalk on the west side
- Bituminous trail on the east side
- Storm sewer system and BMP

The project will require wetland delineation to be performed and permitting to be identified. The BMPs stated above may be temporary basins until extensions to each roadway are completed in the future.

This proposal includes services to complete the preliminary investigation and survey, geotechnical evaluation, preliminary design, and the feasibility report. We are fully committed to delivering this project for the City of Blaine on schedule and on budget while fully meeting the city's expectations.

Thank you for this opportunity to provide engineering services once again for the City of Blaine. I look forward to working with the city to successfully deliver another improvement project. If you have any questions or comments, please do not hesitate to contact me at 612-360-1286 or nhentges@wsbeng.com.

Sincerely,

WSB

A handwritten signature in black ink, appearing to read 'Ni Hentges', with a long horizontal flourish extending to the right.

Nicholas Hentges, PE
Project Manager

cc: Dan Schluender, City Engineer, City of Blaine
Cody Sylvester, Project Engineer, City of Blaine

Exhibit A SCOPE OF SERVICES

TASK 1.0 – PROJECT MANAGEMENT

Nicholas Hentges, PE will serve as the Project Manager throughout every phase of the project, from preliminary design through the feasibility report, and be supported by Megan McDevitt.

Administration

Administration of the project will include monthly invoicing, contract amendment requests (if necessary), cost and schedule updates, billing preparation, other non-technical work, communication with the necessary project personnel and all other work to ensure all the project tasks are completed on time, within budget and in accordance with state and federal laws, rules and regulations, and City expectations.

General Coordination

General coordination of the project will include scheduling, preparing for, facilitating, and providing a documented record for the following meetings:

- Project Kickoff Meeting
- Monthly or bi-monthly project management team (PMT) meetings – assume 2
- One coordination meeting for permitting requirements with Rice Creek Watershed District
- Feasibility Meeting (1)
- Preliminary Design meeting. Consolidated with PMT meeting
- Utility coordination meetings (1) prior to feasibility report.

WSB will provide a documented record of each meeting within one week following each meeting. WSB will coordinate with the city to secure the location for the public open house meeting, prepare all necessary materials for the open house, and attend the open house meeting.

Quality Assurance and Quality Control Functions (QA/QC)

WSB will perform Quality Management functions throughout the project duration, from preliminary design through the feasibility report, and beyond as applicable, to ensure delivery of a quality product in a timely manner. This process will include a documented review process at each stage of the project, preliminary design, feasibility, and beyond as applicable. These reviewed documents will be made available to the city upon request.

No changes in project management will be made without written notice. Conditions where changes in key personnel are unavoidable (personnel no longer employed by the firm) are understood. Substitutions based on new projects or other additional workloads will not be favorably received. Likewise, the city will notify the selected consultant if there are changes in key personnel for the city.

Deliverables

- Budget and Schedule updates as applicable.
- Document design decisions
- Track project action items
- Facilitate 2 project management team / design meetings and other agency coordination meetings identified above.
- Coordinate activities with stakeholders via phone, e-mail, virtual meetings, in-person meetings, and written correspondence.
- Submit invoices in a timely manner.
- Agendas, meeting materials, and meeting minutes.

TASK 2.0 – PRE-FEASIBILITY REPORT SERVICES & PRELIMINARY DESIGN

Topographic Survey – Base Mapping – Geotechnical Evaluation – Wetland Delineation

WSB will complete the surveying and mapping in the Anoka County Coordinate System. Survey information can be provided to City of Blaine upon project completion including AutoCAD file, DTM, TIN file, point file, and description of vertical control used. WSB will complete all survey and mapping work required for the delivery of the project. Following completion of the topographic survey, WSB will process the field data and prepare the necessary base mapping to be used for the delivery of the project.

WSB will prepare the existing right of way / easement base map by obtaining Owners and Encumbrance reports for the parcels adjacent to the proposed roadways, along with the easement documents that the city provided to WSB.

The WSB geotechnical group will perform subsurface soil borings, classify and analyze the soil samples, obtain groundwater depth measurements and prepare a geotechnical report. This information will be used to aid the design of the roadway sections and ponding locations.

WSB will review available information such as geological atlases, aerial photographs and site plans to aid in boring location selection. It is anticipated that 4 total borings will be taken, 2 on each of the proposed roadway alignments. Prior to finalizing the bore hole locations, WSB will share the locations with the city to gain agreement. 2 of the 4 borings taken along the roadway alignments will also be used to evaluate the soil properties as they relate to the proposed BMPs. These borings will be taken to a depth of 14 ½ feet. One proctor and permeability test will be performed for each of these borings.

WSB will complete a geotechnical report that will summarize the procedures, test results and include recommendations regarding the design of the subgrade, pavement, and pond design.

WSB will complete all wetland delineations for this project. Delineations will be completed in compliance with the USACE delineation guidance and applicable Regional Supplement, and will include collection of soils, hydrology, and vegetation data. Boundaries of wetland will be flagged in the field with pink pin flags and locations will be surveyed using handheld GPS units (sub-foot accuracy). Other aquatic resources, such as wet ditches, will also be identified. Data from the delineation will be compiled into a wetland delineation report, if applicable, and submitted to the regulatory agencies for review and approval. Prior to agency submittal, the report will be submitted to the city for review. Approved boundaries will be provided to the city and incorporated into the preliminary design to determine impacts for mitigation and permitting.

WSB will identify all applicable permits for this project. WSB will coordinate with the permitting agencies as early as practical during the design process to keep the agencies informed of the project details and to make the approval process as efficient as possible during the final design stage of the project.

Deliverables

- Applicable topographic survey and base mapping of project area applicable to the scope of construction.
- Complete the existing right of way / easement base file based on the city provided easement documents and Owners and Encumbrance reports.
- Final geotechnical report.
- Wetland delineation report and permit identification

Preliminary Design and Right of Way Needs

WSB will complete a preliminary design for all components within the project limits. This preliminary design will serve as the basis for the feasibility report. The preliminary design will include completion of the horizontal and vertical designs of Lake Parkway and Zest Street. It will also include the design of the sanitary sewer extension along Lakes Parkway, adjustment of sanitary sewer structures and watermain components, as well as the design of the storm sewer systems and BMPs for both roadways. The preliminary design will also include the addition of a new southbound right turn lane on Lexington Avenue at Lakes Parkway. Using the preliminary design WSB will identify the need for any new right of way or easements within the project limits, as applicable. WSB will prepare and submit the preliminary plans or exhibits and other necessary

information to the city and Rice Creek Watershed District (RCWD) for review. WSB will incorporate comments from the city and RCWD into subsequent designs, plans, and documents.

WSB will use the results of the geotechnical evaluation for the development of a pavement section on Zest Street, and confirmation of the pavement section on Lakes Parkway, that will address anticipated traffic loading and subgrade soil conditions, as well as document the design and justification for the pavement section on both roadways to be constructed with the project. This will be a technical report (pavement design report) submitted independently of the feasibility report.

WSB will coordinate with Anoka County regarding the design and construction of the new signal system that will be placed at the intersection of Lakes Parkway and Lexington Avenue in 2024. It is expected that camera detection will be used for the signal and no loop detection will be needed on Lakes Parkway.

WSB will submit a Gopher State One Call design locate to collect the initial underground utility data. Following the locate request WSB will contact each private utility company to inform them of the project and to gather mapping of individual private facilities within the project limits. WSB will also gather information from the utility companies regarding any existing easements the utility companies possess along the project segments. The city has provided record drawings of existing City utilities within the project limits.

Deliverables

- Complete a preliminary design for street profiles, storm water systems (as applicable), storm water management (as applicable), and Right of Way and/or Easement needs (as applicable)
- Preliminary construction plan (30%) that includes preliminary BMPs, as applicable, geometrics, profiles, and cross sections
- Coordination with RCWD on required stormwater treatment
- Coordination with Anoka County
- Pavement Design Report
- Gopher State One Call and private utility mapping and easements

TASK 3.0 – FEASIBILITY REPORT

Feasibility Report

Upon obtaining approval of the preliminary design from city staff, WSB will prepare a feasibility report that will include:

- Report Text
- Graphics depicting the proposed improvements
- Engineer's opinion of probable cost
- To include all applicable funding categories – local and state aid
- Preliminary assessment roll based on a customized assessment policy provided by the city.

WSB will prepare a draft feasibility report for review by the city. The City will provide WSB a file that includes property owner names, addresses, and PINs for assessable properties. WSB will determine assessable footage used in the assessment calculations using plat maps and the existing right of way / easement base file that are available online and that WSB creates. Upon completion of the review of the draft feasibility report by the city, WSB will incorporate all city comments from the draft feasibility report to prepare the final feasibility report.

As a part of the feasibility report process, WSB will attend one neighborhood open house meeting. This meeting will take place prior to the public hearing. The city will handle all mailings to residents for the open house and public hearing. WSB will prepare all materials necessary for the neighborhood open house meeting, attend the meeting, and create a comment summary following the meeting.

Deliverables

- Feasibility report, draft and final.
- Public open house attendance, materials, and comment summary

- All other meetings associated with the feasibility report process are listed in the Project Management section above.

Exhibit A.1 provides a detailed breakdown of the hours associated with each task listed above for each project.

FINAL DESIGN SERVICES AND CONSTRUCTION ADMINISTRATION

Final design and construction administration services are not included as a part of this proposal. These services will be a separate contract negotiated following the feasibility report public hearing and action by the City Council to order the project forward. Final design services will include coordination with MnDOT Metro State Aid on the approval of the design and plans pertaining to both roadways. Final design will also require coordination with Anoka County regarding the new signal system at the intersection of Lakes Parkway and Lexington Avenue.



Exhibit A.1

2025 Zest Street Construction Project (25-04)

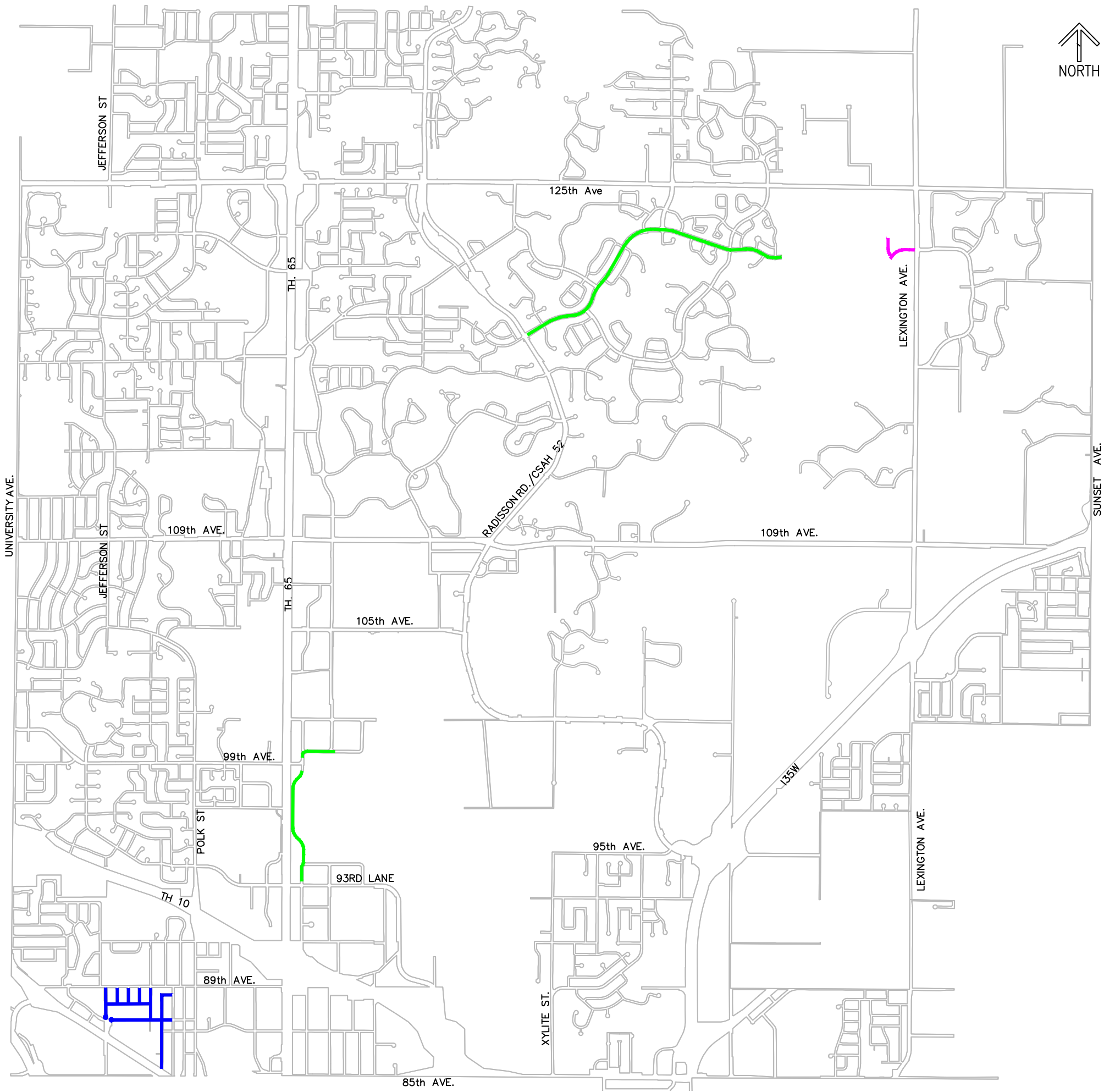
PRE-FEASIBILITY INVESTIGATION AND SURVEY, GEOTECHNICAL EVALUATION, PRELIMINARY DESIGN, AND FEASIBILITY SERVICES



TaskDescription														Cost	
		Nic. H Project Manager	Megan M Project Engineer	Bill A WR Project Engineer	Zach H WR Graduate Engineer	Chuck K Engineering Technician	One Person Topographic Survey Crew	Trevor L Survey Tech	Jeremy H Survey Tech	Roxy R Environmental Scientist	Shawn W Environmental Scientist	Justin F Environmental Scientist	Amy R Admin Assistant		Total Hours
1Project Management (July 22 - November 18)															
Project Management / QA/QC		10										4	14	\$2,862.00	
Kick-Off Meeting		2	2										4	\$752.00	
Feasibility Meeting		2	2										4	\$752.00	
PMT / Design Meetings (2)		3	3		2								8	\$1,406.00	
Preliminary Agency Permit Meeting (RCWD) (1)		1		2	3								6	\$1,128.00	
Utility Coordination Meeting (1)		2	3			2							7	\$1,279.00	
Subtotal		20	10	2	5	2						4	43	\$8,179.00	
2.1Pre-Feasibility Report Services (July 29 - August 30)															
A. Topographic survey		2	4				50						56	\$10,330.00	
Process field data								4					4	\$720.00	
Base mapping - Topography and Right of Way		3						4	45				52	\$9,711.00	
Wetland Delineation and Permit Identification		1	2							4	32	9	48	\$6,667.00	
B. Geotechnical Evaluation		SEE ATTACHED GEOTECHNICAL EVALUATION FEE												\$9,399.00	
Subtotal		6	6				50	8	45	4	32	9	160	\$36,827.00	
2.2Preliminary Design (August 19- September 27)															
A. Street centerline alignment, profile, construction limits, and pavement design		6	40			12							58	\$9,310.00	
Storm water collection system		1	2	8	36								47	\$7,415.00	
Storm water management		1	2	6	20								29	\$4,717.00	
B. Right-of-Way/Easement acquisition identification		2	2										4	\$752.00	
Utility coordination (includes sanitary sewer extension)		3	10			4							17	\$2,877.00	
Subtotal		13	56	14	56	16							155	\$25,071.00	
3Feasibility Report (September 9 - November 15)															
A. Draft report		4	40	3	6							4	57	\$8,545.00	
A. Report graphics		2	4		4	8							18	\$3,138.00	
A. Engineer's opinion of probable cost		3	14		2	3							22	\$3,517.00	
A. Report revisions based on staff review		2	4	2	4	4						4	20	\$3,328.00	
B. Open House		4	6										10	\$1,782.00	
Subtotal		15	68	5	16	15						8	127	\$20,310.00	
Total Hours		54	140	21	77	33	50	8	45	4	32	9	12	485	\$80,988.00
Hourly Rates		237.00	139.00	237.00	139.00	194.00	186.00	180.00	184.00	147.00	139.00	124.00	123.00		
Design Total Direct Labor Costs		\$12,798.00	\$19,460.00	\$4,977.00	\$10,703.00	\$6,402.00	\$9,300.00	\$1,440.00	\$8,280.00	\$588.00	\$4,448.00	\$1,116.00	\$1,476.00		\$90,387.00
Expenses - Mileage and 7 O&E Reports														\$2,600.00	
TOTAL PROPOSED FEE															\$92,987.00

CITY OF BLAINE
Zest Street Construction Project
Geotechnical Services

Task	Description	Qty	Unit Rate	Subtotal
		(hours or units)		
1	2 Person Drilling	9	300	\$2,700.00
2	Rig Charges	1	950	\$950.00
3	Geotechnical Engineer	9	208	\$1,872.00
4	Engineering Technician	17	129	\$2,193.00
5	Laboratory Testing	1	1084	\$1,084.00
6	Mileage	300	2	\$600.00
			TOTAL	\$9,399.00



2025 C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

-  2025 ZEST STREET CONSTRUCTION
-  2025 STREET REHABILITATION
-  2025 SOUTHWEST AREA STREET RECONSTRUCTION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172

PROFESSIONAL SERVICES AGREEMENT

This Agreement ("Agreement") is made as of July 11, 2024 (Effective Date), by and between the City of Blaine, MN, 10801 Town Square Drive, NE, Blaine, MN 55449, herein referred to as ("Client") and WSB LLC, 701 Xenia Avenue South, Suite 300, Minneapolis, Minnesota 55416, herein referred to as ("Consultant") to provide professional services ("Services") by Consultant in connection with the following project ("Project"): 2025 Zest Street Construction, located in Blaine, MN (C.P. 25-04).

ARTICLE 1 - SCOPE AND DESCRIPTION OF SERVICES ("SCOPE OF SERVICES")

Please see the attached Scope of Services and Compensation ("Exhibit A").

ARTICLE 2 - PERIOD OF SERVICE

The Services described under Scope of Services shall be completed expeditiously and professionally so as to maintain the agreed upon schedule. The schedule may be modified by the parties by agreement or as a result of an excusable delay caused by Force Majeure, a Client Delay, Change in Law or unforeseen conditions at the Project site.

ARTICLE 3 - COMPENSATION

Unless otherwise stated in the Scope of Services, Consultant shall perform the work on a time and materials basis and invoice for its work monthly. If not stated in Exhibit A, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Each invoice shall include details for the time and reimbursable expenses incurred the previous month. Reimbursable expenses shall include but are not limited to, travel and lodging, mileage, print and plotting charges, shipping charges, messenger delivery charges, plus all taxes (including sales taxes), fees, including but not limited to permit, application, testing, and recording fees, imposts, or stamps required by State, Federal, Municipal, or other government agencies in the providing of Services.

Client agrees to pay all invoices within thirty (30) days of receiving same. Any invoice not paid within thirty (30) days of the original invoice date shall bear interest at the lower of 1.5% per month or the highest rate permitted by applicable law on the unpaid balance.

If Client fails to pay any amount by the applicable due date, Consultant shall have the right to suspend work and withhold Instruments of Service (as defined below) until payment in full, including interest, is received. Consultant shall have no liability whatsoever to Client for any costs or damages that result from such suspension or withholding of Instruments of Service, and Consultant shall be entitled to reimbursement of all costs incurred while work is suspended. If Consultant resumes services after payment by Client, the time schedule and fees for remaining Services shall be equitably adjusted.

If Client fails to pay any amount by the applicable due date, Consultant shall have the right to commence collection efforts, and all collection costs incurred by Consultant shall become immediately due and payable to Consultant as such collection costs are incurred. Collection costs include, but are not limited to, legal fees, collection agency fees, court costs, and reasonable staff costs for Consultant's staff time spent in efforts to collect the overdue balance.

Client's failure to pay Consultant in accordance with this Agreement shall constitute a material breach of this Agreement and shall be cause for Consultant to suspend performance or terminate this Agreement.

If the Services are suspended by Client for more than thirty (30) calendar days, consecutive or aggregate, Consultant shall be compensated for Services performed prior to such suspension. When the Services are resumed, Consultant shall be compensated for time and expenses incurred in the interruption and resumption of Services. Consultant's fees for the remaining Services and the time schedules shall be equitably adjusted.

ARTICLE 4 – ADDITIONAL SERVICES

In the event of any changes in the Scope of Services, Client Delay, changed or unforeseen conditions, Change in Law or event of Force Majeure, Client agrees to issue an Amendment for Additional Services ("AAS") to equitably adjust Consultant's fees and the time of performance. If Consultant is caused to increase its Scope of Services and Client does not issue an AAS that is acceptable to Consultant, compensation for the expanded Scope of Services shall be on an hourly basis according to Consultant's then-current standard rate schedule ("Rate Schedule"), plus reimbursable expenses.

A "Client Delay" shall include a delay caused by the Client failing to make timely decisions, a delay in the delivery of Client ordered equipment or supplies, or a delay by a Client-hired contractor or consultant not timely completing work upon which Consultant's work is dependent. "Force Majeure" is defined below in Article 13. A "Change in Law" is a change in the applicable laws or regulations applicable to the Project when the change occurs after the date of this Agreement.

ARTICLE 5 - CLIENT'S RESPONSIBILITIES

Client agrees to provide to Consultant in a timely manner all available information, requirements, and limitations relevant to Consultant's performance of its Scope of Services, including, but not limited to, objectives, schedule, constraints and criteria, space requirements, flexibility, expandability, special equipment, systems, and site requirements. Client furnished information shall also include data (and professional interpretations thereof) prepared by or services performed by others, including where applicable, but not limited to, previous reports, core borings, sub-surface explorations, hydrographic and hydrogeologic surveys, laboratory tests and inspection of samples, materials and equipment; appropriate professional interpretations of the foregoing data; environmental assessment and impact statements; property, boundary, easement, right-of-way, topographic and utility surveys; property description; zoning, deed and other

land use restrictions; and other special data. Consultant may rely on the accuracy of the Client's supplied information and use such information in the development of Consultant's Scope of Services. The accuracy of the Client's information is the Client's responsibility. Client shall update any information it provides if Client becomes aware of any changes in circumstances. Consultant shall endeavor to verify the information provided and shall promptly notify the Client if the Consultant discovers that any information or services furnished by the Client is in error or is inadequate for its purpose. Client shall also notify the Consultant whenever the Client observes or otherwise becomes aware of any defect in construction or design.

Client shall furnish right-of-way entry and continuous unimpaired access to the Project site for Consultant to perform its Scope of Services. Client shall also require all Utilities with facilities in the Client's right of way to locate and mark said utilities upon request, relocate and/or protect said utilities as determined necessary to accommodate work, submit a schedule of the necessary relocation/protection activities to the Client for review and comply with agreed upon schedule.

Where appropriate, Client shall endeavor to identify, remove and/or encapsulate asbestos products or materials or pollutants located in the project area prior to accomplishment by the Consultant of any work.

Client shall render decisions in a timely manner pertaining to documents submitted by Consultant to avoid unreasonable delay in the orderly and sequential progress of the Services, including acting promptly to approve all pay requests or requests for information by Consultant. Client shall furnish the services of other consultants when such services are requested by Consultant and are reasonably required by the scope of the Project.

Client shall designate a Client Representative with authority to transmit and receive instructions and information, interpret and define the Client's policies with respect to services rendered by the Consultant, and authority to make decisions as required for Consultant to complete services.

Client shall provide such legal, accounting and insurance counseling services as may be required and bear all costs incidental to compliance with the requirements of this article.

ARTICLE 6 - INDEMNIFICATION

To the fullest extent permitted by law, subject to the limitations set forth below in this Agreement, Client and Consultant shall indemnify and hold harmless the other and its respective directors, officers, employees, and representatives from and against all legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by the indemnitor's negligent acts, errors, or omissions. Neither party shall have a duty to defend the other party and no duty to defend is created by this Agreement.

ARTICLE 7 - LIABILITY LIMITATION

Client and Consultant have evaluated the parties' relative risks and benefits associated with this Project, including Consultant's fee relative to the risks assumed, and agree to allocate certain of the associated risks. To the fullest extent permitted by law, the total aggregate liability of Consultant (and its employees and sub-consultants) to Client for all injuries, damages, claims, losses, or expenses (including attorney fees and expert fees) arising out of Consultant's services or this Agreement is limited to the greater of Consultant's project fee or \$50,000, and Client agrees to hold Consultant harmless for any liability more than such amount. This limitation shall apply regardless of available insurance coverage, cause(s), or the theories of liability, including, but not limited to, breach of contract, negligence, contribution, indemnity, or other remedies.

ARTICLE 8 - STANDARD OF CARE

Consultant will perform the Services in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar conditions in the same locale. EXCEPT AS SPECIFICALLY STATED HEREIN, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES, AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

ARTICLE 9 - CONSEQUENTIAL DAMAGES

NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

ARTICLE 10 - DISPUTE RESOLUTION

If a claim or dispute arises out of or relates to Consultant's Services or this Agreement, the parties shall attempt in good faith to settle such claim or dispute through direct discussions.

Any claim or dispute arising out of or related to Consultant's Services or this Agreement (except for collection procedures employed by Consultant and those waived or barred as provided elsewhere in this Agreement) that is not resolved by direct discussions shall be submitted to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. Either party may file a request for mediation. Mediation shall be pursuant to the Construction Industry Mediation Rules of the American Arbitration Association. The Mediator shall be selected by the parties within fifteen (15) days of the request for mediation. Mediation shall proceed in advance of

legal or equitable proceedings, which shall be stayed pending the conclusion of mediation for a period of sixty (60) days from the date of filing, unless stayed for a longer period by agreement of the parties or by court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Minneapolis, Minnesota.

Notwithstanding the foregoing, if a claim or dispute between the parties involves, relates to, or is the subject of a mechanic's lien or construction lien arising out of Consultant's Services, Consultant may proceed in accordance with applicable law to comply with all statutory requirements, including those related to lien notice and filing deadlines, prior to the commencement or conclusion of mediation or other form of alternative dispute resolution agreed to by the parties.

ARTICLE 11 - TERMINATION

Either party may terminate this Agreement for convenience and without cause upon twenty-one (21) calendar days written notice.

Either party may terminate this Agreement for cause upon ten (10) calendar days written notice for one or more of the following reasons:

1. The other party's material breach of this Agreement;
2. Assignment of this Agreement without the written consent of the other party;
3. Suspension of the Project or Consultant's Services for more than thirty (30) calendar days, consecutive or aggregate; or
4. Material changes in the conditions under which this Agreement was executed, the Scope of Services, the nature of the Project, or the failure of the parties to reach an agreement on compensation and/or scheduling adjustments necessitated by such changes.

In the event of termination of this Agreement by either party, regardless of the reason for termination, Client shall, within fifteen (15) days of termination, pay Consultant in full for all services rendered and costs incurred by Consultant up to the date of termination. Additionally, and notwithstanding any language in this Agreement to the contrary, within sixty (60) days of termination, Client shall reimburse Consultant for all expenses incurred by Consultant in connection with the orderly termination of this Agreement, including, but not limited to, demobilization, reassignment of personnel, associated overhead costs, and all other expenses resulting from the termination.

ARTICLE 12 - INSURANCE

Consultant shall carry the following insurance:

Workers Compensation	Statutory
Employers Liability	\$1,000,000
General Liability	\$1,000,000 Each Occurrence/ \$1,000,000 Aggregate
Automobile Liability	\$1,000,000 Combined Single Limit
Professional Liability	\$3,000,000 Per Claim/ \$3,000,000 Annual Aggregate

General Liability shall name the Client as an additional insured. The insurer agrees to give thirty (30) days written notice in the event of cancellation by the insurer.

ARTICLE 13 - MISCELLANEOUS

A. WORK PRODUCT / DOCUMENT OWNERSHIP

Except as otherwise provided in Exhibit B (if applicable), the following shall apply to the ownership of documents and work product:

Unless Client requests otherwise, Consultant will provide its documents and materials both in a hard copy and in an electronic format. Because electronic documents may be modified intentionally or inadvertently, Client agrees that Consultant will not be liable for any losses or damages resulting from any change in an electronic document after Consultant transmits it to Client. All documents, including reports, drawings, calculations, specifications, CADD materials, computers software or hardware or other work product prepared by Consultant pursuant to this Agreement are Consultant's Instruments of Services for use solely with respect to this Project and, unless otherwise provided, Consultant shall be deemed the owner of these Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyright. If Client has paid Consultant in full for its Services, Client shall be permitted to retain copies, including reproducible copies, of Consultant's Instruments of Service for Client's information, reference and use in connection with the Project. Consultant's Instruments of Service shall not be used by the Client or others on other projects, for additions for this Project or for completion of this Project by others, except with Consultant's agreement in writing and with appropriate compensation to Consultant. In consideration of Client's use of Consultant's Instruments of Service, Client shall, to the fullest extent permitted by law, indemnify and hold harmless Consultant, its directors, officers, agents, and employees from all claims arising out of the reuse or misuse of such Instruments of Service. Under no circumstances shall transfer of the Consultant's Instruments of Service be deemed a sale by the Consultant, and the Consultant makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic format furnished to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. Consultant makes no representations as to long term compatibility, usability or readability of electronic files.

B. HAZARDOUS MATERIALS

Client represents to Consultant that no hazardous materials exist at the Project site. If there are hazardous materials at the Project site, the Client must inform Consultant of the type, quantity, and location of such hazardous materials. If hazardous materials are discovered at the Project site then Consultant will notify the Client and, to the extent required by law, notify the appropriate governmental authority. If Consultant or any other entity encounters hazardous materials at the Project site then Consultant may without any liability to Client or any other entity suspend services until such time as Client retains the appropriate entities to identify and (as appropriate) abate, remediate, or remove the hazardous material. Client agrees that Consultant has been retained to perform professional services and shall not be required to become an arranger, operator, generator, or transporter of hazardous material (as defined by law). Client hereby agrees to indemnify and hold harmless Consultant for all claims losses and damages arising out of the existence of hazardous materials on the Project site.

C. UNDERGROUND UTILITY AND STRUCTURE CLEARANCE

Where requested by Client, Consultant will perform customary research to assist Client in locating and identifying subterranean structures or utilities. However, Consultant may reasonably rely on information from the Client and information provided by local utilities related to structures or utilities and will not be liable for damages incurred where Consultant has complied with the standard of care and acted in reliance on that information. The Client agrees to waive all claims and causes of action against the Consultant for claims by Client or its contractors relating to the identification, removal, relocation, or restoration of utilities, or damages to underground improvements resulting from subsurface penetration locations established by the Consultant.

D. THIRD-PARTY RELIANCE

All Services provided by Consultant are for Client's and Consultant's sole benefit and exclusive use with no third-party beneficiaries intended. Reliance upon the Services and any work product is limited to Client and is not intended to benefit any third party.

E. CONSTRUCTION SERVICES

If requested by Client in the Scope of Services or AAS, Consultant shall visit the project during construction to become familiar with the progress and quality of the contractors' work and to determine if the work is proceeding, in general, in accordance with plans, specifications or other contract documents prepared by Consultant for the Client. The Client has not retained the Consultant to make detailed inspections or to provide exhaustive or continuous project review and observation services. Consultant does not guarantee the performance of, and shall have no responsibility for, the acts, errors or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

Client acknowledges Consultant will not direct, supervise or control the work of contractors or their subcontractors, nor shall Consultant have authority over or responsibility for the contractors' means, methods, or procedures of construction. Consultant's services do not include review or evaluation of the Client's, contractor's or subcontractor's safety measures, or job site safety. Job site safety shall be the sole responsibility of the contractor who is performing the work.

For Client-observed projects, the Consultant shall be entitled to rely upon and accept representations of the Client's observer. If the Client desires more extensive project observation or full-time project representation, the Client shall request such services be provided by the Consultant as an additional service. Consultant and Client shall then enter into an AAS detailing the terms and conditions of the requested project observation.

F. SUBMITTALS AND PAY APPLICATIONS

If the Scope of Services includes the Consultant reviewing and certifying the amounts due the contractor, the Consultant's certification for payment shall constitute a representation to the Client, that to the best of the Consultant's knowledge, information and belief, the contractor's work has progressed to the point indicated and that the quality of the work is in general accordance with the documents issued by the Consultant. The issuance of a certificate for payment shall not be a representation that the Consultant has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from subcontractors and material suppliers and other data requested by the Client to substantiate the contractor's right to payment, or (4) ascertained how or for what purpose the contractor has used money previously paid on account of the contract sum. Contractor shall remain exclusively responsible for its work.

If the Scope of Services includes Consultant's review and approval of submittals from the contractor, such review shall be for the limited purpose of checking for conformance with the information given and the design concept. The review of submittals is not intended to determine the accuracy of all components, the accuracy of the quantities or dimensions, or the safety procedures, means or methods to be used in construction, and those responsibilities remain exclusively with the Client's contractor.

G. JOB SITE SAFETY

Neither the Services of Consultant, nor the presence of Consultant at the construction/Project site, shall relieve Client, general contractor(s), or subcontractor(s) of any of their responsibilities or duties to perform the work in strict accordance with the contract documents and to comply with all health and safety precautions required by any regulatory agency. Consultant does not have authority or responsibility to control any construction contractor or its employees in connection with their work or any health or safety programs or procedures. Client agrees that contractors and subcontractors are solely responsible for job site safety and warrants

that this intent shall be carried out in Client's contracts with contractors. Client also agrees that Client and its contractor(s), jointly and severally and to the fullest extent permitted by law, shall indemnify and hold harmless Consultant and its employees against any liability related to health, injury, or job site safety.

H. OPINIONS OF PROBABLE COST

Opinions, if any, of probable cost, construction cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs provided for are made or to be made on the basis of the Consultant's experience and qualifications and represent the Consultant's best judgment as an experienced and qualified professional design firm. The parties acknowledge, however, that the Consultant does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractor's methods of determining their prices, and any evaluation of any facility to be constructed or acquired, or work to be performed must, of necessity, be viewed as simply preliminary. Accordingly, the Consultant and Client agree that that proposals, bids or actual costs may vary from opinions, evaluations or studies submitted by the Consultant and that Consultant assumes no responsibility for the accuracy of opinions of probable construction costs and Client expressly waives any claims related to the accuracy of opinions of probable construction costs. If Client wishes greater assurance as to probable construction cost, Client shall employ an independent cost estimator as part of its Project responsibilities.

I. FORCE MAJEURE

To the extent any time for performance applies, the affected party shall not be responsible for any delays due to federal, state or municipal actions or regulations, acts of foreign governments, strikes or other labor shortages, equipment or material delays or shortages, delays in issuing applicable permits, acts or omissions of the other party, inclement weather, pandemic, acts of the public enemy, fires, floods, riots, embargos, other acts of God, government shutdown, unforeseen site conditions or any other events or causes beyond the control of Consultant.

J. HEADINGS

The headings used in this Agreement are for convenience only and shall in no way define, limit, or describe the scope or intent of this Agreement or any part hereof.

K. ASSIGNMENT

Client may not assign this Agreement without the written consent of Consultant.

L. ENTIRE AGREEMENT

This Agreement represents and contains the entire agreement and understanding between the parties with respect to the subject matter of this Agreement and supersedes all prior oral and written agreements and understandings.

M. GOVERNING LAW

The Agreement shall be construed, interpreted, and enforced in accordance with the laws of the state in which the Project is located.

N. MODIFICATIONS

This Agreement may be modified only by a written instrument executed by both parties.

O. WAIVER

No delay or failure by either party to exercise any right or remedy under this Agreement, and no partial or single exercise of a right or remedy, will waive that or any other right or remedy.

P. SEVERABILITY

Any invalidity or unenforceability of all or part of a provision of this Agreement shall be severable and shall not affect the validity or enforceability of the remaining part of that provision or other provisions.

Q. EXECUTION

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and together which shall constitute one and the same agreement. Signatures on this Agreement that are transmitted by fax, email or other electronic means shall be valid and binding.

R. NO PERSONAL LIABILITY

It is intended by the parties to this Agreement that Consultant's services shall not subject Consultant's employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. Therefore, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy for any claim, demand or suit shall be directed and/or asserted only against Consultant, and not against any of Consultant's individual employees, officers or directors.

S. LIEN NOTICE – APPLICABLE TO PRIVATE PROJECTS IN MINNESOTA

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

- T. GENERAL LIEN NOTICE - APPLICABLE TO PRIVATE PROJECTS IN LOCATIONS OTHER THAN MINNESOTA TO THE EXTENT PERMITTED BY APPLICABLE LAW, AS A PARTY SUPPLYING LABOR OR MATERIALS FOR IMPROVEMENT TO PROPERTY, WE MAY FILE A LIEN AGAINST YOUR PROPERTY IF WE ARE NOT PAID IN ACCORDANCE WITH THIS AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have made and executed the Agreement as of the day and year first above written.

CITY OF BLAINE, MN

WSB LLC

By: _____

By: _____

Name: Michelle A. Wolfe

Name: _____

Title: City Manager

Title: _____

By: _____

Name: Tim Sanders

Title: Mayor

Exhibit A

I. Scope of Services

PRELIMINARY INVESTIGATION AND SURVEY, GEOTECHNICAL EVALUATION, PRELIMINARY DESIGN, AND FEASIBILITY REPORT SERVICES

1. Project Management

A. *Administration and General Coordination*

- 1) Administration of the project will include monthly invoicing, contract amendment requests (if necessary), cost and schedule updates, billing preparation, other non-technical work, communication with the necessary project personnel and all other work to ensure all the project tasks are completed on time, within budget and in accordance with state and federal laws, rules and regulations, and Client expectations.
- 2) General coordination of the project will include scheduling, preparing for, facilitating, and providing a documented record for the following meetings:
 - Project Kickoff Meeting.
 - Monthly or bi-monthly project management team (PMT) meetings – assume 2.
 - One coordination meeting for permitting requirements with Rice Creek Watershed District.
 - Feasibility Meeting (1).
 - Preliminary Design meeting. Consolidated with PMT meeting.
 - Utility coordination meetings (1) prior to feasibility report.
- 3) Consultant will provide a documented record of each meeting within one week following each meeting. Consultant will coordinate with the Client to secure the location for the public open house meeting, prepare all necessary materials for the open house, and attend the open house meeting.

B. *Quality Assurance and Quality Control Functions (QA/QC)*

- 1) Consultant will perform QA/QC functions throughout the project duration, from final design through construction, to ensure delivery of a quality product in a timely manner. This process will include a documented review process at each stage of the project, preliminary design, feasibility, and beyond as applicable. These reviewed documents will be made available to the Client upon request.
- 2) No changes in project management personnel will be made without written notice to provide consistency. Conditions where changes in key personnel are unavoidable (personnel no longer employed by the firm) are understood. Substitutions based on new projects or other additional workloads will not be favorably received. Likewise, the Client will notify the Consultant if there are changes in key personnel for the Client.

Deliverables:

- Budget and Schedule updates as applicable
- Document design decisions
- Track project action items
- Facilitate 2 project management team / design meetings and other agency coordination meetings identified above
- Coordinate activities with stakeholders via phone, e-mail, virtual meetings, in-person meetings, and written correspondence
- Submit invoices in a timely manner
- Agendas, meeting materials, and meeting minutes

2) Pre-Feasibility Report Services & Preliminary Design

A. *Topographic Survey – Base Mapping*

- 1) Consultant will complete the surveying and mapping in the Anoka County Coordinate System. Survey information will be provided to City of Blaine upon project completion including AutoCAD file, DTM, TIN file, point file, and description of vertical control used. Consultant will complete all survey and mapping work required for the delivery of the project. Following completion of the topographic survey, Consultant will process the field data and prepare the necessary base mapping to be used for the delivery of the project.

Deliverables

- Applicable topographic survey and base mapping of project area applicable to the scope of construction

B. *Geotechnical Investigation*

- 1) Consultant will perform subsurface soil borings, classify and analyze the soil samples, obtain groundwater depth measurements, and prepare a geotechnical report. Consultant will review available information such as geological atlases, aerial photographs and site plans to aid in boring location selection. It is anticipated that 4 total borings will be taken, 2 on each of the proposed roadway alignments. Prior to finalizing the bore hole locations, Consultant will share the locations with the Client to gain agreement. 2 of the 4 borings taken along the roadway alignments will also be used to evaluate the soil properties as they relate to the proposed BMPs. These borings will be taken to a depth of 14 ½ feet. One proctor and permeability test will be performed for each of these borings.
- 2) Consultant will complete a geotechnical report that will summarize the procedures, test results and include recommendations regarding the design of the subgrade, pavement, and pond design.

Deliverables

- Final geotechnical report

C. *Wetland Delineation*

- 1) Consultant will complete all wetland delineations for this project. Delineations will be completed in compliance with the USACE delineation guidance and applicable Regional Supplement, and will include collection of soils, hydrology, and vegetation data. Boundaries of wetland will be flagged in the field with pink pin flags and locations will be surveyed using handheld GPS units (sub-foot accuracy). Other aquatic resources, such as wet ditches, will also be identified. Data from the delineation will be compiled into a wetland delineation report, if applicable, and submitted to the regulatory agencies for review and approval. Prior to agency submittal, the report will be submitted to the Client for review. Approved boundaries will be provided to the Client and incorporated into the preliminary design to determine impacts for mitigation and permitting.
- 2) Consultant will identify all applicable permits for this project and will coordinate with the permitting agencies as early as practical during the design process to keep the agencies informed of the project details and to make the approval process as efficient as possible during the final design stage of the project.

Deliverables

- Wetland delineation report and permit identification

D. *Preliminary Design and Right-of-Way Needs*

- 1) Consultant will complete a preliminary design for all components within the project limits. This preliminary design will serve as the basis for the feasibility report. The preliminary design will include completion of the horizontal and vertical designs of Lake Parkway and Zest Street. It will also include the design of the sanitary sewer extension along Lakes Parkway, adjustment of sanitary sewer structures and watermain components, as well as the design of the storm sewer systems and BMPs for both roadways. The preliminary design will also include the addition of a new southbound right turn lane on Lexington Avenue at Lakes Parkway. Using the preliminary design Consultant will identify the need for any new right of way or easements within the project limits, as applicable. Consultant will prepare and submit the preliminary plans or exhibits and other necessary information to the Client and Rice Creek Watershed District (RCWD) for review. Consultant will incorporate comments from the Client and RCWD into subsequent designs, plans, and documents.
- 2) Consultant will use the results of the geotechnical evaluation for the development of a pavement section on Zest Street, and confirmation of the pavement section on Lakes Parkway, that will address anticipated traffic loading and subgrade soil conditions, as well as document the design and justification for the pavement section on both roadways to be constructed with the project. This will be a technical report (pavement design report) submitted independently of the feasibility report.
- 3) Consultant will coordinate with Anoka County regarding the design and construction of the new signal system that will be placed at the intersection of Lakes Parkway and Lexington Avenue in 2024. It is expected that loop detection will be included on Lakes Parkway.
- 4) Consultant will submit a Gopher State One Call design locate to collect the initial underground utility data. Following the locate request Consultant will contact each private utility company to inform them of the project and to gather mapping of individual private facilities within the project limits. Consultant will also gather information from the utility companies regarding any existing easements the utility companies possess along the project segments. The Client has provided record drawings of existing city utilities within the project limits.

Deliverables

- Complete a preliminary design for street profiles, storm water systems (as applicable), storm water management (as applicable), and Right of Way and/or Easement needs (as applicable)
- Preliminary construction plan (30%) that includes preliminary BMPs, as applicable, geometrics, profiles, and cross sections
- Coordination with RCWD on required stormwater treatment
- Coordination with Anoka County
- Pavement Design Report
- Gopher State One Call and private utility mapping and easements

3) Feasibility Report

A. Feasibility Report

- 1) Upon obtaining approval of the preliminary design from Client staff, Consultant will prepare a feasibility report that will include:
 - Report Text
 - Graphics depicting the proposed improvements
 - Engineer's opinion of probable cost to include all applicable funding categories – local and state aid.
 - Preliminary assessment roll based on a customized assessment policy provided by the Client.
- 2) Consultant will prepare a draft feasibility report for review by the Client. The Client will provide Consultant a file that includes property owner names, addresses, and PINs for assessable properties. Consultant will determine assessable footages used in the assessment calculations using plat maps and the existing right of way / easement base file that are available online and that Consultant creates. Upon completion of the review of the draft feasibility report by the Client, Consultant will incorporate all Client comments from the draft feasibility report to prepare the final feasibility report.
- 3) As a part of the feasibility report process, Consultant will attend one neighborhood open house meeting. This meeting will take place prior to the public hearing. The Client will handle all mailings to residents for the open house and public hearing. Consultant will prepare all materials necessary for the neighborhood open house meeting, attend the meeting, and create a comment summary following the meeting.

Deliverables

- Feasibility report, draft and final
- Public open house attendance, materials, and comment summary
- All other meetings associated with the feasibility report process are listed in the Project Management section above

II. **Compensation**

Compensation for the scope of services will be rendered on an hourly basis not to exceed the amount of \$92,987.00 as summarized below and detailed in Exhibit A.1 attached.

Project Management	\$8,179
Pre-Feasibility Report Services and Preliminary Design.....	\$61,898
Feasibility Report Services	\$20,310
Expenses	
Mileage	\$2,600
TOTAL.....	\$92,987



Exhibit A.1

2025 Zest Street Construction Project (25-04)

PRE-FEASIBILITY INVESTIGATION AND SURVEY, GEOTECHNICAL EVALUATION, PRELIMINARY DESIGN, AND FEASIBILITY SERVICES



		Nic. H Project Manager	Megan M Project Engineer	Bill A WR Project Engineer	Zach H WR Graduate Engineer	Chuck K Engineering Technician	One Person Topographic Survey Crew	Trevor L Survey Tech	Jeremy H Survey Tech	Roxy R Environmental Scientist	Shawn W Environmental Scientist	Justin F Environmental Scientist	Amy R Admin Assistant	Total Hours	Cost
Task	Description														
1	Project Management (July 22 - November 18)														
	Project Management / QA/QC	10											4	14	\$ 2,862.00
	Kick-Off Meeting	2	2											4	\$ 752.00
	Feasibility Meeting	2	2											4	\$ 752.00
	PMT / Design Meetings (2)	3	3		2									8	\$ 1,406.00
	Preliminary Agency Permit Meeting (RCWD) (1)	1		2	3									6	\$ 1,128.00
	Utility Coordination Meeting (1)	2	3			2								7	\$ 1,279.00
	Subtotal	20	10	2	5	2							4	43	\$ 8,179.00
2.1	Pre-Feasibility Report Services (July 29 - August 30)														
	A. Topographic survey	2	4				50							56	\$ 10,330.00
	Process field data							4						4	\$ 720.00
	Base mapping - Topography and Right of Way	3						4	45					52	\$ 9,711.00
	Wetland Delineation and Permit Identification	1	2							4	32	9		48	\$ 6,667.00
	B. Geotechnical Evaluation	SEE ATTACHED GEOTECHNICAL EVALUATION FEE													\$ 9,399.00
	Subtotal	6	6				50	8	45	4	32	9		160	\$ 36,827.00
2.2	Preliminary Design (August 19- September 27)														
	A. Street centerline alignment, profile, construction limits, and pavement design	6	40			12								58	\$ 9,310.00
	Storm water collection system	1	2	8	36									47	\$ 7,415.00
	Storm water management	1	2	6	20									29	\$ 4,717.00
	B. Right-of-Way/Easement acquisition identification	2	2											4	\$ 752.00
	Utility coordination (includes sanitary sewer extension)	3	10			4								17	\$ 2,877.00
	Subtotal	13	56	14	56	16								155	\$ 25,071.00
3	Feasibility Report (September 9 - November 15)														
	A. Draft report	4	40	3	6								4	57	\$ 8,545.00
	A. Report graphics	2	4		4	8								18	\$ 3,138.00
	A. Engineer's opinion of probable cost	3	14		2	3								22	\$ 3,517.00
	A. Report revisions based on staff review	2	4	2	4	4							4	20	\$ 3,328.00
	B. Open House	4	6											10	\$ 1,782.00
	Subtotal	15	68	5	16	15							8	127	\$ 20,310.00
Total Hours		54	140	21	77	33	50	8	45	4	32	9	12	485	\$ 80,988.00
Hourly Rates		237.00	139.00	237.00	139.00	194.00	186.00	180.00	184.00	147.00	139.00	124.00	123.00		
Design Total Direct Labor Costs		\$12,798.00	\$19,460.00	\$4,977.00	\$10,703.00	\$6,402.00	\$9,300.00	\$1,440.00	\$8,280.00	\$588.00	\$4,448.00	\$1,116.00	\$1,476.00		\$90,387.00
Expenses - Mileage and 7 O&E Reports															\$2,600.00
TOTAL PROPOSED FEE															\$92,987.00

2024 Rate Schedule



	Billing Rate/Hour
SR. PRINCIPAL SR. ASSOCIATE	\$249 – \$265
PRINCIPAL ASSOCIATE	\$184 – \$237
SR. PROJECT MANAGER SR. PROJECT ENGINEER	\$184 – \$237
PROJECT MANAGER PROJECT MANAGER ASSISTANT	\$90 – \$180
PROJECT ENGINEER GRADUATE ENGINEER	\$108 – \$179
ENGINEERING TECHNICIAN ENGINEERING SPECIALIST	\$72 – \$177
LANDSCAPE ARCHITECT SR. LANDSCAPE ARCHITECT	\$82 – \$172
ENVIRONMENTAL SCIENTIST SR. ENVIRONMENTAL SCIENTIST	\$73 – \$170
PLANNER SR. PLANNER	\$85 – \$177
GIS SPECIALIST SR. GIS SPECIALIST	\$82 – \$177
CONSTRUCTION OBSERVER	\$110 – \$143
SURVEY	
Survey Office Technician	\$128 – \$159
Drone Pilot	\$186
One-Person Crew	\$186
Two-Person Crew	\$250
OFFICE TECHNICIAN	\$64 – \$140

Costs associated with word processing, cell phones and reproduction of common correspondence are included in the above hourly rates. Vehicle mileage is included in our billing rates [excluding geotechnical and construction materials testing (CMT) service rates]. Mileage can be charged separately, if specifically outlined by contract. | Reimbursable expenses include costs associated with plan, specification, and report reproduction; permit fees; delivery costs; etc. | Multiple rates illustrate the varying levels of experience within each category. | Rate Schedule is adjusted annually.



City of Blaine Staff Report

File Number: RES 24-135

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.5

Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05

Executive Summary

Council is being asked to initiate a 2025 Pavement Management Program project for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05.

Background

The five-year Capital Improvement Plan for the Pavement Management Program (PMP) was updated by staff and presented to Council at the July 8, 2024 workshop. Attached is a map of the proposed 2025 PMP portion of the five-year Capital Improvement Plan. The 2025 Street Rehabilitation project, Improvement Project No. 25-05 consists of the rehabilitation of the following streets:

Area 1

- Lakes Parkway from Radisson Road to dead end 120' east of Rendova Street

Area 2

- Baltimore Street from 120' south of 99th Lane to 99th Lane
- 99th Lane from Baltimore Street to Davenport Street

Area 3

- Baltimore Street from 94th Lane to 300' south of 99th Avenue

Area 4

- Baltimore Street from 93rd Lane to 94th Lane

The project consists of city streets with concrete curb and gutter, except for Area 4 which has a rural section and no curb and gutter. The method of rehabilitation will vary between the streets and will be further explained in the feasibility report.

If approved, this Resolution initiates the proposed 2025 Street Rehabilitation Project and orders the preparation of a feasibility report.

Strategic Plan Relationship

The project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, and Public Utility Funds.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 2025 Street CIP



City of Blaine

Signature Copy

Resolution: RES 24-135

Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2025 Street Rehabilitation project; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.

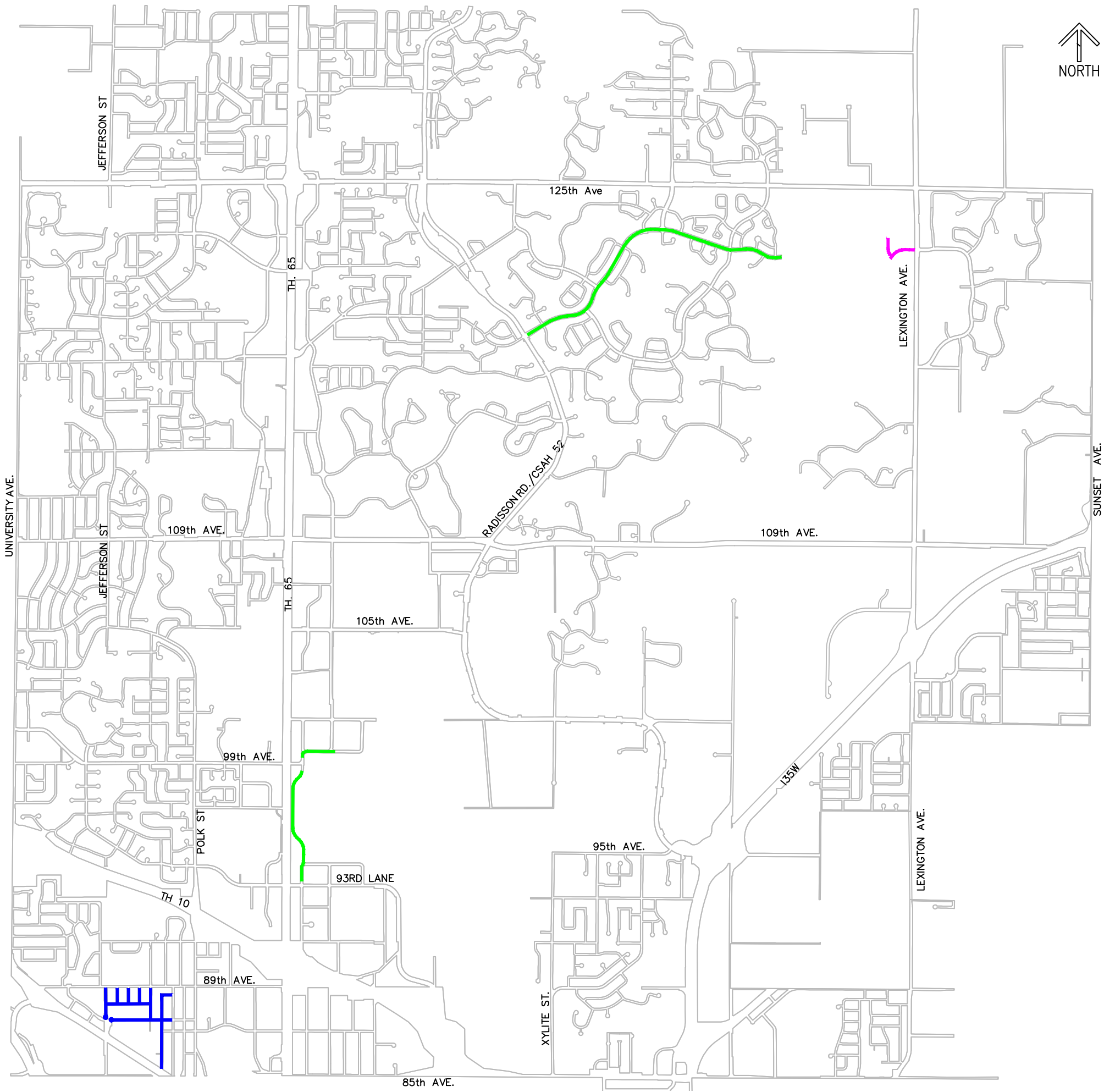


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



2025 C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

-  2025 ZEST STREET CONSTRUCTION
-  2025 STREET REHABILITATION
-  2025 SOUTHWEST AREA STREET RECONSTRUCTION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: RES 24-137

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.6

Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06

Executive Summary

Council is being asked to initiate a 2025 Pavement Management Program project for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06

Background

The five-year Capital Improvement Plan for the Pavement Management Program (PMP) was updated by staff and presented to Council at the July 8, 2024 workshop. Attached is a map of the proposed 2025 PMP portion of the five-year Capital Improvement Plan. The 2025 Southwest Area Street Reconstruction project, Improvement Project No. 25-06 consists of the reconstruction of the following streets:

- 87th Lane from west cul-de-sac to Able Street
- 88th Avenue from Jefferson Street to Jackson Street
- 88 ½ Avenue from Van Buren Street to Able Street
- Jefferson Street from south cul-de-sac to 89th Avenue
- Madison Street from 88th Avenue to 89th Avenue
- Monroe Street from 88th Avenue to 89th Avenue
- Quincy Street from 88th Avenue to 89th Avenue
- Jackson Street from 87th Lane to 89th Avenue
- Van Buren Street from County Highway 10 Frontage Road to 88 ½ Avenue

The project consists of city streets with rural sections and no curb and gutter. The method of reconstruction will be a full reconstruction to the city standard residential street with concrete curb and

gutter and will be further explained in the feasibility report.

If approved, this Resolution initiates the proposed 2025 Southwest Area Street Reconstruction Project and orders the preparation of a feasibility report.

Strategic Plan Relationship

The project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by a combination of assessments, bond proceeds placed in the City Pavement Management Program fund, and Public Utility Funds.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. 2025 Street CIP



City of Blaine

Signature Copy

Resolution: RES 24-137

Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06

WHEREAS, the City Council is aware of the need to maintain City streets in a condition that provides for functional, safe and efficient travel; and

WHEREAS, the City Council has determined that it is in the public interest to implement a Pavement Management Program to maintain City streets in a logical and cost-efficient manner; and

WHEREAS, the City Council adopted a Pavement Management Policy by Resolution No. 10-87 on October 7, 2010 to serve as the framework for implementing a Pavement Management Program; and

WHEREAS, the Blaine City Council proposes to initiate a street improvement project for the 2025 Southwest Area Street Reconstruction project; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the costs of the improvements, pursuant to Minnesota Statutes Chapter 429; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the proposed improvements are hereby referred to the City Engineer to provide the Council with a Feasibility Report and to advise the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and the estimated cost of the improvements as recommended.

PASSED by the City Council of the City of Blaine this 15th day of July, 2024.

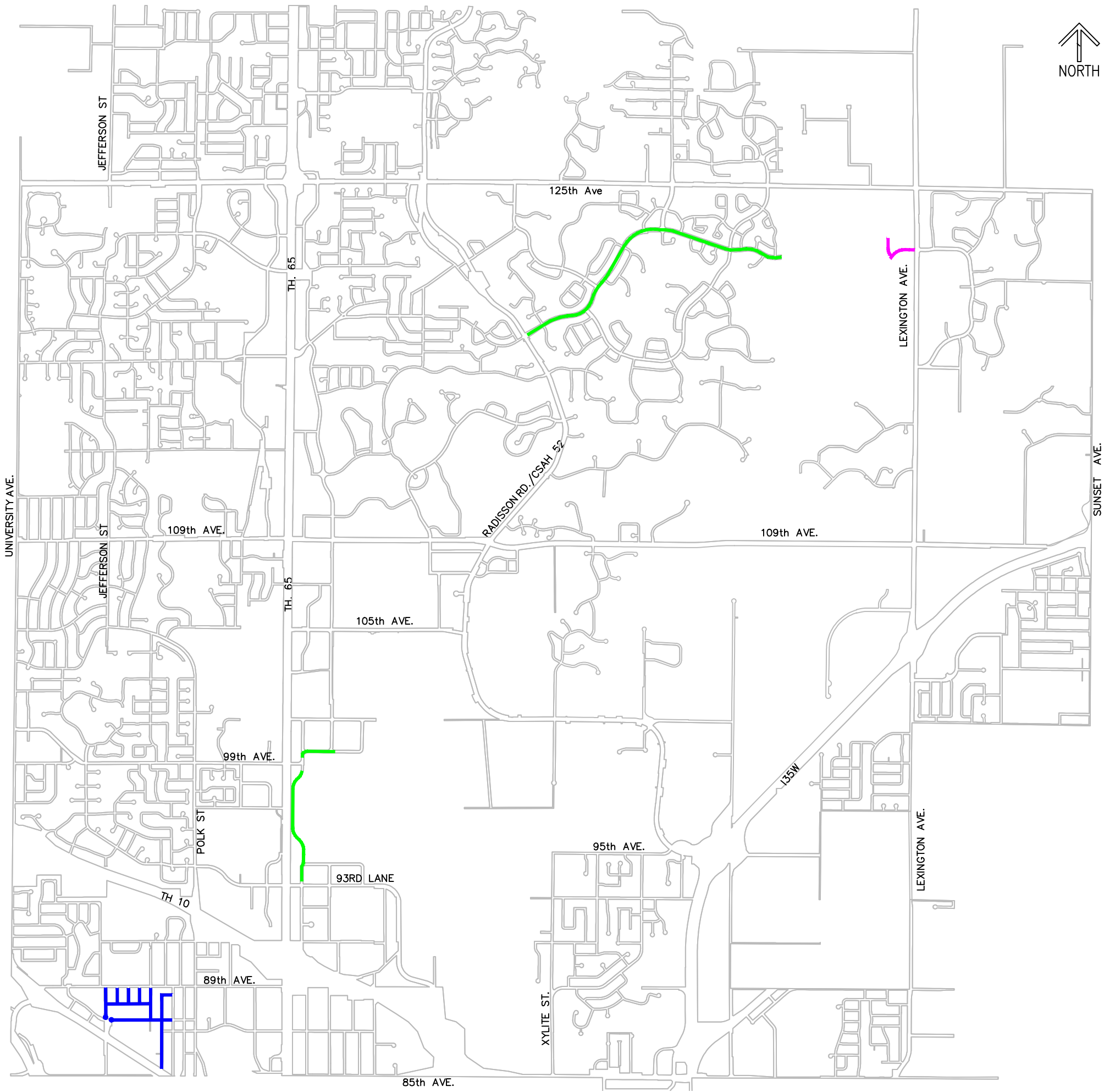


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



2025 C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

-  2025 ZEST STREET CONSTRUCTION
-  2025 STREET REHABILITATION
-  2025 SOUTHWEST AREA STREET RECONSTRUCTION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: 2024-283

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.7

Motion to Authorize Mayor and City Manager to Enter into a Contract with Short Elliott Henrickson, Inc. (SEH) for Professional Engineering Services for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05

Executive Summary

Council is requested to approve a contract for Professional Services for preliminary design and preparation of a feasibility report for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05.

Background

The Engineering Department has identified three separate street improvement projects for the 2025 pavement management program. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The 2025 Street Rehabilitation Project, Improvement Project No. 25-05 includes the following streets:

Area 1

- Lakes Parkway from Radisson Road to dead end 120' east of Rendova Street

Area 2

- Baltimore Street from 120' south of 99th Lane to 99th Lane
- 99th Lane from Baltimore Street to Davenport Street

Area 3

- Baltimore Street from 94th Lane to 300' south of 99th Avenue

Area 4

- Baltimore Street from 93rd Lane to 94th Lane

SEH has provided the requested letter of proposal for the 2025 Street Rehabilitation project, Improvement Project No. 25-05. The proposal, in the amount of \$84,145, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, and compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with SEH.

This project will be funded through proposed project assessments, Pavement Management Program funds, Public Utility Funds, and Municipal State Aid System funds.

Strategic Plan Relationship

The project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

The funding for this activity is provided by the reallocation of a project previously included in the 2024-2028 Capital Improvement Plan, "2025 Area 3 Street Reconstruction", which was anticipated to be completed on/around 125th Ln, 126th Ave, Madison St, Jackson St, 127th Ave, Able Cir, and E Hwy 65 Frontage Rd. The 2024 CIP includes \$399,500 for consulting, and staff anticipates the project construction to begin in 2025. Funding for construction and contingency costs will be formally authorized with the adoption of the 2025 CIP later this year.

2024-2028 Capital Improvement Plan: Street Rehabilitation Project			
Sources and Uses	2024	2025	Total
Funding Sources			
GO Bond Proceeds - Levy	\$399,500	\$1,838,875	\$2,238,375
GO Bond Proceeds - Assessment	\$-	\$746,125	\$746,125

Total Funding Sources	\$399,500	\$2,585,000	\$2,984,500
Expenditures			
Consulting	\$399,500	\$-	\$399,500
Construction	\$-	\$2,350,000	\$2,350,000
Contingency	\$-	\$235,000	\$235,000
Total Expenditures	\$399,500	\$2,585,000	\$2,984,500

The contract, including contingencies for engineering services as proposed, is within the approved 2024 consulting budget.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with SEH in the amount of \$84,145 for preliminary design and preparation of a feasibility report for the 2025 Street Rehabilitation project, Improvement Project No. 25-05. In addition, authorize a 10% contingency to bring the total project budget to \$92,560 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 25-05 SEH Feasibility Proposal
2. 2025 Street CIP



Building a Better World
for All of Us®

June 28, 2024

RE: City of Blaine, Minnesota
2025 Blaine Street Rehabilitation Project
SEH No. BLAIN 178895 14.00

Mr. Cody Sylvester
Project Engineer
City of Blaine
10801 Town Square Dr. NE
Blaine, MN 55449-8100

Dear Mr. Sylvester:

SEH appreciates the opportunity to continue to provide professional services to the City of Blaine (City) on the City's Street Reconstruction Program. We are pleased to provide this proposal to provide preliminary design and surveying services for the Blaine Street Improvements planned for 2025.

The City has requested a proposal and scope of work to perform preliminary surveying, preliminary design and feasibility report preparation for the 2025 Street Rehabilitation project (from your RFP dated June 4, 2024)

PROJECT UNDERSTANDING

The City of Blaine is continuing their Pavement Management Program with a pavement replacement project of the streets identified for their 2025 street reconstruction program. The City will engage a consultant to provide preliminary survey, preliminary design and feasibility report preparation for the City. SEH is to propose on the Blaine Street Rehabilitation Project which includes the street segments listed below and are also highlighted in Exhibit 1.

Area 1

- 2" mill and overlay with Texas Underseal (1.5" ex. Wear course) and spot replacement of damaged curb and gutter.
 - Lakes Parkway from Radisson Road to the dead end 120' east of Rendova Street.

Area 2

- Full Depth replacement of bituminous pavement with spot replacement of damaged curb and gutter.
 - Baltimore Street from 120' south of 99th Lane (S) to 99th Lane (E).
 - 99th Lane from Baltimore Street to Davenport Street.

Area 3

- 2" mill and overlay with Texas Underseal (3" ex. Wear course) and spot replacement of damaged curb and gutter.
 - Baltimore Street from 94th lane to 300' south of 99th Avenue.

Area 4

- Full width pavement replacement of bituminous pavement with full curb and gutter replacement.
 - Baltimore Street from 93rd Lane to 94th Lane.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

SCOPE OF WORK

Task 1: Pre-feasibility Report Survey Services

Subtask A – Condition Inspection of Existing Infrastructure

Conducting a field review during the initial phase of the project is an essential and careful step in the rehabilitation process. Our approach will align closely with the methods employed in previous street improvement projects successfully executed by SEH. Through collaborative field reviews conducted alongside City Staff on those projects, we have gained familiarity with their expectations regarding infrastructure condition and criteria for replacement.

Project Areas 1&3– SEH will conduct inspections of the streets in project areas 1&3 to assess their condition, which includes reviewing the curb and gutter, pavements, as well as a condition assessment of sanitary and storm sewer structures. Additionally, we will review the condition of water mains, based on record drawing information, hydrants, and valves. Ultimately, the plan for project areas 1&3 entails a mill and overlay of the pavement along with minimal spot curb replacement on the designated streets.

Project Areas 2&4 – In project areas 2 and 4, the inspection assessment will be similar to that of areas 1 and 3 but will also involve coordinating with a geotechnical firm to review the subgrade in project area 4. The planned improvements for areas 2 and 4 include a full-depth pavement replacement and a slightly higher amount of spot curb replacement compared to areas 1 and 3.

Subtask B – Topographic Survey

A partial topographical survey is proposed in project areas 1 and 3 to include public utilities and the curb flow line every 100' to determine if there are surface drainage issues. For project areas 2 and 4, a full topographic survey is proposed for the project areas. The survey will include full street cross sections, driveway cross sections as well as locating existing underground utilities (coordinate a Gopher One Call) and include a review of the existing structures within the project area to identify potential conflicts with the proposed improvements.

To determine if additional easements or right-of-way (ROW) are necessary for the planned improvements, an assessment of the existing ROW and easements will be conducted. Given that many of the proposed enhancements will be carried out within the existing ROW, it is not expected that new easements or ROW will be required.

We will assist the City and work with a geotechnical firm to perform a subsurface geotechnical investigation. As part of the investigation, we would recommend borings be taken to help determine and verify the existing pavement section along with the depth of local groundwater. This is a critical step in the pre-design phase to help avoid potential pavement section issues that could cause project delays or increased costs.

Task 2: Feasibility Report Services

SEH will prepare the feasibility report and assessment roll, subject to review by the City. SEH will gather the County file containing the names, addresses, PINS, and property addresses of the property owners. SEH will calculate the assessments by applying the City of Blaine's assessment policy, using the preliminary project costs developed during Task 1.

The feasibility report will be prepared consistent with the requirements of Mn Statute 429 for specially assessing a public improvement. A draft feasibility report will be provided to the City in advance of the improvement hearing for City review and comment.

SEH will also attend one neighborhood open house meeting prior to the Improvement Hearing and assist city staff with resident questions concerning the project and/or assessments. SEH will also prepare the necessary materials for the Improvement Hearing, with the City of Blaine handling the mailing of notices.

SCHEDULE

It is our understanding that SEH will be awarded the project we are proposing on. Per the RFP, the City approval of a formal contract is anticipated on July 15, 2024. Based on that award, we have prepared the following proposed schedule that would be followed for the project SEH is awarded:

- City Council awards contract July 15, 2024
- Field Review of Existing InfrastructureAugust - September 2024
- Topographic Survey September 2024
- Prepare Feasibility Report early-October 2024
- Final Feasibility Report to City October 23, 2024
- Neighborhood Open HouseLate October 2024
- Improvement Hearing November 4, 2024

SEH and City staff can discuss the above schedule and adjust as needed to fit council and staff schedules.

COMPENSATION

SEH proposes to complete all the services listed in this scope of work on an hourly basis. Compensation will be based on the hourly cost of personnel plus reimbursable expenses, including reproductions, mileage and equipment. A detailed work plan is attached for the project. The following is a summary of our estimated fees for the scope of services:

2025 Street Reconstruction	
Work Task	Estimated Fee
Task 1 – Pre-feasibility Report Survey Services	\$25,615
Task 2 – Feasibility Report Services	\$50,130
Expenses	\$8,400
Total Fee	\$84,145

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Dustin Cesafsky

Dustin Cesafsky
Project Manager

djc

x:\ae\b\blain\common\proposals\2024 streets report\exhibit 1_ltr.docx

City of Blaine, Minnesota

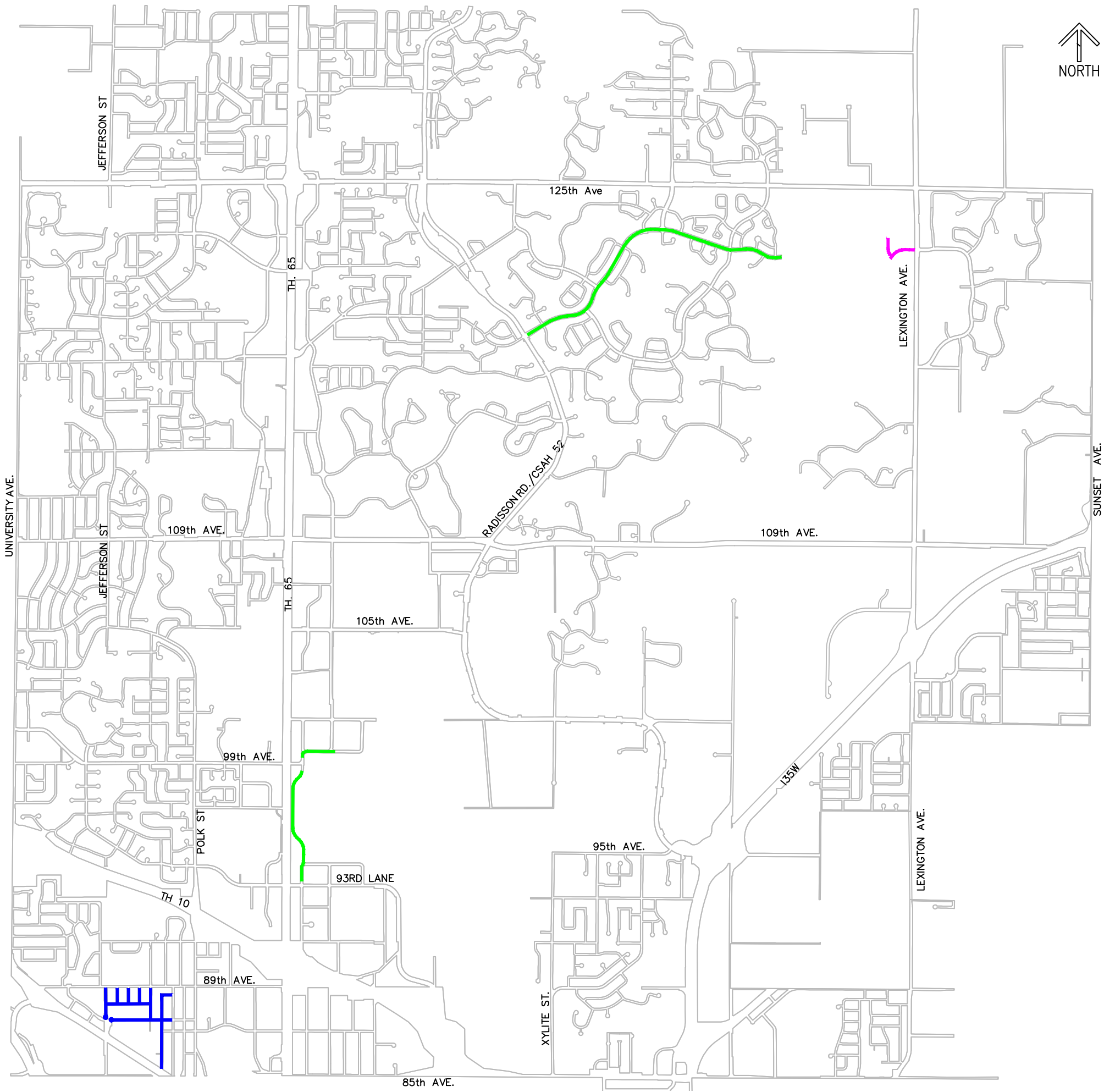
Approved this ____ day of _____, 2024

By: _____ By: _____
Tim Sanders - Mayor Michelle Wolfe - City Manager

2025 Blaine Street Rehabilitation Project
Professional Services Workplan and Costs
June 28, 2024



Work Task	Client Service Manager	Project Manager	Proj. Engineer	Grad Engineer	Prof. Land Surveyor	Survey Crew Chief	Technician/Admin	Total Hours
1.0 Pre-Feasibility Report								
1.1 Inspect Streets to determine condition including review of curb and gutter, pavements, sidewalks and sanitary sewer structure surveys, review water main hydrant condition and valve locations	1	4	16	4	12			37
1.2 Collect GSOC information			2	2		6	2	12
1.3 Perform Topographic Survey on Project Area Streets (approx. 4.3 miles)		1				80		81
1.3 Draft/Process preliminary survey			2		16			18
1.4 Collect project area videography with 4k active HDR 360° camera		2	8					10
1.5 Determine soil boring program with City and geotech consultant, coordinate with geotech regarding subgrade, pavement sections etc.	1	4						5
Task 1.0 - Hours:	2	11	28	6	28	86	2	163
<i>Deliverables - Field review notes and documents regarding removal criteria and priority decisions made in the field. Inspection notes, topographic survey file (includes Hydrants, GV, Structures). City to pay for geotech consultant services</i>								
2.0 Feasibility Report Services								
2.1 Kick Off Meeting Prepare for, attend and facilitate kick off meeting to review scope, budget, schedule and deliverables. Understand staff expectations regarding communication and street rehab. Develop field review criteria and priorities. Discuss stakeholders and public involvement	2	4	4				2	12
2.2 Map Preparation Prepare 30% design plan view layout utilizing to scale, color drawings prepared in CAD on aerial photography. Gather public and private utility information from Gopher State One call and city records to build the base map for use at public open house.		4	12	8				24
2.3 Meet with Coon Creek Watershed District Prepare for, attend and facilitate a meeting with Coon Creek Watershed District to discuss hydrology/hydraulic (H/H) design, including hydraulic analysis and design of the final stormwater conveyances in the area with the watershed's permitting requirements and schedule.		4	4				4	12
2.4 Prepare the draft feasibility report Based on 30% design, develop typical sections, removals, pavement section recommendations, ADA Improvements, 30% storm sewer designs. Present existing and proposed improvements, costs, funding and recommendations in feasibility report document. Create report exhibits including location map, typical sections and high level illustrated improvements.	2	24	40	40			2	108
2.5 Prepare the 30% cost estimate Prepare high level 30% cost estimate for each street in the area based on field review, preliminary pavement section, signal upgrades and storm sewer need assumptions.	1	16	40	16				73
2.6 Develop and prepare the assessment role Gather property owner information for project area, develop assessment spreadsheet utilizing the City of Blaine assessment policy to calculate assessments. Review with city staff for appropriateness and determine final assessment role.	1	16	32				2	51
2.7 30% design review meeting prepare for, attend and facilitate the 30% design review meeting. Discuss findings and assumptions, exhibits and report format. Share draft cost estimates and assessment roles. Discuss upcoming public open house format and meeting plan.	1	4						5
2.8 Host a public open house Prepare for, attend and facilitate an informational public open house. Utilize the 30% design plan layout. Create comment cards, gather information and prepare a summary of public comments.	4	4	4				2	14
2.9 Review and Finalize the feasibility report submit draft feasibility report to city staff for review. Facilitate review comments and make revisions, finalize report, publish copies.	2	8	4					
Task 2.0 - Hours:	13	84	140	64	0	0	12	299
<i>Deliverables - Layout, comments cards and public comment summary for open house, feasibility report with exhibits, costs and assessment roles, meeting agendas and minutes, Gopher State One call design coordination, 30% street and storm sewer design. Pavement design recommendation by geotechnical sub-consultant.</i>								
TOTAL HOURS	15	95	168	70	28	86	14	462
SEH AVERAGE HOURLY RATES	\$230	\$195	\$150	\$130	\$190	\$145	\$120	
SUBTOTAL LABOR COSTS	\$3,450	\$18,525	\$25,200	\$9,100	\$5,320	\$12,470	\$1,680	\$75,745
REIMBURSABLE EXPENSES								\$7,600
Mileage								\$500
Exhibits/Reproductions (Assumes postage by others for mailings)								\$300
TOTAL COST								\$84,145



2025 C.I.P. CITY OF BLAINE PAVEMENT MANAGEMENT PROGRAM

LEGEND

-  2025 ZEST STREET CONSTRUCTION
-  2025 STREET REHABILITATION
-  2025 SOUTHWEST AREA STREET RECONSTRUCTION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine

Staff Report

File Number: 2024-284

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Motion

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.8

Motion to Authorize Mayor and City Manager to Enter into a Contract with Bolton & Menk for Professional Engineering Services for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06

Executive Summary

Council is requested to approve a contract for Professional Services for preliminary design and preparation of a feasibility report for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06.

Background

The Engineering Department has identified three separate street improvement projects for the 2025 pavement management program. Staff provided an overview of these projects to council at the July 8 workshop. For each of these projects, staff requested a letter of proposal from an engineering firm that is in the consultant pool that the City Council adopted on August 2, 2021 with Motion 21-114.

The 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06 includes the following streets:

- 87th Lane from west cul-de-sac to Able Street
- 88th Avenue from Jefferson Street to Jackson Street
- 88 ½ Avenue from Van Buren Street to Able Street
- Jefferson Street from south cul-de-sac to 89th Avenue
- Madison Street from 88th Avenue to 89th Avenue
- Monroe Street from 88th Avenue to 89th Avenue
- Quincy Street from 88th Avenue to 89th Avenue
- Jackson Street from 87th Lane to 89th Avenue

- Van Buren Street from County Highway 10 Frontage Road to 88 ½ Avenue

Bolton & Menk has provided the requested letter of proposal for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06. The proposal, in the amount of \$98,710, is for preliminary design and preparation of a feasibility report for the project. Staff reviewed the proposal, and compared it with previous proposals for similar projects, and determined that the fees are justified and reasonable. After completion of the feasibility report and upon ordering the improvements, a contract for final design and construction services would be negotiated with Bolton & Menk.

This project will be funded through proposed project assessments, Pavement Management Program funds, and Public Utility Funds.

Strategic Plan Relationship

The project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

Not required.

Financial Impact

This project was previously identified in the 2024-2028 Capital Improvement Program as "2025 Area 1 Street Reconstruction", which was adopted by the City Council via resolution 23-207 on December 18, 2023. The 2024 CIP includes \$391,000 for consulting, and staff anticipates the project construction to begin in 2025. Additional consulting, construction, and contingency costs for the project will be formally authorized with the adoption of the 2025 CIP later this year.

2024-2028 Capital Improvement Plan: Southwest Area Reconstruction Project Area			
Sources and Uses	2024	2025	Total
Funding Sources			
GO Bond Proceeds - Levy	\$391,000	\$2,471,000	\$2,862,000
GO Bond Proceeds - Assessment	\$-	\$729,500	\$729,500
Total Funding Sources	\$391,000	\$2,527,000	\$3,591,500
Expenditures			
Consulting	\$391,000	\$225,000	\$616,000

Construction	\$-	\$2,300,000	\$2,705,000
Contingency	\$-	\$227,000	\$270,500
Total Expenditures	\$391,000	\$2,527,000	\$3,591,500

The contract, including contingencies for engineering services as proposed, is within the approved 2024 consulting budget.

Public Outreach/Input

The project will follow the public outreach guidelines set forth in MN Chapter 429 Statutes.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Bolton & Menk in the amount of \$98,710 for preliminary design and preparation of a feasibility report for the 2025 Southwest Area Street Reconstruction project, Improvement Project No. 25-06. In addition, authorize a 10% contingency to bring the total project budget to \$108,581 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 25-06 BMI Feasibility Proposal
2. 2025 Street CIP



Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

June 25, 2024

Cody Sylvester, P.E.
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: Proposal for **2025 Southwest Area Street Reconstruction Project**
City of Blaine, MN
City Project No. 25-06

Mr. Sylvester:

The project scope and proposed fees have been prepared as requested to complete the reconstruction of the following streets in the City of Blaine:

- 87th Lane, from west cul-de-sac to Able Street
- 88th Avenue, from Jefferson Street to Jackson Street
- 88 ½ Avenue, from Van Buren Street to Able Street
- Jefferson Street, from south cul-de-sac to 89th Avenue
- Madison Street, from 88th Avenue to 89th Avenue
- Monroe Street, from 88th Avenue to 89th Avenue
- Quincy Street, from 88th Avenue to 89th Avenue
- Jackson Street, from 87th Avenue to 89th Avenue
- Van Buren Street, from County Highway 10 Frontage Road to 88 ½ Avenue

All streets will be reconstructed to the city's standard residential street typical section, including concrete curb and gutter. Existing storm sewer will be supplemented with new storm sewer as needed, and block structures will be replaced with new pre-cast structures. Water main improvements will consist of replacement of old-style hydrants (approximately 9 each) and gate valves (approximately 18 each). No sanitary sewer improvements are anticipated. Additional details of the project scope, fee and schedule are provided below

Project Scope

Task 1 – Preliminary Survey

As part of Task 1, we will:

1. hold a kick-off meeting with city staff,
2. perform a pre-inspection of the streets, including a thorough inspection of the existing storm sewer structures, including 360-degree photos,
3. perform a topographic survey of all streets, including private utilities,
4. determine ROW and/or easements needed, and
5. coordinate a geotechnical investigation of the project areas. Geotechnical investigation to be performed by a sub-consultant.

Task 2 – Preliminary Design/Feasibility Report

As part of Task 2, we will perform preliminary design services and prepare a feasibility report that includes preliminary cost estimates and assessments based on the City of Blaine Assessment Policy. We assume the city will provide the property owner information (i.e. names, addresses, PIDs, etc.) to include in the feasibility report. Finally, we will prepare for and attend one neighborhood open house to review the findings in the feasibility report.

Proposed Fee

The following table summarizes the cost breakdown for each task. A detailed summary of our estimated hours and hourly rates is attached to this proposal.

Estimated Fees		
Task	Description	Amount
1	Preliminary Survey	\$46,746
2	Preliminary Design/Feasibility Report	\$51,964
	Total Estimated Fee	\$98,710

Tasks 1 and 2 shall be Hourly Not to Exceed, subject only to adjustments for a change in scope of services performed agreed upon in writing by the City and the Consultant. A separate proposal will be submitted for final design and construction services costs following completion of the feasibility report. Sub-consultant costs for the geotechnical investigation in Task 1 will be forwarded to the city for payment directly to the sub-consultant. Costs for the investigation are estimated to be \$10,000 - \$15,000.

Proposed Project Schedule

Design of the project would occur in 2024/2025, and the project would be constructed during the summer of 2025. Therefore, the following schedule allows for construction to be completed during the 2025 construction season:

Proposed Project Schedule	
Council approves consultant contract, orders feasibility report	July 15, 2024
Perform prelim survey	July to September 2024
Prepare feasibility report	August to October 2024
Council receives feasibility report, orders public improvement hearing	November 4, 2024
Open house meeting	Week of Nov 4, 2024
Public improvement hearing, council orders project, authorizes plans/specs	November 18, 2024
Prepare plans/specs	Nov 2024 - Jan 2025
Council approves plans/specs, sets bid date	January 20, 2025
Open Bids	February 2025
Council awards contract	March 2025
Begin construction	May 2025
Complete construction	September 2025
Assessment hearing	October 2025

Acceptance

Please indicate your acceptance of this proposal by signing on the signature block below and returning a copy to us.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you have any questions regarding this proposal, please contact me at 651-968-7742.

Bolton & Menk, Inc.



Michael Nill, P.E.
Principal Engineer

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

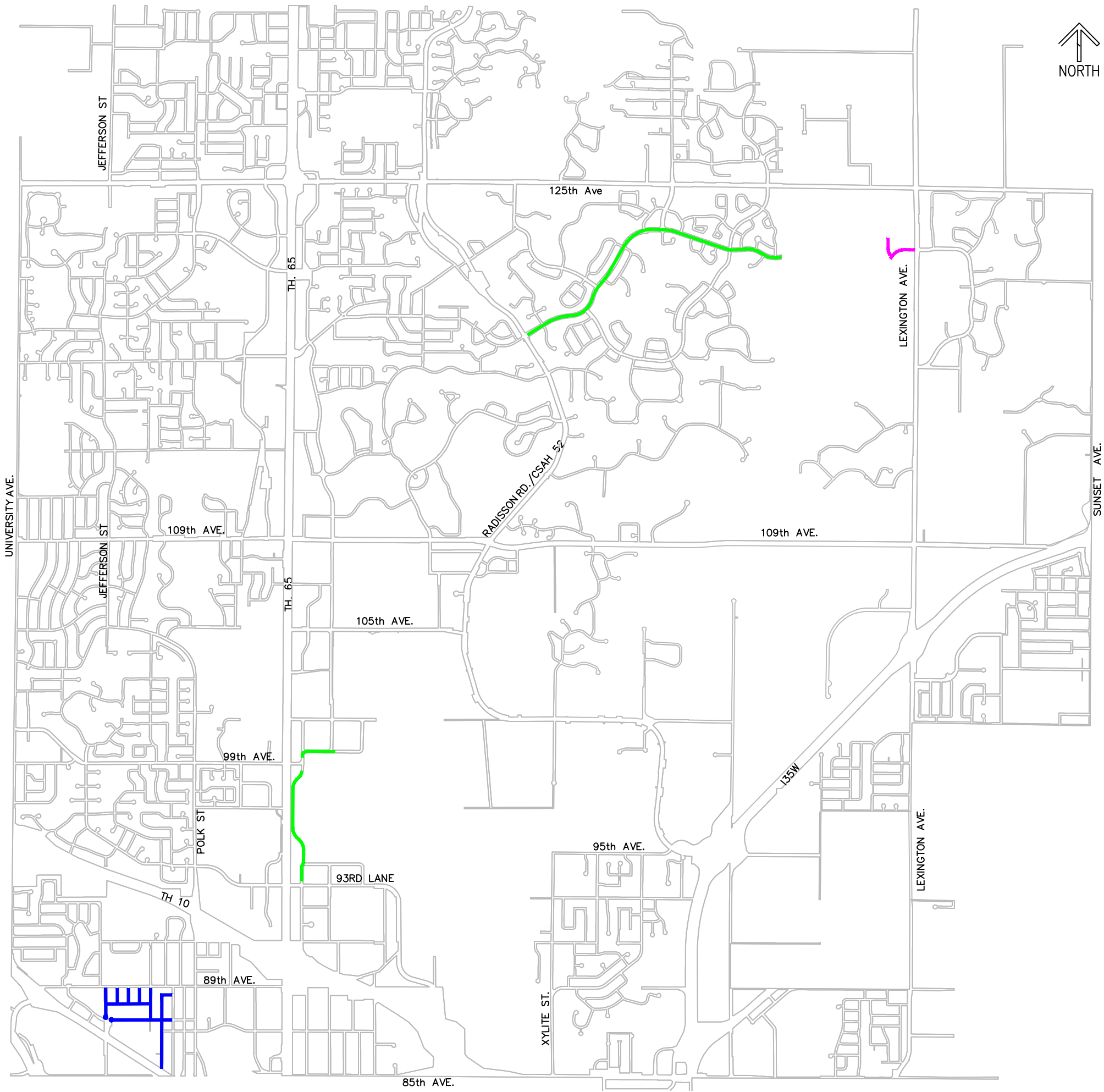
By: _____

Printed Name: Michelle Wolfe

Title: City Manager

Date: _____

Fee Schedule - 2025 Southwest Area Street Reconstruction Project													
Task No.	Work Task Description	Principal Engineer/ Project Manager	Design Engineer	Engineering Technician	Water Resources Project Engineer	Construction Manager	Survey Project Manager	Survey Technician		Surveyor	Geotechnical	Total Hours	Total Cost
Task 1 - Pre-feasibility Report Survey Services													
1.1	Street and Structure Inspections	2	20			20						42	\$6,660
1.2	Kick-off Meeting	2	2									4	\$750
1.3	Topographic Survey		6				12	30	160			208	\$37,500
1.4	Review ROW/Easement Needs	2					4					6	\$1,220
1.5	Coordinate Geotechnical Review		2	2								4	\$616
	Sub-Total Task 1											\$46,746	
Task 2 - Feasibility Report Services													
2.1	Preliminary Watershed Meeting	2	2		2							6	\$1,092
2.2	Preliminary Design and Cost Estimates	40	96	48	24	4						212	\$35,796
2.3	Prepare Report, Including Assessments	24	50									74	\$13,290
2.4	Prepare for and Attend One Open House	4	4	2								10	\$1,786
	Sub-Total Task 2											\$51,964	
	Total Hours	76	182	52	26	24	16	30	160			562	
	Hourly Rate	\$210.00	\$165.00	\$143.00	\$171.00	\$147.00	\$200.00	\$129.00	\$189.00				
	TOTAL COST	\$15,960	\$30,030	\$7,436	\$4,446	\$3,528	\$3,200	\$3,870	\$30,240	\$0			\$98,710



2025 C.I.P.

CITY OF BLAINE

PAVEMENT MANAGEMENT PROGRAM

LEGEND

-  2025 ZEST STREET CONSTRUCTION
-  2025 STREET REHABILITATION
-  2025 SOUTHWEST AREA STREET RECONSTRUCTION



ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172



City of Blaine Staff Report

File Number: RES 24-143

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.9

Resolution Accepting a Bid from Diversified Paving in the amount of \$248,576.81 for the 2024 Blaine Trail Maintenance Project, Improvement Project Number 24-42

Executive Summary

Accept bids for the 2024 Trail Maintenance Project, Improvement Project 24-42 and award the contract in the amount of \$248,576.81 to Diversified Paving. The project replaces/adds new ADA compliant pedestrian ramps, reclaims and paves approximately 2900 feet of trail and seal coat approximately 2400 feet of trail. See attached map for locations.

Background

The City Council previously approved a budget for the Parks & Trails Capital Improvement Program, which included \$265,000 for trail maintenance projects in 2024. Plans and specifications were prepared. Bids were received electronically at 10:00 AM, July 2, 2024, for Project No. 24-42. A total of 4 bids were received, ranging from \$248,576.81 to \$453,133.10. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$291,885.80
Diversified Paving	\$248,576.81
Winberg Companies LLC	\$283,188.56
Park Construction Company	\$380,745.80

Bids have been checked and tabulated, and it has been determined that Diversified Paving of St. Augusta, Minnesota is the lowest bidder. The Engineering Department has not worked with Diversified Paving on previous contracts. The engineering staff has checked references for Diversified Paving and they have successfully completed similar projects in the Twin Cities area. Staff recommends that the low bid be accepted, and a contract entered into with Diversified Paving.

The funding for this trail maintenance project was approved within the 2024-2028 Capital Improvement Program, with an appropriation of \$265,000 from the Parks and Trail Fund.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality trail infrastructure.

Board/Commission Review

Not applicable

Financial Impact

The 2024 Capital Improvement Program, which was approved on December 18, 2023, via resolution 23-207, allocated \$265,000 for trail improvements (P2408) from the Parks and Trail Fund. The requested contract, including contingency, is within the appropriated project budget.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Bid Tabulation



City of Blaine

Signature Copy

Resolution: RES 24-143

Resolution Accepting a Bid from Diversified Paving in the amount of \$248,576.81 for the 2024 Blaine Trail Maintenance Project, Improvement Project Number 24-42

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 24-42, said bids were received on July 2, 2024, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Diversified Paving	\$248,576.81
Winberg Companies LLC	\$283,188.56
Park Construction Company	\$380,745.80

AND WHEREAS, Diversified Paving of St. Augusta, Minnesota is the lowest responsible bidder.

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

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Diversified Paving for the designated improvements in the amount of \$248,576.81.
2. A contingency is hereby approved to bring the total project budget to \$265,000 and the City Manager or her designee is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

PASSED by the City Council of the City of Blaine this 15th day of July 2024.

2024 Blaine Trail Maintenance (#9175995), I/P 24-42
Owner: City of Blaine
Solicitor: Blaine MN, City of - Engineering Department
07/02/2024 10:00 AM CDT

						Engineer Estimate		Diversified Paving		Winberg Companies LLC		Park Construction Company		Urban Companies	
Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID							\$252,283.30		\$217,988.70		\$234,411.60		\$318,493.30		\$401,085.10
	1	2021.501	MOBILIZATION	LS	1	\$16,500.00	\$16,500.00	\$9,500.00	\$9,500.00	\$10,500.00	\$10,500.00	\$35,200.00	\$35,200.00	\$21,250.00	\$21,250.00
	2	2215.504	REMOVE CONCRETE CURB	LF	16	\$37.50	\$600.00	\$28.00	\$448.00	\$105.00	\$1,680.00	\$63.50	\$1,016.00	\$50.00	\$800.00
	3	2104.504	REMOVE BITUMINOUS TRAIL	SY	2241	\$12.50	\$28,012.50	\$7.38	\$16,538.58	\$4.20	\$9,412.20	\$13.10	\$29,357.10	\$25.00	\$56,025.00
	4	2106.507	EXCAVATION - COMMON (EV)	CY	952	\$20.00	\$19,040.00	\$35.78	\$34,062.56	\$35.70	\$33,986.40	\$29.70	\$28,274.40	\$80.00	\$76,160.00
	5	2108.504	GEOTEXTILE FABRIC TYPE 9	SY	2856	\$5.00	\$14,280.00	\$1.73	\$4,940.88	\$3.15	\$8,996.40	\$2.60	\$7,425.60	\$7.00	\$19,992.00
	6	2211.507	AGGREGATE SURFACING (CV), CLASS 5	CY	952	\$40.00	\$38,080.00	\$55.39	\$52,731.28	\$47.25	\$44,982.00	\$60.30	\$57,405.60	\$70.00	\$66,640.00
	7	2231.604	BITUMINOUS PATCH SPECIAL	SY	22	\$50.00	\$1,100.00	\$68.18	\$1,499.96	\$105.00	\$2,310.00	\$195.00	\$4,290.00	\$270.30	\$5,946.60
	8	2356.504	ASPHALT EMULSION SEAL COAT	SY	563	\$7.50	\$4,222.50	\$1.98	\$1,114.74	\$2.10	\$1,182.30	\$11.20	\$6,305.60	\$4.50	\$2,533.50
	9	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 1.5" OVERLAY	TON	74	\$175.00	\$12,950.00	\$112.00	\$8,288.00	\$199.50	\$14,763.00	\$171.00	\$12,654.00	\$186.00	\$13,764.00
	10	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 2.0" NEW PAVEMENT	TON	316	\$175.00	\$55,300.00	\$118.50	\$37,446.00	\$178.50	\$56,406.00	\$197.00	\$62,252.00	\$164.00	\$51,824.00
	11	2531.504	CONCRETE PEDESTRIAN RAMP (6")	SF	40	\$66.00	\$2,640.00	\$105.50	\$4,220.00	\$141.75	\$5,670.00	\$27.00	\$1,080.00	\$175.00	\$7,000.00
	12	2502.602	CONNECT TO STORM SEWER	EA	3	\$1,250.00	\$3,750.00	\$350.00	\$1,050.00	\$892.50	\$2,677.50	\$1,350.00	\$4,050.00	\$2,000.00	\$6,000.00
	13	2502.502	4" PRECAST CONCRETE HEADWALL	EA	1	\$550.00	\$550.00	\$1,500.00	\$1,500.00	\$682.50	\$682.50	\$270.00	\$270.00	\$800.00	\$800.00
	14	2502.503	4" PERFORATED PIPE DRAIN (FRENCH DRAIN)	LF	218	\$38.10	\$8,305.80	\$59.65	\$13,003.70	\$47.25	\$10,300.50	\$46.10	\$10,049.80	\$35.00	\$7,630.00
	15	2502.503	4" SOLID PIPE DRAIN	LF	130	\$20.75	\$2,697.50	\$45.00	\$5,850.00	\$29.40	\$3,822.00	\$29.30	\$3,809.00	\$30.00	\$3,900.00
	16	2502.602	NYLOPLAST INLINE DRAIN WITH DI 8" DOME CASTING	EA	8	\$1,100.00	\$8,800.00	\$550.00	\$4,400.00	\$630.00	\$5,040.00	\$1,700.00	\$13,600.00	\$1,500.00	\$12,000.00
	17	2573.502	STORM DRAIN INLET PROTECTION	EA	8	\$160.00	\$1,280.00	\$150.00	\$1,200.00	\$210.00	\$1,680.00	\$216.00	\$1,728.00	\$400.00	\$3,200.00
	18	2567.601	TRAFFIC CONTROL	LS	1	\$5,050.00	\$5,050.00	\$2,000.00	\$2,000.00	\$2,400.00	\$2,400.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00
	19	2574.507	COMMON TOPSOIL BORROW (LV)	CY	177	\$125.00	\$22,125.00	\$35.00	\$6,195.00	\$50.40	\$8,920.80	\$60.60	\$10,726.20	\$60.00	\$10,620.00
	20	2575.501	TURF ESTABLISHMENT (SEEDING)	LS	1	\$7,000.00	\$7,000.00	\$12,000.00	\$12,000.00	\$9,000.00	\$9,000.00	\$27,000.00	\$27,000.00	\$25,000.00	\$25,000.00
ALTERNATE BID							\$39,602.50		\$30,588.11		\$48,776.96		\$62,252.50		\$52,048.00
	21	2021.501	MOBILIZATION	LS	1	\$3,500.00	\$3,500.00	\$2,500.00	\$2,500.00	\$5,300.00	\$5,300.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00
	22	2104.504	REMOVE BITUMINOUS TRAIL	SY	61	\$12.50	\$762.50	\$24.59	\$1,499.99	\$31.80	\$1,939.80	\$33.60	\$2,049.60	\$25.00	\$1,525.00
	23	2106.507	EXCAVATION - COMMON (EV)	CY	24	\$20.00	\$480.00	\$83.33	\$1,999.92	\$106.00	\$2,544.00	\$82.90	\$1,989.60	\$80.00	\$1,920.00
	24	2108.504	GEOTEXTILE FABRIC TYPE 9	SY	73	\$5.00	\$365.00	\$6.84	\$499.32	\$15.90	\$1,160.70	\$8.20	\$598.60	\$7.00	\$511.00
	25	2211.507	AGGREGATE SURFACING (CV), CLASS 5	CY	24	\$40.00	\$960.00	\$104.16	\$2,499.84	\$79.50	\$1,908.00	\$89.80	\$2,155.20	\$70.00	\$1,680.00
	26	2231.604	BITUMINOUS PATCH SPECIAL	SY	50	\$50.00	\$2,500.00	\$68.18	\$3,409.00	\$106.00	\$5,300.00	\$80.40	\$4,020.00	\$184.00	\$9,200.00
	27	2356.504	ASPHALT EMULSION SEAL COAT	SY	1298	\$7.50	\$9,735.00	\$1.98	\$2,570.04	\$2.12	\$2,751.76	\$4.95	\$6,425.10	\$4.50	\$5,841.00
	28	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 1.5" OVERLAY	TON	71	\$175.00	\$12,425.00	\$130.00	\$9,230.00	\$249.10	\$17,686.10	\$161.00	\$11,431.00	\$186.00	\$13,206.00
	29	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - 2.0" NEW PAVEMENT	TON	7	\$175.00	\$1,225.00	\$200.00	\$1,400.00	\$265.00	\$1,855.00	\$643.00	\$4,501.00	\$575.00	\$4,025.00
	30	2567.601	TRAFFIC CONTROL	LS	1	\$650.00	\$650.00	\$500.00	\$500.00	\$1,590.00	\$1,590.00	\$216.00	\$216.00	\$2,500.00	\$2,500.00
	31	2574.507	COMMON TOPSOIL BORROW (LV)	CY	44	\$125.00	\$5,500.00	\$45.00	\$1,980.00	\$68.90	\$3,031.60	\$60.60	\$2,666.40	\$60.00	\$2,640.00
	32	2575.501	TURF ESTABLISHMENT (SEEDING)	LS	1	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$3,710.00	\$3,710.00	\$16,200.00	\$16,200.00	\$5,000.00	\$5,000.00
BASE BID TOTAL							\$252,283.30		\$217,988.70		\$234,411.60		\$318,493.30		\$401,085.10
ALTERNATE BID TOTAL							\$39,602.50		\$30,588.11		\$48,776.96		\$62,252.50		\$52,048.00
GRAND TOTAL							\$291,885.80		\$248,576.81		\$283,188.56		\$380,745.80		\$453,133.10



City of Blaine

Staff Report

File Number: RES 24-148

Agenda Date	Status
July 15, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.10

Resolution Authorizing the Mayor and City Manager to Enter into an Agreement with Connexus Energy for Energy and Maintenance and Installation of Outdoor Lighting for 117th Avenue and Ulysses Street Roundabout, Improvement Project No. 23-09 and Associated Budget Amendment

Executive Summary

Council is requested to approve the resolution authorizing the Mayor and City Manager to enter into an Agreement with Connexus Energy for the installation of streetlights and Energy and Maintenance services for outdoor lighting in the amount of \$78,305.75 for Ulysses Street and 117th Avenue Roundabout, Improvement Project No. 23-09 and associated budget amendment.

Background

Construction of the Ulysses Street and 117th Avenue has started. Bolton-Menk has provided the lighting design and determined 12 new streetlights will be necessary for the roundabout. Staff has been working with Connexus Energy to provide lighting within the roundabout. Connexus will provide all materials and labor necessary for the installation of the new lights. Connexus Energy will also provide all future maintenance of the lights under the terms of the agreement.

The attached is Connexus's standard agreement for the installation of the 12 lights for the amount of \$78,305.75. A separate agreement for the ongoing Energy and Maintenance is also attached.

This project will be funded through the City's internal State Aid funds.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of infrastructure management by providing a safe and well maintained transportation network.

Board/Commission Review

Not required.

Financial Impact

The project will be funded by Municipal State Aid (MSA) System funds and was previously identified in the 2023-2027 Capital Improvement Program which was adopted by the City Council via resolution 22-218 on December 19, 2022. The 2023 CIP includes \$2,700,000 for construction costs. The lighting for this project is an additional project cost and is being proposed to be funded through fund balance in the MSA Street Improvements Fund.

2023-2027 Capital Improvement Plan: Ulysses Street and 117th Avenue Intersection Improvement			
Sources and Uses	Adopted Budget	Amendments	Amended Budget
Funding Sources			
MSA Construction	\$2,700,000	\$-	\$2,700,000
MSA Fund Balance (406)	\$-	\$78,306	\$78,306
Total Funding Sources	\$2,700,000	\$78,306	\$2,778,306
Expenditures			
Construction	\$2,700,000	\$78,306	\$2,778,306
Total Expenditures	\$2,700,000	\$78,306	\$2,778,306

To date, \$634,685.30 has been encumbered for project costs, leaving a remaining total project budget of \$2,143,620.70.

Public Outreach/Input

No public outreach/input is needed for this approval. Staff does anticipate additional outreach in the future as project construction advances.

Staff Recommendation

By motion, approve the resolution authorizing the Mayor and City Manager to enter into an Agreement with Connexus Energy for the installation of streetlights and Energy and Maintenance services for outdoor lighting in the amount of \$78,305.75 on Ulysses Street and 117th Avenue Roundabout, Improvement Project No. 23-09.

Attachment List

1. Connexus Energy Energy & Maintenance Agreement



City of Blaine

Signature Copy

Resolution: RES 24-148

Resolution Authorizing the Mayor and City Manager to Enter into an Agreement with Connexus Energy for Energy and Maintenance and Installation of Outdoor Lighting for 117th Avenue and Ulysses Street Roundabout, Improvement Project No. 23-09 and Associated Budget Amendment

WHEREAS, the City of Blaine ("City") City Council ("City Council") approved the 2023-2027 Capital Improvement Plan ("CIP") on December 19, 2022, via resolution 22-218; and

WHEREAS, the CIP included project 23-09, commonly referenced as Ulysses Street and 117th Avenue Intersection Improvements; and

WHEREAS, the CIP appropriated \$2,700,000 for project 23-09, to be funded with Municipal State Aid ("MSA") construction funds; and

WHEREAS, the City Council approved a professional services contract with Bolton & Menk for survey and design services on April 17, 2023; and

WHEREAS, the City Council approved acquisition of right-of-way to facilitate the project in 2023 and 2024; and

WHEREAS, the City Council approved a contract with Valley Paving on March 18, 2024, for construction services; and

WHEREAS, the agreement with Connexus Energy for the installation of streetlights and energy and maintenance services for outdoor lighting is in the amount of \$78,305.75 and was not included within the authorized CIP; and

WHEREAS, sufficient funding exists within the City's internal MSA fund to provide for this agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following amendments to the 2024 budget and CIP:

2023-2027 Capital Improvement Plan: Ulysses Street and 117th Avenue Intersection Improvement			
Sources and Uses	Adopted Budget	Amendments	Amended Budget
Funding Sources			
MSA Construction	\$2,700,000	\$-	\$2,700,000

MSA Fund Balance (406)	\$-	\$78,306	\$78,306
Total Funding Sources	\$2,700,000	\$78,306	\$2,778,306
Expenditures			
Construction	\$2,700,000	\$78,306	\$2,778,306
Total Expenditures	\$2,700,000	\$78,306	\$2,778,306

PASSED by the City Council of the City of Blaine this 15th day of July 2024.

Outdoor Lighting

your most powerful membership[®]

Energy and Maintenance Agreement

CITY OF BLAINE
10801 TOWN SQUARE DRIVE
BLAINE MN 55449

Account #390611-219636

Location: 117TH & ULYSSES ST-ROUNDAABOUT LIGHTING (Service order:
SORD000W2400486)

Connexus Energy shall provide the energy and maintenance for the outdoor lighting system as detailed below:

- (12) LED Shoebox Outdoor Light fixtures installed on a fiberglass pole

The current energy and maintenance rate for these fixtures is \$10.00 per month, per fixture. This rate adheres to Connexus Energy's published rate schedule and is subject to change.

Maintenance of the fixtures, including lamp replacement, will be provided by Connexus Energy for a period of 25 years (According to Connexus Energy's Outdoor Lighting Guidelines). If, in Connexus Energy's opinion, after 25 years, the condition of the outdoor lighting system is such that replacement or significant renovation is necessary (due to deterioration from age), the customer will be responsible for the replacement cost.

Please indicate your acceptance of this monthly Energy and Maintenance Agreement by signing on the line below and return in the envelope provided.

Sincerely,

Candi Swenson
Engineering Services Specialist

July 2, 2024

(Accepted By)

(Date)

(Print Name)

(Title)

OUTDOOR LIGHTING SYSTEM CONDITIONS OF SERVICE your most powerful membership[®]

CITY OF BLAINE SORD000W2400486
10801 TOWN SQUARE DRIVE
BLAINE MN 55449

RE: OUTDOOR LIGHTING SYSTEM AT: 117TH & ULYSSES ROUNDABOUT LIGHTING

The enclosed outdoor lighting quote is valid for 120 days. If you accept the quote and elect to move forward with the project, full payment is required prior to the installation. There could be additional winter construction charges if your outdoor lighting system is installed between November 1st and April 1st. Connexus Energy reserves the right to revise charges due to circumstances beyond our control.

Your outdoor lighting system will be connected before your electric meter and qualifies for Connexus Energy's Outdoor Lighting Energy & Maintenance rate. This rate adheres to Connexus Energy's published rate schedule, and is subject to change without notice.

Connexus Energy will provide full maintenance on your outdoor lighting system for a period of 25 years, (subject to the terms and conditions of Connexus Energy's outdoor lighting policies.

Connexus Energy is not responsible for restoring, to its original condition, the lawn, yard, land, etc., which might be disturbed during installation. We will, however, make all reasonable attempts to minimize site damage during installation.

Consumer is responsible for marking all privately owned utilities (i.e. well, septic system, invisible fencing, etc.)

Enclosed is a copy of the outdoor lighting design for your review. Please indicate your acceptance of this quote and design by signing on the line below and returning this document, along with your payment and payment voucher, in the envelope provided.

Due to the long lead time required to obtain materials, please return this document at your earliest convenience.

Sincerely,

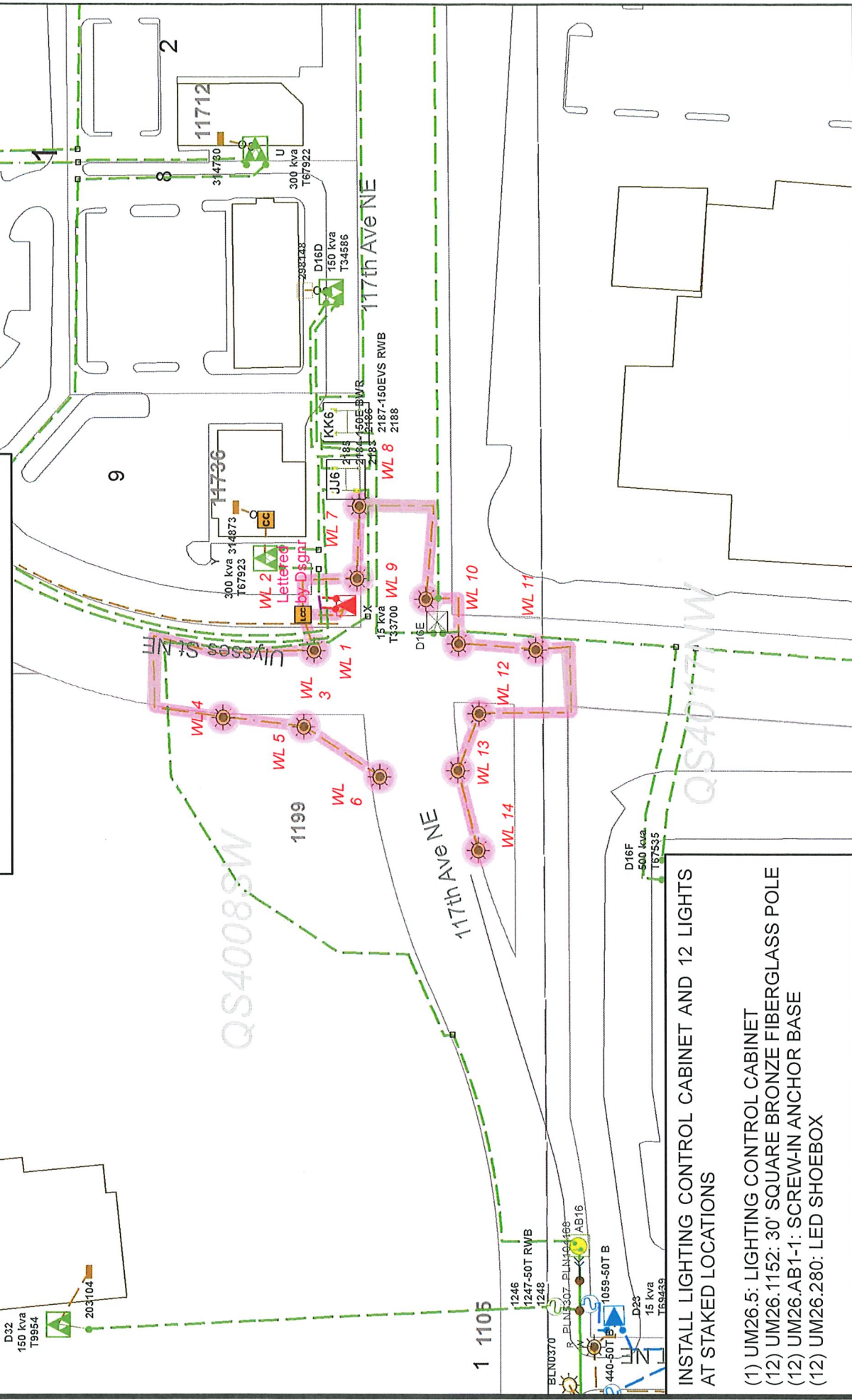
Candi Swenson
Engineering Services Specialist

SIGNATURE

DATE

PRINT NAME HERE

LIGHTING EXHIBIT



INSTALL LIGHTING CONTROL CABINET AND 12 LIGHTS AT STAKED LOCATIONS

- (1) UM26.5: LIGHTING CONTROL CABINET
- (12) UM26.1152: 30' SQUARE BRONZE FIBERGLASS POLE
- (12) UM26.AB1-1: SCREW-IN ANCHOR BASE
- (12) UM26.280: LED SHOEBOX



CONNEXUS[®] ENERGY

14601 Ramsey Blvd.
Ramsey, MN 55303

THIS PRINT REPRESENTS THE LOCATION OF ELECTRICAL FACILITIES AS OF THE PRINTED DATE TO THE BEST OF OUR KNOWLEDGE. THIS INFORMATION IS INTENDED FOR GENERAL USE ONLY AND IS NOT TO BE USED FOR EXCAVATION PURPOSES. STATE LAW REQUIRES ANYONE DIGGING, GRADING OR EXCAVATING TO OBTAIN A FIELD LOCATION OF ALL UTILITIES. CALL GOPHER STATE ONE CALL FOR A FIELD LOCATION AT 1-800-252-1166.

CITY OF BLAINE-117TH/JULYSSES ROUNDABOUT LIGHTING

Addr: -
City: -
T/R/S: T R S

Crew Sign Off: _____ Date: _____



WO#: **W2400486**
Date: 6/21/2024
Designer: Jennie Weiss
763-286-1322

1:1,500

Page 1 of 1

Outdoor Lighting New Construction

Bill To: BLAINE CITY OF*
10801 TOWN SQUARE DR

BLAINE MN 55449

Quote Number	LGT0001113
Date	6/21/2024
Customer ID	390611
Service Order	SORD000W2400486
Representative	candjohn
Page	1

Re: Outdoor Lighting System at: 10801 TOWN SQUARE DR

Thank you for your Outdoor Lighting request. Listed below are the estimated charges that includes the cost of all materials and labor. Payment is required upfront before construction will be scheduled. Installation of your outdoor lighting system is subject to the enclosed Conditions of Service. Please review the documents and include a signed copy along with your payment.

Winter construction fees may apply between November 1st and April 1st.

To avoid fees, requirements must be met prior to November 1st.

Payment must be made by check or money order.

****Do not combine payment for this invoice with electric service payments or application may be delayed.****

Quantity	U of M	Unit Price	Description	Ext. Price
12	EA	\$3,691.00	COMPLETE LIGHT FIXTURE(S)	\$44,292.00
1,245	FT	\$10.30	BORING CHARGE	\$12,823.50
1,395	EA	\$9.75	ADDITIONAL CABLE RUN FEE	\$13,601.25
1	EA	\$35.00	PERMIT ADMINISTRATION FEE	\$35.00
1	EA	\$2,574.00	LIGHT CONTROL CABINET	\$2,574.00
12	EA	\$415.00	LIGHT POLE SETUP FEE	\$4,980.00
117TH & ULYSSES ROUNDABOUT LIGHTING				
Subtotal:				\$78,305.75
Tax:				\$0.00
Total:				\$78,305.75

----- Detach Along Line -----

Please Remit with Payment!

Customer Number: 390611
Amount Due: \$78,305.75

Quote: LGT0001113
Service Order: SORD000W2400486
Due Date: Upon Receipt

BLAINE CITY OF*
10801 TOWN SQUARE DR
BLAINE MN 55449

Remit To: Connexus Energy
Attn: AR Accounting
14601 Ramsey Blvd
Ramsey, MN 55303