



City of Blaine

City Council

August 5, 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. 2024-313 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.2. 2024-335 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.3. 2024-321 Consider a Special Event to Allow for Live Music at the National Veterans Soccer Tournament Located at the National Sports Center August 29 through September 2, 2024
Sponsors: Cathy Sorensen, City Clerk

8.4. 2024-327 Approve Temporary Liquor License for the National Veterans Soccer Tournament
Sponsors: Cathy Sorensen, City Clerk

8.5. 2024-332 Approve a Temporary On-Sale Intoxicating Liquor License for St. Timothy's Annual Carnival, 707 89th Avenue NE

Sponsors: Cathy Sorensen, City Clerk

- 8.6.** RES 24-150 Resolution Granting Final Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0049/SLK)

Sponsors: Sheila Sellman, City Planner

- 8.7.** RES 24-161 Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer/Copier to be Located Within the Finance Department

Sponsors: Jason Zimmerman, Finance Director

- 8.8.** 2024-312 Motion to Approve Contract Amendment with Bolton & Menk, Inc. for Professional Services for Engineering Design Services for Lift Station 13 Force Main - Phase 2, Improvement Project No. 23-30

Sponsors: Nick Fleischhacker, Public Works Director

- 8.9.** RES 24-156 Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08.

Sponsors: Daniel Schluender, Director of Engineering

- 8.10.** 2024-330 Motion to Approve a Contract With Electric Pump for Lift Station #24 Rehabilitation

Sponsors: Nick Fleischhacker, Public Works Director

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

- 9.1.** RES 24-133 Resolution Granting a Conditional Use Permit to Allow Truck Sales in the Heavy Industrial (I-2A) Zoning District at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0045/SLK)

Sponsors: Sheila Sellman, City Planner

- 9.2.** RES 24-145 Conduct Public Hearing and Adopt a Resolution to vacate 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

10. Development Business

- 10.1.** RES 24-129 Resolution Granting a Conditional Use Permit to Allow a Total of 2,008 Square Feet of Accessory Building Space in the Farm Residential (FR) Zoning District at 11704 Meadow Lane NE. Marla Figueroa (Case File No. 24-0039/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.2.** RES 24-146 Resolution Granting a Conditional Use Permit to Construct a 1,280 Square Foot Detached Accessory Structure in a Corner Side Yard in the Farm Residential (FR)

Zoning District at 3850 128th Avenue NE. Dan Breske. (Case File No. 24-0035/ACK)

Sponsors: Sheila Sellman, City Planner

- 10.3.** RES 24-147 Resolution Granting a Conditional Use Permit to Allow for Freestanding Lighting up to 100 Feet in the Regional Recreation (RR) Zoning District at 1700 105th Avenue NE. National Sports Center (Case File No. 24-0038/EES)

Sponsors: Sheila Sellman, City Planner

11. Administration

- 11.1.** RES 24-144 Resolution Approving Building Inspections Service Contract with Rum River Inspections

Sponsors: Erik Thorvig, Community Development Director

- 11.2.** RES 24-151 Resolution Accepting a Bid from Veit & Company, Inc. in the Amount of \$126,610.00 for the 2024 Storm Sewer Lining Project, Project No. 24-51

Sponsors: Daniel Schluender, Director of Engineering

- 11.3.** RES 24-159 Resolution Authorizing an Interfund Loan Utilizing the Strategic Priorities and Closed Bond Funds to Support the Acquisition of Property Located at 2043 105th Avenue

Sponsors: Jason Zimmerman, Finance Director, Erik Thorvig, Community Development Director

- 11.4.** RES 24-138 Resolution Authorizing a Purchase Agreement for 2043 105th Avenue NE.

Sponsors: Erik Thorvig, Community Development Director

12. Other Business

13. Adjournment



City of Blaine

City Council Workshop

July 8, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

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

1. Call to Order

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

2. Roll Call

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

ABSENT: Councilmember Terra Fleming.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Police Captain Joe Gerhard; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Eric Nelson; Administrative Services Director Scott Johnson; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2024-248** Ground Mounted Solar Discussion
Sponsors: Sheila Sellman, City Planner

Community Development Director Erik Thorvig stated at the May 13, 2024, council workshop, council directed staff to research ground mounted solar and provide recommendations on findings. Currently, city code does not allow ground mounted solar in any residential districts. Ground mounted solar is allowed as an accessory use in all industrial zoning districts and in the Planned Business District (PBD) with approval of a

conditional use permit. Staff researched cities with similar lot sizes and populations as Blaine. These included Maple Grove, Woodbury, Rosemount, Burnsville and Lakeville. Staff provided a summary of what these cities allow. Based on research, staff recommends the following for parameters: If council agrees, staff will put in formal language and bring forward an ordinance amendment.

- Limit to Residential Estate (RE) (small area in the NW corner of the city with large lots) and Farm Residential (FR) - regardless of lot size.
- Limit location to rear yard only.
- Side yard setback - 20 feet
- Rear yard setback - 30 feet
- The maximum height at full tilt is 15 feet
- The footprint of the solar panel unit(s) and any attached or detached accessory structures may not total more than 2,000 square feet in the RE district, and 3,000 square feet in the FR district. Any combination thereof exceeding 1,200 s.f. would require a conditional use permit in the FR district.

Mr. Thorvig explained staff reached out to the property owner who would like to install ground mounted solar on his property and the proposed requirements are consistent with his solar installation.

Councilmember Newland thanked staff for the detailed background information. He indicated he was surprised by how many communities already allowed ground mounted solar. He asked if staff had a map of where ground mounted solar would be allowed in Blaine. Mr. Thorvig reviewed a map with the council and highlighted the RF and FR zoning districts.

Councilmember Newland supported the City limiting ground mounted solar to the RF and FR zoning districts and recommended lot size limitations be put in place, along with setback requirements.

Councilmember Larson thanked staff for providing the council with information on what comparable cities were doing. She asked what was allowed on rooftops. Mr. Thorvig reported rooftop solar was allowed in all residential zoning districts.

Councilmember Robertson stated she supported ground mounted solar in the FR and RF zoning districts, along with the North Oaks East and West neighborhood because those lots were 3+ acres in size.

Councilmember Massoglia supported the recommendations of staff, along with the recommendations from Councilmember Robertson. He believed larger lots in Blaine should be allowed to have ground mounted solar.

Councilmember Saroya asked if changes were made now could amendments be made in the future, adding she was of the opinion this was a good start. Mr. Thorvig indicated changes could be made in the future if concerns were to arise.

Councilmember Newland recommended staff research language on how to manage glare

from the solar panels from ground mounted panels. Mr. Thorvig stated he could investigate this matter further.

Council consensus was to support the amendment as proposed but not limit to Farm Residential lots only and include Residential Flex lots as well and review ways on how to address potential glare impacts.

3.2. 2024-249 105th Redevelopment District Updates/Project Discussion
Sponsors: Erik Thorvig, Community Development Director

Mr. Thorvig stated on May 20, 2024, the City Council adopted a preliminary funding resolution regarding financing for the event stadium that is part of the 105th Avenue redevelopment project. That resolution includes various contingencies and conditions that need to be met prior to formal approval of funding. Since the approval, the city and development team have been advancing work and discussions to accomplish the various requirements. One of the conditions requires that "agreements for both the construction of and financing of public infrastructure necessary for the project, which includes but not necessarily limited to public right-of-ways/streets, public utilities, public open space areas and demolition of existing structures and facilities" be negotiated and in place. The city and development team have been working diligently over the last six weeks to identify the cost of said improvements and what funding sources exist to finance the improvements. Among many challenges here as with any project is that development costs are incurred on the front end, whereas, the recapture of those costs occur after completion of the development through increased tax base, employment, use and enjoyment of the property, and similar positive impacts for the adjacent neighboring properties and community. Therefore, both the City and Developer have taken a conservative approach. For instance, the projected sources and uses have built into them conservative real estate values for abatement and increment projections and a contingency for project costs. The developer has identified estimated costs related to the right-of-way construction, utilities, infrastructure, public space/landscaping, site work and demolition for the east and west portions of the district as follows:

West District - \$13,010,000

East District - \$12,220,000

TOTAL - \$25,230,000

Mr. Thorvig reported the developer desires to begin construction of the West District infrastructure in 2024 in coordination with beginning construction of the event stadium. Activity in the East District which may begin in 2024 include demolition, utilities, and site preparation, with a majority of the work occurring in 2025. The most common financing mechanism for redevelopment areas such as this is tax increment financing (TIF). TIF utilizes property taxes generated by new development in the redevelopment district to fund various improvements within a district. Common uses of TIF include:

- Site acquisition
- Cleanup of hazardous substances, pollution or contaminants
- Site preparation such as building demolition and construction of utilities, roads and sidewalks.

- Parking facilities

Mr. Thorvig explained based on development projections in the East District where a new redevelopment TIF district could be created, it is estimated that approximately \$28,290,000 in TIF would be available to finance various qualifying activities listed above. Up to 25% of the TIF proceeds (\$7,070,000) can be spent outside the TIF district. The West District was included in the tax abatement area to finance the turf fields and cannot be included in a TIF district. Therefore, only 25% of the TIF proceeds can be utilized in the West District for infrastructure improvements. Based on this information, there is sufficient TIF revenue to fund activities in the East District, however a shortage in the West District.

Mr. Thorvig stated due to the shortfall of available TIF that can be utilized in the West District, alternative scenarios have been discussed. The city and development team are analyzing a scenario where the bond for the event stadium would be increased from \$34MM to approximately \$40MM to finance improvements to the event stadium and other infrastructure in the West District. Revenue sources to repay the bond would still include developer lease payments to repay the event stadium portion and then a combination of eligible TIF and/or excess abatement revenue that may be generated from the West District. In previous workshop discussions, it was noted that there is an expectation that additional tax abatement revenue will occur as a result of higher than projected development values in the West District. Excess abatement revenues can be utilized to pay debt service from higher bond issuance. If excess abatement revenue doesn't exist, TIF proceeds can be utilized to pay the higher debt service. Baker Tilly is analyzing what potential excess abatement revenue may be generated from the West District and would be available for debt service.

Mr. Thorvig indicated the EDA is actively negotiating with property owners to complete acquisition of the remaining three parcels. The EDA does not have enough existing cash-on-hand to complete purchases if they occur in 2024/early 2025. TIF proceeds are an eligible use of funds for site acquisition. An appraisal is being completed to determine the value of the land that will be sold by the EDA to the developer. A development agreement is being drafted that outlines the developer acquisition of EDA property.

Mr. Thorvig commented the development is anticipated to generate approximately \$2,000,000 in park dedication fees. Because the project includes various public spaces, park dedication can be used to fund certain improvements within the district. Staff is analyzing existing park dedication fund balances to determine what funds may be available to fund public open space improvements in 2024/2025, which will be replenished as the development pays park dedication fees. The City will be applying for a grant from the Minnesota Department of Employment and Economic Development (DEED) to assist in building demolition. This grant application is due on August 1. The grant can fund up to 50% of the demolition costs, which are estimated to be approximately \$800,000. TIF proceeds can be utilized for the remaining cost. There has been discussion about utilizing Minnesota State Aid (MSA) funds to assist in paying for the new round-about on 105th Avenue. Further analysis will need to occur to determine what, if any MSA funds are available and how using dollars would impact other street projects in the City.

Mr. Thorvig reported the developer has identified the need of approximately \$15,000,000 in TIF for private parking structures associated with the vertical development. The poor,

substandard soil/geotechnical conditions in the development area result in increased vertical development costs. Typically, when TIF is requested for project specific costs, an analysis is completed by Baker Tilly to determine the amount of TIF that is reasonable to provide a project based on a variety of factors including extraordinary project costs, equity return, etc. This will be completed at a later date when these projects come forward. However, for the purposes of analysis, a placeholder in the amount of \$15,000,000 is included as a use of funds. Staff provided a summary of the sources and uses of funds based on the information provided above.

Mr. Thorvig stated based on the sources and uses identified above, there is an approximately \$12MM gap. This gap can be reduced by potential excess abatement revenue which is being analyzed. The city and development team are analyzing other ways to leverage developer payments after the bond for the event stadium is paid off. Based on the work that is desired to start in 2024/2025, there could be two separate bond issuances to finance the work:

- \$40MM abatement bond for the stadium and west infrastructure work.
- \$19.2MM TIF bond for east infrastructure work and property acquisitions.

Mr. Thorvig reported these funding sources would provide significant advancement in the early phases of the development including the event stadium, all project infrastructure (roads, utilities, etc.), public spaces, demolition, final property acquisitions and replenishment of certain EDA expenses that have occurred for the project including property acquisition and reimbursable costs for design. If the City Council provides the requested project financing consensus, then the timing of the bond issuance approval(s) are anticipated to be presented to the City Council within the next few months, subject to coordinating the approvals with commencement of the stadium/west infrastructure and east infrastructure work and property acquisition. Other funding sources including park dedication, grants and MSA funds will continue to be analyzed to determine how/if/when they can be utilized for the project. There is sufficient TIF revenue based on projections to cover the debt service for the bond issuances listed above. The \$12MM gap becomes problematic when the developer begins vertical construction of the east district. Because this is several years out, there is some time to determine how to solve the gap. Staff reported the development team had additional information to present to the council.

Corey Burstad, Elevage Development, discussed the development infrastructure. He reviewed an image for the baseball stadium, noting there would be 3,100 premium seats. He explained the development team has been working on the development agreement for this project for the past month and it was his hope a development agreement would be in place by early August. He commented on the project timeline, noting he was nearly ready to bid the civil portion of this project. He indicated the baseball team should be announced by September 16. He further discussed when construction would begin on the various phases for the project. He reviewed where the four acre victory park would be located and noted Damon Farber would be assisting with the design of this amenity.

Councilmember Robertson asked what the takeaways were for the council for the project at this time. City Attorney Eric Larson reported there was a lot going on, but he appreciated how staff has kept the council apprised on this project. He explained every major threshold

has been presented to the council. He commented on how the master development agreement will terminate the pre-development agreement and will serve as the binding document that takes the concepts into reality. He discussed the potential value of this development and commented on how important it was for this project to be shovel ready, in order to have future developments built by the private marketplace. He thanked Baker Tilly for all of their efforts on behalf of the city.

Councilmember Robertson thanked everyone for coming together to make this project possible.

Councilmember Newland stated it appears there would be a TIF request coming before the city soon and asked what dollar commitments the council would be considering. Mikaela Huot, Baker Tilly, discussed the timing for the public and private investments. She explained staff was working to find funding for the demolition costs along with funding for other TIF eligible expenses such as infrastructure.

Mr. Burstad reported he was closely reflecting on what the needs would be after the infrastructure was in place.

Councilmember Newland requested the developer and city keep residents apprised on big announcements from this development. Mr. Burstad stated he had a landing page that he was working on that would be live in the coming weeks for the public.

Councilmember Larson stated because TIF would be used on this project, when would the abatement/TIF end and residents begin seeing benefits. Mr. Thorvig explained the west district would have a 15 year term. He noted TIF districts could go up to 26 years, but this timeline could be shorter based on valuations. Ms. Huot stated a redevelopment district could run up to 26 years and this would begin in 2025. She commented on how there would be a value on the MASC property, which would not have been realized without this development. Mr. Thorvig discussed how the city would benefit tremendously 25 years from now after this development was well established and the TIF districts had run their course.

Mayor Sanders thanked staff and the development team for their presentation.

3.3. 2024-290 2025 PMP Update
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated engineering staff has reviewed the 5-year transportation CIP and reevaluated the condition and rehabilitation types of the streets and are proposing the following streets for the 2025 transportation projects. Lakes Parkway from Radisson Road to the east end, 99th Lane from Baltimore Street to Davenport Street, and Baltimore Street from 93rd Avenue to 99th Avenue will all be a Mill and Overlay rehabilitation. Zest Street/ Lakes Parkway at Lexington Avenue and Austin Street at Pheasant Ridge Drive will be new street extensions. The final area is the neighborhood, generally at 87th Lane and Van Buren Street, and will be a full reconstruction with the addition of curb and gutter. The final phase of 89th Avenue will also be finished next year as the construction is scheduled over a two-year period. The preliminary engineer's

estimate has these 2025 transportation projects costing approximately \$10,600,000.

Mr. Schluender reported the 2025 transportation projects will be brought forward for council consideration to initiate and order the preparation of feasibility reports at the July 15th City council meeting for action. The reports, if ordered, will identify the funding sources for these projects but will contain, at a minimum, a combination of assessments, utility funds, and Municipal State Aid Funds. Please note, as the 2025 budget process moves forward, staff will bring the updated 5-year transportation CIP and budget for review and comment.

Councilmember Larson asked who gets assessed for Lakes Parkway. Mr. Schluender commented on how the city's assessment policy would address Lakes Parkway.

Councilmember Larson questioned what was going on at Lexington Avenue and 122nd Avenue. Mr. Schluender reported the County was installing a signal at this intersection.

Councilmember Massoglia asked of the \$10.6 million how much was being spent on reconstruction versus mill and overlay. Mr. Schluender estimated \$2.4 million was spent on Zest, \$1.4 million on the Lakes overlay, \$1 million on Austin, and \$1 million on Baltimore and 99th.

Councilmember Massoglia questioned when the last pavement management assessment was done. Mr. Schluender stated this was done in 2019 and 2022. He anticipated this work would be done again in 2025.

3.4. 2024-268 Proposed Amendments to Tobacco Licenses Follow-Up
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated at the June 17 workshop, council provided staff feedback in support of the proposed amendments to tobacco licenses but wanted to follow up on the capped amounts for each license type. There was some consensus to cap the general tobacco licenses at 50 (grocery, gas, liquor), 12 for tobacco product stores, and 3 for cigar shops. Currently, there are 54 tobacco licenses, 9 of which are tobacco products stores. Staff reviewed the proposed language changes in further detail with the council.

Ms. Sorensen reported if there is a cap on the number of licenses issued in conjunction with a grocery store, convenience store, liquor store or convenience store, a potential unintended consequence exists which would limit future businesses (grocery, convenience) from having a license. Based on previous council discussion, it appears the primary concern is related to exclusive tobacco shops and not necessarily grocery and convenience stores, etc. The proposed language above would allow for five additional licenses to be issued for new convenience stores, grocery stores, etc. and three additional for exclusive tobacco shops. If adopted, all existing licenses would remain in effect until they are not renewed or they expire. Changes in ownership already require a new license to be applied for; the council is not required to issue the full number of tobacco licenses it has available. Once direction is given, staff will bring forward the ordinance amendments for formal consideration.

Mayor Sanders asked if vape shops required a tobacco license. Ms. Sorensen explained vape shops did require a tobacco license.

Councilmember Robertson thanked staff for the presentation and for taking into consideration comments council made to staff previously. She supported the council looking further into the signage that was allowed on standalone vape and tobacco shops. She supported the city setting a cap with licenses falling off if a business were to close or move outside of the community.

Further discussion ensued regarding the compliance checks that were conducted by the Blaine Police Department.

Ms. Sorensen thanked the council for their feedback and confirmation of the number of licenses and types as proposed and noted she would bring this item back to the council for consideration at a future council meeting.

3.5. 2024-271 Adult-Use Cannabis Preliminary Zoning Discussion
Sponsors: Erik Thorvig, Community Development Director, Cathy Sorensen, City Clerk

Mr. Thorvig stated adult-use cannabis was legalized in August 2023. The legislation created the framework for licensing and establishing the Office of Cannabis Management (OCM) for regulation, and requires cities to issue a retail registration to a cannabis microbusiness/mezzobusiness with a retail operations endorsement, a cannabis retailer, medical cannabis retailer, or lower-potency hemp edible retail that:

- Has a valid license issued by the OCM.
- Has paid the registration fee.
- Is found to be in compliance with the requirements of the applicable state laws through a preliminary compliance check performed by the city.
- Is current on all property taxes and assessments at the location where the retail establishment is located.

Mr. Thorvig explained while rule making will continue through the end of 2024, the League of Minnesota Cities and the OCM have developed a model ordinance for cities to use in anticipation of licenses beginning to be issued early in 2025 (attached). In the meantime, because cities are allowed to adopt reasonable restrictions on the time, place and manner of cannabis operations, including the location of registrations and hours of operation, staff is seeking preliminary council input on how restrictive the council wants to be with regard to location and the number of licenses, potential zoning districts for cannabis registrations, input on the number of registrations to allow and hours of operation, and the potential for a city cannabis license. Staff reviewed the restrictions, hours of operation, number of registrations, and municipal license regulations that were allowed per state statute for cannabis businesses.

Ms. Sorensen reported as part of the 2024 session, the Minnesota Legislature adopted the [Conference Committee Report on HF 4757](#) related to cannabis regulations within the state. The legislation requires the OCM to begin accepting applications for social equity applicants on July 24, 2024, with applications closing on August 12, 2024. A social equity applicant includes people who were convicted of possessing or selling cannabis, for example. A

successful social equity applicant will gain pre-approval to operate a cannabis business. In addition, the [legislation's language regarding early cultivation](#) allows businesses that have received pre-approval to immediately begin cultivating cannabis if the business complies with local zoning ordinances, state fire and building codes, and [Minnesota rules related to medical cannabis](#). No other cannabis-related operations may commence until the OCM has adopted final rules, which are expected early next year. With the current interim ordinance in place establishing a moratorium on all cannabis operations until 2025, an approved social equity applicant would be prohibited from operating under the early cultivation exception because they would not meet local zoning ordinances. Staff noted further discussion will occur regarding the licensing process and other zoning requirements in the future.

The council supported limiting hours of operation between 9PM and 2AM and to not allow stores to open until 10AM Monday through Saturday. Council asked staff to see how neighboring communities will be setting hours of operation for adult-use cannabis sales.

The council supported capping the number of adult-use cannabis licenses to the maximum of six as required for the city of Blaine.

Councilmember Robertson asked that the police department be brought in for future discussions to assist the council with learning more about compliance and licensing issues.

Councilmember Massoglia questioned when applicants could begin applying for an adult-use cannabis license. Ms. Sorensen reported social equity applicants could apply now, and all remaining applicants could apply in January of 2025.

The council supported the distance limitations as proposed by staff from uses such as daycares and treatment facilities.

Councilmember Robertson asked if a business owner would have the right to refuse to lease to this business type. Mr. Thorvig reported landlords and property owners can do this. Ms. Sorensen commented further on the state's signage requirements for these uses that did not allow for anything that could attract minors.

Councilmember Robertson stated she did not want to see cannabis sales along the TH65 corridor. Ms. Sorensen explained this could be done, but noted the city had to allow enough area in the community for the six licensed establishments.

Councilmember Newland indicated he would look to staff on how to limit or set the locations for these businesses. He was of the opinion the TH65 corridor would be a great location for cannabis sales.

Councilmember Larson stated she could support keeping cannabis sales in the Northtown area because this area was largely commercial. She commented she did not want to see cannabis sales in the B-5 district.

Mayor Sanders asked if some of the city's light industrial or light manufacturing areas would qualify for this use.

Councilmember Newland suggested the six licenses be split between the wards in the city

because he did not want to see all six cannabis shops in the Northtown area for example.

Councilmember Massoglia stated he supported this use in the B-2 and B-3 zoning districts, but prohibited along TH65.

The council requested staff to report back with further data regarding a municipal cannabis store in order to assist the council in making a decision.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 7:58PM.



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City Council Workshop

July 15, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
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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, Chris Massoglia (attending remotely from The Wheelhouse Restaurant, E1209 County Q, Waupaca WI 54981-8432), Tom Newland, Jess Robertson.

ABSENT: Councilmembers Leslie Larson and Lori Saroya.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Director of Administrative Services Scott Johnson; City Attorney Tom Loonan; Finance Analyst Nikki Beckers; Community Development Specialist Elizabeth Showalter; Public Works Director Nick Fleischhacker; Senior Recreation Manager Jerome Krieger; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2024-301 Closed Session Pursuant to Minnesota Statute 13D.05(2)(a)(2) - Active Fraud Investigation Update
Sponsors: Brian Podany, Safety Services Manager/Police Chief

After a motion and second the council met in closed session to receive an update on an active fraud investigation.

3.2. 2024-214 Local Affordable Housing Aid II

Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated in October 2023, the State began collecting a new 0.25% sales tax for affordable housing. That tax will be used for local affordable housing aid and local rental assistance programs. The City will be receiving approximately \$550,000 annually, depending on actual sales tax revenues. Changes were made during the 2024 legislative session that expanded and modified the eligible uses of funds. The current eligible uses are:

1. Emergency rental assistance (at or below 80% AMI).
2. Financial support to nonprofit affordable housing providers.
3. Construction or rehabilitation of housing for:
 - a. Homeowners at or below 115% AMI (with priority at or below 80% AMI).
 - b. Renters at or below 80% AMI (with priority at or below 60% AMI).
4. Financing the operation and management of financially distressed residential properties.
5. Funding of supportive services for supportive housing.
6. Costs of operating emergency shelters.

Ms. Showalter reviewed the feedback she had received from the council to date and commented further on the local affordable housing aid.

Councilmember Robertson asked if the city could partner with MAYC on this to see if there were any seniors in the community that could benefit from this funding. Ms. Showalter stated educational sessions could be hosted at MAYC.

Councilmember Newland inquired if the city had run this program by any local banks or realtors. Ms. Showalter reported she spoke with a banker but had not spoken with any realtors.

Councilmember Robertson asked what the timeline was to use these funds. Ms. Showalter stated the city would have three and a half years to use the funding.

Councilmember Newland supported the city pursuing the different funding options in order to assist Blaine residents. He questioned if an applicant would be limited to one program. Ms. Showalter stated the programs could be stacked or combined.

Council consensus was to support accessibility audits and grants, interest rate buy downs with an annual review to ensure need is still there, with funds to be set aside for future programs for manufactured homes.

3.3. 2024-296 Long-Term Staffing Plan
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated each year as part of the budget process, staff reviews current organizational needs, especially as it relates to service delivery, and identifies staffing needs for the next five years. These requests are reviewed by the City Manager with a focus on correlating requests to the City's strategic plan, identifying expected outcomes, and measuring community impact. The identification of staffing needs does not commit the City to filling these positions, but rather gives the Council and staff an idea of the impact those positions could have on the budget to better evaluate priorities and plan for these in advance. This process is meaningful as staffing decisions directly affect the City's ability to deliver customer service and meet expectations. With a growing population, anticipated development, and evolving community needs, the City benefits from strategically monitoring staffing needs and adjusting accordingly.

City Manager Wolfe commented on how the long-term staffing plan was a work in progress and was assisting the city in creating a five year picture for each department. She discussed how last year's budget process was difficult and indicated the city had unmet needs and positions that had to be back filled. She explained the goal of this item was to have each department head giving the council a presentation that addresses their current needs.

Finance Analyst Beckers and the department heads provided an overview of each department's functional responsibilities, described current service levels, historical staffing, long-range direction, operational considerations, and future staffing requests in detail. It was noted that while the 2025 requests are important to dialogue as the associated costs have an immediate impact on the tax levy/utility rates, coordinating a long-term staffing plan that is sustainable and consistent with Council direction will aid in the development of future budgets and comprehensive financial plans. While this model is a full view of City staffing, these figures don't include staff provided by SBM, nor the potential for 12 additional full-time firefighters to become a shared cost of member cities upon the conclusion of the SAFER grant, should the previously discussed grant application be awarded.

Administrative Services Director Johnson commented on HR's long range goals and discussed how special elections and increased development could require additional staff.

Communications Manager Hayle discussed how Blaine was working to be an industry leader when it comes to communicating with residents.

Councilmember Newland commended staff for the incredible content that was included in the City newsletter.

Community Development Director Thorvig discussed how a residential inspector position would be back filled with a commercial inspector given the high level of development that would occur in the community in the coming years. He reported he does not see any needs for additional planning staff. He indicated the staffing levels for his department could potentially be reduced through attrition in the future once the city was fully built out.

Director of Engineering Schluender explained his current staffing levels were set noting a senior tech would be added in 2026 in preparation for a retirement.

Senior Parks and Recreation Manager Krieger commented on the assets and programming that was managed by the Parks and Recreation Department. He reviewed his staffing levels noting he currently had a gap at MAYC he would like filled and in 2026 he was proposing a rec programmer. He discussed how half of his department would be retiring in the next five years.

Mr. Zimmerman provided the council with an update on the staffing levels and reporting requirements from the finance department. He commented further on how he would like to standardize practices and procedures, along with providing more cross-training for employees.

Public Works Director Fleischhacker discussed how the city's aging infrastructure and increased growth were impacting the public works department. He stated the city's goal was to replace infrastructure when it has reached 80% of its useful life. He further described how his project asks were in alignment with current staffing levels. He indicated he would like to grow the city's forestry department versus having this as an ancillary part of the streets department. He reported tree complaints are going to rise with AEB.

Safety Services Director/Police Chief Podany reviewed the services that were provided by the police and fire departments. He commented on how staffing levels have increased over the past five years, while the number of CSO's had decreased. He noted calls for service were up 8% in the past year, noting there were 57,000 calls last year or 160 calls per day. He indicated there were many special events held throughout the community each year which impacted department staffing. He then described the department's staffing needs for the next several years.

Mr. Zimmerman reflected on the proposed changes, noting the staffing increases would predominantly be for police and the public works department.

- 3.4.** 2024-302 Closed Session Pursuant to Minnesota Statute 13D.053(c)(3) Consider
Purchase of 2043 105th Avenue NE
Sponsors: Erik Thorvig, Community Development Director

Mayor Sanders recessed the meeting at 7:00PM then reconvened the workshop at 8:50PM.

After a motion and second the council met in closed session to consider the purchase of the property at 2043 105th Avenue NE.

4. Other Business

Ms. Wolfe discussed upcoming events and council attendance, including the USA Cup and 3M Open and commented on the importance that these events remain free of campaign activities.

City Attorney Loonan encouraged the city council to reach out to him if they have any questions

regarding campaign rules.

5. Adjournment

The workshop was adjourned at 9:04PM.



City of Blaine

City Council

July 15, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

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

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia (attending remotely from The Wheelhouse Restaurant, E1209 County Q, Waupaca WI 54981-8432), Tom Newland, and Jess Robertson.

ABSENT: Councilmember Lori Saroya.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Director of Administrative Services Scott Johnson; Community Development Specialist Elizabeth Showalter; Senior Parks and Recreation Manager Jerome Krieger; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Robertson shared that 1,200 teams from over 23 countries would be in Blaine for the USA Cup soccer tournament.

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 7:06PM.

Derek Lind, Anoka County Election Integrity Team, shared information regarding election integrity and requested the opportunity to share more information with the council at a future workshop meeting.

Erik van Mechelen, Anoka County Election Integrity Team, shared support for election transparency. He discussed how ballots could go missing and encouraged the city to require additional precincts be included in the post-election review for general elections.

Roxann Henderson, Anoka County Election Integrity Team, explained she wanted further transparency in elections and thanked the Council for their time.

There being no further input, Mayor Sanders closed the Open Forum at 7:17PM.

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.

Councilmember Massoglia requested the removal of consent agenda item 8.6.

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

A roll call vote was taken. Motion adopted 5-0-1 (Councilmember Newland abstained regarding Item 8.1).

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

Councilmember Massoglia stated he was confused to see this item on the consent agenda given the fact the council just recently received an update from the fire chief. He recalled the SBM Fire Department was downsizing their equipment. He requested comment from staff on this request. City Manager Wolfe reported this purchase was time sensitive because there were new requirements coming forward for fire engines. She indicated the fire department was opting to get this purchase in prior to those new requirements coming online. She explained this fire truck would replace an 18 year old engine. She explained there was a plan for downsizing and commented on the equipment and units that had already been transferred out of the fleet.

Mayor Sanders added that delivery of this piece of equipment was two or three years out after placing an order.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, to adopt a Resolution to Approve a Purchase From the SBM Fire Capital Fund.

Councilmember Newland stated he asked the same question to Fire Chief Retka over the weekend and noted it would take three years before this new truck was ready for delivery.

A roll call vote was taken. Motion adopted unanimously.

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

Director of Engineering Schluender stated 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.

Mayor Sanders opened the public hearing at 7:24PM.

There being no public input, Mayor Sanders closed the public hearing at 7:24PM.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution granting an Interim Use Permit for a Land Reclamation Permit to Allow for Removal of Excess Soil.

A roll call vote was taken. Motion adopted unanimously.

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

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

Todd Mclouth, Louks, reviewed the AUAR for the 105th Redevelopment District in detail with the city council. He explained the AUAR would be updated every five years as this project was built out. He summarized the comments he received on the draft AUAR from the DNR, MPCA, Met Council and Anoka County Highway Department. He noted the draft AUAR and Mitigation Plan was revised and finalized per the comments received.

Mayor Sanders that Mr. Mclouth for his efforts on the AUAR for this 105th Redevelopment Project.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt the Alternative Urban Areawide Review (AUAR) for the 105th Redevelopment Project.

Councilmember Newland stated he appreciated the fine level of detail that was included within the AUAR.

A roll call vote was taken. Motion adopted unanimously.

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

Ms. Sellman stated 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.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution Granting Master Plan Approval for the 105th Redevelopment Project at 10550 Nassau Street NE.

Councilmember Larson asked if the council was approving the proposed apartment complexes and number of units at this time. Ms. Sellman explained the council was approving the general location of the apartment buildings and the unit count would come forward at a later date. She reported the properties suggested for apartments were reguided for high density residential.

Councilmember Larson stated she understood the properties were guided for high density, but she wanted assurance that the finer details regarding the apartment buildings could be addressed in the future.

Community Development Director Thorvig reported this was a high level approval for this project. He explained a development agreement was being drafted that would address timing and actions of the city council. He indicated the EDA owns the underlying property and there would be future discussions on when those sales go forward. He anticipated there would be a TIF ask from the developer.

Councilmember Robertson stated the council has heard multiple presentations from the developer. She commented on how the project design has evolved over time and indicated some of the properties have flexible uses. She reported when she viewed the master plan she understood that plans could still change based on the market.

Councilmember Massoglia agreed this was a high level plan and he was pleased this project was moving forward. He understood Blaine residents were excited to have new restaurants and entertainment options in the community. In addition, residents appreciated the fact the city was incentivizing a commercial district. He noted this district would be a net zero tax increase to residents and residents were thrilled about the overall idea behind this plan. He commented further on how the master plan was a vision document and was subject to changes with council approval. He explained he appreciated how the plans have evolved over time. He stated he would support and amendment to Exhibit A within the master plan.

Amendment motion moved by Councilmember Massoglia, seconded by Councilmember Larson, to amend Exhibit A to include apartments, commercial, or professional/office use for Sites 3 and 5.

Mr. Thorvig explained he discussed this proposed change with the developer and indicated the proposed amendment would offer more flexibility to the plan.

Councilmember Newland stated he appreciated the intent of the motion, but asked what this would do to the revised comprehensive plan as these properties were reguided for high density residential. Ms. Sellman commented this plan was identifying uses for the master plan and does not change the comp plan designation at this time. She reported the council was deciding what they would like to see in this area and if commercial or office were to come forward for Sites 3 or 5 in the future, a comp plan amendment would be required.

Councilmember Robertson explained she understood the intent of the amendment, but noted because the comprehensive plan has already been amended to support the proposed use, she would not be supporting the amendment.

Councilmember Fleming stated she appreciated the fact staff spoke with the developer and that this amendment would offer more flexibility in the future. For this reason, she indicated she would be supporting the amendment.

A roll call vote was taken. Amendment motion failed 3-3 (Councilmembers Newland, Robertson and Mayor Sanders opposed).

A roll call vote was taken. Motion adopted unanimously.

- 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

Ms. Sellman stated the applicant is requesting a preliminary plat creating 9 lots and 6 outlots as part of the 105th Redevelopment Project. Staff commented further on the request and recommended approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting Preliminary Plat Approval to Create 9 Lots and 6 Outlots to be Known as Blaine Town Center Addition.

Councilmember Robertson encouraged the development team to continue to address the ongoing concerns that have been raised by Invictus. She indicated she did not want Invictus to feel isolated.

Councilmember Newland agreed with Councilmember Robertson and noted Invictus planted the flag for what the future of this area could be.

A roll call vote was taken. Motion adopted unanimously.

- 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

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

Alison Harwood, WSB, reviewed the AUAR for the Northtown Mall in detail with the city council. She explained this AUAR covered roughly 245 acres of land in the southwest corner of Blaine. She summarized the comments that were received regarding the AUAR noting they focused on transportation system mitigation, surface water improvements, stormwater mitigation and water/wastewater mitigation. She explained the final responses to the comments were included in Appendix E within the AUAR.

Mr. Thorvig reported an AUAR was the environmental review for a property and serves as the legal environmental (EAW) document for the overall project area.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt the Alternative Urban Areawide Review (AUAR) and Mitigation Plan for the Redevelopment of the Northtown Mall and Surrounding Area.

Councilmember Newland explained this was an incredibly thorough document and he thanked the WSB team for their efforts.

A roll call vote was taken. Motion adopted unanimously.

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

Community Development Specialist Showalter stated 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.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to adopt a Resolution Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds.

A roll call vote was taken. Motion adopted unanimously.

11.2. RES 24-136 Resolution Supporting DEED Grant Application
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated 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. He explained 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)

Mr. Thorvig reported 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.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Supporting DEED Grant Application.

Councilmember Newland reported the city would proceed with the demolition whether or not the grant was received. He questioned what the time frame was for the grant results. Mr. Thorvig indicated the project would move forward with or without the grant. He stated he did not know when the grant funding would be distributed.

Councilmember Newland thanked staff for pursuing this grant funding on behalf of the city.

A roll call vote was taken. Motion adopted unanimously.

- 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

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

Moved by Councilmember Newland, seconded by Councilmember Larson, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for Zest Street Construction Project, Improvement Project No. 25-04.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated 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. 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.

Moved by Councilmember Fleming, seconded by Councilmember Robertson, 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.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated council is being asked to initiate a 2025 Pavement Management Program project for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05. 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.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Street Rehabilitation Project, Improvement Project No. 25-05.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated 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. 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.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution to Initiate Project and Order Preparation of Feasibility Report for the 2025 Southwest Area Street Reconstruction Project, Improvement Project No. 25-06.

Councilmember Newland explained he appreciated the time that went into this project.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated 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. 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.

Moved by Councilmember Robertson, seconded by Councilmember Fleming, 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.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated 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. 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.

Moved by Councilmember Newland, seconded by Councilmember Robertson, 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.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated 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. 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.

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

Councilmember Newland asked what the time frame would be for this project. Mr. Schluender stated if approved, contracts would be sent out this week and the project would be completed yet this year.

A roll call vote was taken. Motion adopted unanimously.

- 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

Mr. Schluender stated 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. 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. Staff commented on 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 was also shared. This project will be funded through the City's internal State Aid funds.

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

Councilmember Massoglia appreciated how the city was working to getting ahead in light of the TH65 project. He indicated his only concern was with how this roundabout would impact safety services/fire response times. He noted Fire Chief Retka has stated the roundabout would impact Fire Station 3. He hoped that going forward all roundabout plans could be more closely considered. He asked when this project would be fully completed. Mr. Schluender indicated the contractor would have a 90 day window to complete construction with a full closure and the city was two weeks into the project.

Councilmember Robertson reported she recalled Fire Chief Retka eluded to the final product would not impact response times, but understood the construction would impact response times. Mr. Schluender commented there was a two-fold response from Fire Chief Retka. He recalled that Fire Chief Retka did not object to the roundabout long term, but noted there was some displeasure with the construction being a full closure. He indicated he was working to bring Fire Chief Retka and his team in to gain feedback on future projects.

Safety Services Director/Police Chief Podany explained he has been working with Fire Chief Retka to modify response areas for Station 3 and Station 5 during the day and to ensure they have a plan in place overnight. He commented last Thursday he met with Fire Chief Retka to discuss the 105th Avenue project.

A roll call vote was taken. Motion adopted unanimously.

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adjourn the meeting at 8:31PM.

A roll call vote was taken. Motion adopted unanimously.

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 8/5/2024 FOR PAYMENTS THE WEEK OF 7/12/2024**

Vendor Name	Description	Amount
ADAMSKI JUSTIN	Empty paint cans	\$ 10.77
ALLEGRA PRINT & IMAGING	Citizen academy brochures	\$ 142.66
AMAZON CAPITAL SERVICES	supplies for little school	\$ 171.04
AMAZON CAPITAL SERVICES	supplies for Playnet	\$ 162.56
AMAZON CAPITAL SERVICES	Misc. items for administration	\$ 233.84
AMAZON CAPITAL SERVICES	Laptop RAM Mount Low profile Clips	\$ 16.49
AMAZON CAPITAL SERVICES	supplies for Playnet	\$ 114.95
AMAZON CAPITAL SERVICES	Flashlights	\$ 28.46
AMAZON CAPITAL SERVICES	pens, memo pads, coffee pots,	\$ 273.54
AMAZON CAPITAL SERVICES	4 holosun RDS optics	\$ 1,479.96
AMAZON CAPITAL SERVICES	supplies for Playnet	\$ 51.61
AMAZON CAPITAL SERVICES	PW: Bedliner Kits; 1326	\$ 274.99
AMAZON CAPITAL SERVICES	Cat6 Patch Panel for the Bandshell	\$ 58.04
AMAZON CAPITAL SERVICES	Power Strips	\$ 131.94
AMAZON CAPITAL SERVICES	PW; Park Mole Traps	\$ 225.98
AMAZON CAPITAL SERVICES	Plugs for Irrigation Radios	\$ 9.99
AMAZON CAPITAL SERVICES	PW: Hats for Employees	\$ 784.85
ANOKA COUNTY ASSESSOR	Tax Forfeiture Property Acquisitions	\$ 140.00
ANOKA COUNTY LICENSE BUREAU	New Registration - PD	\$ 2,477.31
ANOKA COUNTY TREASURY DEPT	Connect Anoka County Fiber	\$ 812.50
ANOKA HENNEPIN COMMUNITY ED	Room rental for Little School	\$ 340.00
ASPEN MILLS INC	clothing and uniforms	\$ 44.95
ASPEN MILLS INC	clothing and uniforms	\$ 210.85
ASPEN MILLS INC	clothing and uniforms	\$ 359.87
ASPEN MILLS INC	Gaulke 2 pants	\$ 159.98
ASPEN MILLS INC	clothing and uniforms	\$ 120.98
ASPEN MILLS INC	clothing and uniforms	\$ 129.90
ASPEN MILLS INC	clothing and uniforms	\$ 105.44
ASPEN MILLS INC	clothing and uniforms	\$ 26.85
ASPEN MILLS INC	clothing and uniforms	\$ 117.90
ASPEN MILLS INC	clothing and uniforms	\$ 219.80
ASPEN MILLS INC	clothing and uniforms	\$ 163.34
ASPEN MILLS INC	clothing and uniforms	\$ 46.20
ASPEN MILLS INC	clothing and uniforms	\$ 191.00
ASPEN MILLS INC	clothing and uniforms	\$ 619.05
ASPEN MILLS INC	clothing and uniforms	\$ 619.05
AT&T MOBILITY	Cell phone service - PD	\$ 7,385.12

AUTONATION FORD WHITE BEAR LAKE	ABS Module/Program; 4489	\$ 2,350.13
AVULA SWETHA	Park & Rec Refund	\$ 100.00
BALDINGER WENDY	Performance in the Park	\$ 275.00
BARNUM COMPANIES INC	Replace garage door at PW	\$ 46,254.00
BARNUM COMPANIES INC	repair photo eye gate	\$ 762.89
BATTERIES PLUS BULBS	12V batteries	\$ 175.00
BCI CONSTRUCTION INC	Aquatone Bandshell Construction	\$ 84,032.25
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 14,098.40
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 7,579.89
BLACKSTAD ENTERPRISES INC	Performance in the Park - August 1	\$ 400.00
BLAINE BROTHERS INC	Insurance Claim	\$ 508.44
BLAINE CUSTOM APPAREL & AWARDS	safety camp shirts	\$ 1,200.00
BLUUM OF MINNESOTA LLC	Furniture	\$ 5,363.31
BOLTON & MENK INC	PFAS Advertisement: 2024 Contract	\$ 3,240.60
BOLTON & MENK INC	Sprint Decommission, Tower #1	\$ 603.00
BOLTON & MENK INC	T-Mobile Tower #2 (5/11/24-6/7/24)	\$ 1,407.00
BOSTROM JAMES DENNIS	Home Improvement Grant	\$ 5,000.00
BOULDER CONTRACTING LLC	Escrow Refund - 13087 Opal ST NE	\$ 4,800.00
BRAD'S CATCH BASIN REPAIR LLC	Water main break repairs	\$ 1,410.00
BRAD'S CATCH BASIN REPAIR LLC	Water main break repairs	\$ 1,590.00
BROOKOVER JASON	Park & Rec Refund	\$ 100.00
CAPITAL ONE TRADE CREDIT	Mechanic Shop Tools	\$ 230.71
CAPSTONE HOMES INC	Escrow Refund - 12734 Edison St NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 12704 Edison St NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 2960 127th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 2950 127th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund 2990 127th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund 12732 Dunkirk St NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 2107 120th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 12775 Edison St NE	\$ 7,400.00
CAPSTONE HOMES INC	Escrow Refund - 2985 127th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 2115 120th Ave BE	\$ 4,900.00
CAPSTONE HOMES INC	Escrow Refund - 12752 Dunkirk St NE	\$ 4,800.00
CAPSTONE HOMES INC	Escrow Refund - 2161 120th Ave NE	\$ 4,900.00
CAPSTONE HOMES INC	Escrow Refund - 2131 120th Ave NE	\$ 4,900.00
CAPSTONE HOMES INC	Escrow Refund - 12713 Dunkirk St NE	\$ 7,200.00
CAPSTONE HOMES INC	Escrow Refund - 12733 Dunkirk St NE	\$ 4,900.00
CAPSTONE HOMES INC	Escrow Refund - 12753 Dunkirk St NE	\$ 7,300.00
CAPSTONE HOMES INC	Escrow Refund - 2123 120th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 2153 120th Ave NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 13089 Flanders Ct NE	\$ 5,000.00
CAPSTONE HOMES INC	Escrow Refund - 12772 Dunkirk St NE	\$ 4,900.00
CAPSTONE HOMES INC	Escrow Refund - 2145 120th Ave NE	\$ 4,900.00
CENTENNIAL SCHOOL DIST 12	Duluth Vista Fleet Cruise Trip	\$ 5,940.00

CENTER FOR ENERGY/ENVIRONMENT	EDA HIL Loans	\$ 35,938.25
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 493.01
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CINTAS CORPORATION	MAYC medical cabinet supplies	\$ 7.15
CITYWIDE SERVICE CORPORATION	Tow for Damaged CSO Vehicle 5335	\$ 109.00
CLASSIC CONSTRUCTION	Full escrow refund-Murphy Bros	\$ 1,000.00
COMPUTER EXPLORERS	Summer tech camps	\$ 2,160.00
COMPUTER EXPLORERS	Tech Summer Camp	\$ 1,690.00
CONNEXUS ENERGY	Electric Service	\$ 10,445.53
CONNEXUS ENERGY	Electric Service	\$ 10,287.51
CREATIVE HOMES INC	Escrow Refund - 12815 Stutz CT NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 12755 Stutz CT NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 4902 127th Cir NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 12875 Stutz CT NE	\$ 4,800.00
CREATIVE HOMES INC	Escrow Refund - 4785 128th CIR NE	\$ 4,900.00
CREATIVE HOMES INC	Escrow Refund - 12880 Stutz Ct NE	\$ 5,000.00
CREATIVE HOMES INC	Escrow Refund - 12845 Stutz CT NE	\$ 5,000.00
CRYSTEEL TRUCK EQUIPMENT	Up Fitting 5249	\$ 5,762.25
CRYSTEEL TRUCK EQUIPMENT	2024 Capital; Prewet Brine Bars	\$ 10,835.00
D R HORTON INC	Escrow Refund - 3093 126th LN NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 3099 126th LN NE	\$ 7,400.00
D R HORTON INC	Escrow Refund - 12550 Edison CIR NE	\$ 7,400.00
DELAUTER INC	HYDRANT PERMIT DEPOSIT	\$ 400.00
DL MATTILA PROPERTIES	Escrow Refund - 8846 Xylite St NE	\$ 2,000.00
ECKBERG LAMMERS PC	Leadership Training Series (Johnson)	\$ 299.00
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 64.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 80.62
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 188.12
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 64.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 80.62
EDWARDS ALAN	Softball Umpire Fees	\$ 589.00
ELECTRIC PUMP INC	Level Sensor Cable; LS 29 & 15	\$ 2,927.01
ELECTRIC PUMP INC	LiftStation Pump Maintenance	\$ 12,000.00
EMBROIDERY & MORE TOO LLC	Uniforms - PW	\$ 630.00
EMERGENCY AUTOMOTIVE	Parts to Upfit replacement Charger	\$ 1,817.29
FACTORY MOTOR PARTS COMPANY	Batteries/Blower Motor; PD	\$ 176.67
FACTORY MOTOR PARTS COMPANY	Batteries/Blower Motor; PD	\$ 103.53
FACTORY MOTOR PARTS COMPANY	Batteries/Blower Motor; PD	\$ 306.24
FASTENAL COMPANY	Dig Van Supplies	\$ 49.04
FERGUSON WATERWORKS #2518	Stock for WM Break supplies	\$ 453.29
FLAGSHIP RECREATION	Wood fiber for Aquatore Bandshell	\$ 8,994.62
FRASIER JEROME F	Home Improvement Grant	\$ 1,097.00
FRIDLEY CITY BAND	Entertainment at MAYC	\$ 250.00
GALLS LLC	clothing and uniforms	\$ 168.88

GOEDTEL ERIN	Park & Rec Refund	\$ 200.00
GRAINGER	Tool for Electrical Repair; Water	\$ 94.27
GRAINGER	eye wash inspection	\$ 42.22
GROSS JANE	Park & Rec Refund	\$ 100.00
HANSEN BROS FENCE	Gate replacement at Lakeside Park	\$ 4,673.00
HANSON SPORTS LLC	Summer Sports Camps	\$ 472.60
HANSON SPORTS LLC	Summer Sports Camps	\$ 2,064.15
HANSON SPORTS LLC	Summer Sports Camps	\$ 1,869.55
HARPERS GROVE LLC	Harpers Landing North	\$ 5,500.00
HARPERS GROVE LLC	Harpers Landing 2nd Addition	\$ 20,654.84
HAWKINS INC	Water Treatment Chemicals	\$ 14,412.70
HAWKINS INC	Water Treatment Chemicals	\$ 6,747.00
HOME DEPOT USA	Permit Refund B24-02015	\$ 80.00
INSIGHT PUBLIC SECTOR INC	Adobe Software License Renewal	\$ 16,668.79
INSIGHT PUBLIC SECTOR INC	CREDIT071224	\$ (87.76)
JOHNSON LITHO GRAPHICS	July MAYCConnect Newsletter	\$ 1,899.82
JONATHAN HOMES OF MN LLC	Escrow Refund - 4630 131st Ave NE	\$ 5,000.00
JONATHAN HOMES OF MN LLC	Escrow Refund - 4636 131st Ave NE	\$ 5,000.00
KENNEDY & GRAVEN CHARTERED	2024A - Bond Counsel Fee	\$ 30,000.00
KNOBLAUCH KYLENE	Softball Umpire Fees	\$ 978.00
KOURI MEGAN	Park & Rec Refund	\$ 100.00
KRAFT MECHANICAL LLC	PW IT room AC replacement	\$ 13,809.00
LENNAR	Escrow Refund - 4436 128th LN NE	\$ 4,800.00
LENNAR	Escrow Refund - 12878 Fraizer St NE	\$ 4,800.00
LENNAR	Escrow Refund - 12889 Fraizer St NE	\$ 4,800.00
LENNAR	Escrow Refund - 12892 Erskin Cir NE	\$ 4,800.00
LENNAR	Escrow Refund - 12892 Isetta CT NE	\$ 4,800.00
LENNAR	Escrow Refund - 12761 Erskin CIR NE	\$ 4,700.00
LENNAR	Escrow Refund - 3616 110th LN NE	\$ 7,300.00
LENNAR	Escrow Refund - 10990 Okinawa St NE	\$ 7,300.00
LEVANEN UNDERGROUND LLC	National Street Water Service Project	\$ 9,796.35
M/I HOMES	Escrow Refund - 11188 Pierce Place NE	\$ 4,900.00
M/I HOMES	Escrow Refund - 11273 Tyler St NE	\$ 7,400.00
MACQUEEN EQUIPMENT INC	Credit	\$ (185.89)
MACQUEEN EQUIPMENT INC	Credit	\$ (705.19)
MACQUEEN EQUIPMENT INC	Sensor for 4504	\$ 167.97
MACQUEEN EQUIPMENT INC	Flail Kit for 1322-3	\$ 940.44
MANAGED SERVICES INC	CH janitorial June	\$ 4,418.00
MARSDEN CENTRAL LLC	PW June janitorial services	\$ 2,476.38
MARXHAUSEN MARTIN	Home Improvement Grant	\$ 3,812.00
MENARDS - BLAINE	Community Outreach Supplies	\$ 79.99
MENARDS - BLAINE	Community Outreach Supplies	\$ 89.26
MENARDS - BLAINE	Cultivator; Storm	\$ 99.95
MENARDS - BLAINE	Tools for Meter Install	\$ 29.75

MENARDS - BLAINE	Water; Restoration Supplies	\$ 33.93
MENARDS - BLAINE	Water; Restoration Supplies/Tower 2	\$ 176.79
MENARDS - BLAINE	CH salt, glue, toilet repair items	\$ 157.84
MENARDS - BLAINE	Parks; Tie Downs/Small Tools	\$ 63.84
MENARDS - BLAINE	Soap and Hose	\$ 48.73
MENARDS - BLAINE	Parks; Tie Downs/Small Tools	\$ 31.94
MENARDS - BLAINE	HVAC cleaning, faucet, soap and hose	\$ 86.95
MENARDS - BLAINE	HVAC cleaning, faucet, soap and hose	\$ 74.20
MGT OF AMERICA CONSULTING	Recruitment Services-Deputy Chief	\$ 4,800.00
MINNEAPOLIS SAW COMPANY INC	Chain Saw Sharpening	\$ 382.99
MINNESOTA EQUIPMENT - ISANTI	B/O Filter; 2377	\$ 36.00
MINNESOTA HIGHWAY SAFETY	PIT hybrid training	\$ 1,270.00
MN METRO NORTH TOURISM	May 2024 Lodging Taxes	\$ 18,232.37
MUNICIPAL BUILDERS INC	WTP #2 Preventative Maintenance	\$ 11,845.19
NARDINI FIRE EQUIPMENT CO INC	PD fire ext inspections	\$ 824.00
NEWMARK HOMES	Escrow Refund - 12912 Xylite St NE	\$ 5,000.00
NORTH CENTRAL STAMPINGS	SP 24-0003, full escrow return	\$ 5,000.00
NORTHERN PLUMBING AND SOFTENING	Permit Refund B24-02419	\$ 76.00
NORTHERN SANITARY SUPPLY CO INC	CH cleaner	\$ 88.20
NORTHERN SANITARY SUPPLY CO INC	Soap, Paper Supplies	\$ 525.50
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	\$ 832.43
NR PROPERTIES INC	Escrow Refund - 2143 120th Ln NE	\$ 4,900.00
NR PROPERTIES INC	Escrow Refund - 2165 120th Ln NE	\$ 4,900.00
NR PROPERTIES INC	Escrow Refund - 2155 120th Ln NE	\$ 7,400.00
OPTIMIZED ELECTRICAL SOLUTIONS	can lights	\$ 6,210.00
O'REILLY AUTOMOTIVE INC	Temp Sender for 3391	\$ 52.18
O'REILLY AUTOMOTIVE INC	Filters for PW Stock	\$ 147.88
O'REILLY AUTOMOTIVE INC	Mechanics Shop supplies; Tape	\$ 39.13
PAFFY'S PEST CONTROL INC	PW - Monthly pest control	\$ 134.00
PAFFY'S PEST CONTROL INC	CH - monthly pest control	\$ 80.35
PAFFY'S PEST CONTROL INC	MAYC - Monthly pest control	\$ 59.75
PAQUIN THOMAS R	Entertainment at MAYC	\$ 150.00
POHLMAN JUSTIN	Meal/fuel for training	\$ 96.73
PRINT CENTRAL	Business Cards - Scott Johnson	\$ 39.00
PRIVRATSKY ROGER	Damage Reimbursement; Streets	\$ 792.98
PRO-TEC DESIGN INC	Cameras offline	\$ 3,501.90
RCM SPECIALTIES INC	Street Patching Material	\$ 523.23
REPUBLIC SERVICES #894	Shredding-Recycling Saturday Events	\$ 899.32
ROBINSON CHRISTOPHER	Home Improvement Grant	\$ 994.00
SBM FIRE DEPARTMENT	helmets for Bike rodeo	\$ 3,000.00
SHEFFIELD DYANN	Membership and Conference	\$ 764.72
SHIRLEY FRANCES	Items for basket making class	\$ 166.25
SNAP-ON INDUSTRIAL	Mechanic Shop Tools	\$ 1,841.54
SNAP-ON INDUSTRIAL	Mechanic Shop Tools	\$ 96.45

SNAP-ON INDUSTRIAL	Mechanic Shop Tools	\$ 95.36
SNAP-ON INDUSTRIAL	Tools for Mechanic Shop	\$ 1,472.17
SUBSCRIPTION SERVICES	Blaine Life Subscription (3 Years)	\$ 72.00
TISLAND SHEENA MARIE	Performance in the Park - July 25	\$ 162.50
TJB HOMES INC	Escrow Refund - 11375 Arnold Palmer	\$ 4,900.00
T-MOBILE USA INC	Cell tower dump for case #24105283	\$ 200.00
TOMASSONI ROBERT RICHARD	DOT Health Card reimbursement-BUS	\$ 75.00
TOWMASTER INC	Hyd Cylinder # 4613	\$ 698.84
TURFWERKS	Seat/Broom Assembly for 2356	\$ 669.54
TURFWERKS	Seat/Broom Assembly for 2356	\$ 586.19
TWIN CITIES TRANSPORT & RECOVERY	Tow and Jump for Squads 5319	\$ 75.00
TWIN CITIES TRANSPORT & RECOVERY	Tow and Jump for Squads 5310	\$ 125.00
US BANK	2019A GO Bond - Fiscal Agent Fees	\$ 500.00
USA BLUEBOOK (#657220)	Grappling hook; Sewer	\$ 146.89
UTILITY LOGIC LLC	Utility Line Tracer/Locator for Sewer	\$ 451.02
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$ 127.09
WAGNER JACKIE	Meal reimbursement for training	\$ 54.17
WOLFE MICHELLE A	Mileage Reimbursement Jan-July	\$ 609.16
WRONA ROBERT	Home Improvement Grant	\$ 1,852.50
WYATT BRENT	Performance in the Park - July 25	\$ 162.50
XCEL ENERGY	HWY 65 Traffic Signal, I/P 24-17	\$ 252.00
ZIEGLER INC	Sprayer parts/mat for PW	\$ 750.04
		\$ 792,397.17

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 8/5/2024 FOR PAYMENTS THE WEEK OF 7/12/2024**

Vendor Name	Description	Amount
HARPERS GROVE LLC	Harpers Landing 2nd Addition	\$ 20,654.84
KENNEDY & GRAVEN CHARTERED	2024A - Bond Counsel Fee	\$ 30,000.00
CENTER FOR ENERGY/ENVIRONMENT	EDA HIL Loans	\$ 35,938.25
BARNUM COMPANIES INC	Replace garage door at PW	\$ 46,254.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 8/5/2024 FOR PAYMENTS THE WEEK OF 7/5/2024**

Vendor Name	Description	Amount
ANOKA COUNTY LICENSE BUREAU	New Registration - PW Streets	\$ 4,246.25
AT&T MOBILITY	bait trailer data service	\$ 66.96
BOUND TREE MEDICAL LLC	Medical Supplies	\$ 1,169.91
BOUND TREE MEDICAL LLC	Medical Supplies	\$ 651.96
BROWNELLS INC	Patrol firearm supplies	\$ 51.89
CENTERPOINT ENERGY	Gas Service	\$ 3,645.01
CITY OF LEXINGTON	July 2024 Sewer	\$ 4,295.35
COMCAST	Fiber Internet Service	\$ 1,932.00
GRAINGER	Pressure gauge; Water	\$ 193.35
GROUP HEALTH NON-PATIENT	Wellness Program Non-Member	\$ 231.00
JOHNSON LITHO GRAPHICS	June MAYCConnect Newsletter	\$ 1,969.50
LANDBRIDGE ECOLOGICAL	BMP & Mitigation Maintenance	\$ 2,900.00
LEAGUE OF MN CITIES INSURANCE	Fireworks Display Ins Premium	\$ 225.00
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$ 9,156.29
MTI DISTRIBUTING INC	Blades for 2413	\$ 703.89
SAFE-FAST INC	Uniforms-Seasonal Employees - PW	\$ 1,249.00
SAXON FLEET SERVICES	2024 GMC Sierra CSO Truck	\$ 51,266.00
SBM FIRE DEPARTMENT	Fire Protection Services	\$ 207,566.00
TOYS FOR TRUCKS INC	Lift kit modifications	\$ 3,776.17
TRANE US INC	HVAC service call	\$ 740.00
TRI-STATE BOBCAT INC	Lamp/switch; 2398	\$ 108.19
TRI-STATE BOBCAT INC	Switch for Chain Saw	\$ 25.29
TRI-STATE BOBCAT INC	Weed Whip Heads	\$ 30.99
WINBERG COMPANIES LLC	Willowbrook 3rd Add Drain tile Proj	\$ 36,234.62
ZAYO GROUP LLC	Telephone Service	\$ 3,314.13
ZIEGLER INC	Insurance Claim	\$ 414.16
ZIEGLER INC	Insurance Claim	\$ 870.42
		\$ 337,033.33

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 8/5/2024 FOR PAYMENTS THE WEEK OF 7/5/2024**

Vendor Name	Description	Amount
WINBERG COMPANIES LLC	Willowbrook 3rd Add Drain tile Proj	\$ 36,234.62

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 8/5/2024 FOR PAYMENTS THE WEEK OF 7/19/2024**

Vendor Name	Description	Amount
3D GEOPHYSICS CORPORATION	Ground Penetrating Radar service	\$ 390.00
ACCESS	Data Storage	\$ 130.88
AIR MECHANICAL INC	Well 1; Tech Support	\$ 451.00
AMAZON CAPITAL SERVICES	RAM for Adam Gardner's laptop	\$ 94.04
AMAZON CAPITAL SERVICES	Heavy duty door stops	\$ 51.57
AMAZON CAPITAL SERVICES	5 pin Connector - Water	\$ 68.36
AMAZON CAPITAL SERVICES	Dead blow Hammer; Mech Shop	\$ 106.51
AMAZON CAPITAL SERVICES	PW Shop - Fuse taps	\$ 22.46
AMAZON CAPITAL SERVICES	Credit	\$ (119.00)
AMAZON CAPITAL SERVICES	Credit	\$ (369.99)
AMAZON CAPITAL SERVICES	PW: Wireless mouse (2)	\$ 21.98
AMAZON CAPITAL SERVICES	PW Shop - Fuse Holder	\$ 5.99
AMAZON CAPITAL SERVICES	Laptop Docking Stations	\$ 874.95
AMAZON CAPITAL SERVICES	Retirement Party Supplies	\$ 26.90
AMAZON CAPITAL SERVICES	Mouse pad for front counter	\$ 11.18
AMAZON CAPITAL SERVICES	Rug for little school	\$ 30.39
AMCS GROUP INC	Software Subscription-Dossier	\$ 2,267.69
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY	2024 County Recordings	\$ 46.00
ASPHALT SURFACE TECHNOLOGIES	FA2 material for Streets	\$ 438.60
AT&T	Cell phone tower dump	\$ 145.00
AT&T MOBILITY	Cell Phone Service	\$ 10,266.67
AT&T MOBILITY	Cell Phone Trade-In Credit	\$ (4,685.00)
BARNUM COMPANIES INC	CH June planned maintenance	\$ 668.75
BARR ENGINEERING COMPANY	WTP1 underdrain Design	\$ 9,231.50
BCI CONSTRUCTION INC	Aquatore Bandshell Construction	\$ 202,682.50
BLAINE LOCK & SAFE INC	PD keys	\$ 11.25
BLAINE LOCK & SAFE INC	Keys for Aquatore Bandshell	\$ 85.00
BLAINE LOCK & SAFE INC	PD keys	\$ 7.50
BLAINE LOCK & SAFE INC	cut keys	\$ 73.50
BLANK ACQUISITION LLC	Postcard Stock-Delinquent Notices	\$ 309.30
BOLTON & MENK INC	2024 SW Area St Reconstruction	\$ 546.00
BOLTON & MENK INC	Lift Station 1 Force Main	\$ 30.00
BRAUN INTERTEC CORPORATION	Aquatore Bandshell concrete testing	\$ 730.00
CAPITOL HILL ASSOICATES INC	Federal Lobbyist Services	\$ 4,500.00
CARLSON MCCAIN INC	Austin St Extension	\$ 2,023.50

CARQUEST AUTO PARTS STORES	Taillights/Air Fresheners; PW Stock	\$	40.76
CENTERPOINT ENERGY	June 2024 Gas Service	\$	430.86
CENTRAL TURF & IRRIGATION SUPPLY	Credit	\$	(2,600.00)
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation Controller; parks	\$	2,531.89
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation Controllers for Parks	\$	4,907.73
CENTURYLINK	Siren	\$	25.17
CENTURYLINK	911 Service	\$	178.12
CINTAS CORPORATION	CH Mats/Rugs	\$	205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	232.95
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	36.69
CINTAS CORPORATION	PW med supply cabinet	\$	401.21
CINTAS CORPORATION	WTP Medical Cabinet Supplies	\$	319.86
COLLEGE TOWN PIZZA INC	SP20-0003, Domino's Pizza	\$	10,125.00
COMCAST	Internet for Public Wi-Fi	\$	237.94
COMCAST	PW Cable TV	\$	20.98
COMCAST	Cable TV	\$	36.22
COMCAST	Internet and Television - MAYC	\$	69.59
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
COVERT TRACK GROUP INC	Replace GPS Tracker	\$	920.00
CREATIVE HOMES INC	Escrow Refund - 4775 128th CIR NE	\$	7,300.00
CREATIVE HOMES INC	Escrow Refund - 4842 128th CIR NE	\$	4,900.00
CRYSTEEL TRUCK EQUIPMENT	Build up of #4628	\$	27,645.00
CRYSTEEL TRUCK EQUIPMENT	Brine Tank Parts	\$	242.42
CUB FOODS INC - BLAINE NORTH	Food for Islamic training	\$	46.26
CUB FOODS INC - BLAINE NORTH	Food for Islamic training	\$	129.90
CUB FOODS INC - THE VILLAGE	Drinks for Playnet training	\$	27.49
CUB FOODS INC - THE VILLAGE	BPD Meeting Supplies	\$	69.08
CUB FOODS INC - THE VILLAGE	Refreshments for Park Board Tour	\$	24.47
CUB FOODS INC - THE VILLAGE	Items for briefing before parade	\$	36.98
CYBER ADVISORS INC	Networking Assistance	\$	787.50
D R HORTON INC	Escrow Refund - 3085 126th LN NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 3084 126th LN NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 3052 126th LN NE	\$	5,000.00
D R HORTON INC	Escrow Refund - 3064 126th LN NE	\$	4,900.00
D R HORTON INC	Escrow Refund - 3074 126th LN NE	\$	4,900.00
DARRELL'S CONTRACTING INC	Aquatore Trail	\$	4,200.00
DAVE PERKINS CONTRACTING INC	WTP 2: Replace Gate Valve	\$	4,755.00
EB BLAINE DEVELOPMENT LLC	105th Redevelopment District	\$	285,050.48
ECKBERG LAMMERS PC	Prosecution Fees	\$	22,682.78
ECKBERG LAMMERS PC	General Retainer Fees	\$	4,000.00
ECKBERG LAMMERS PC	Outside the Retainer Fees	\$	14,589.00
ECKBERG LAMMERS PC	Employment Retainer Fee	\$	7,893.00

ECM PUBLISHERS INC	Public Hearing Notices	\$	102.12
FACTORY MOTOR PARTS COMPANY	Batteries; 1241	\$	279.68
FERGUSON WATERWORKS #2518	Service break parts; Water	\$	252.78
FERGUSON WATERWORKS #2518	Service/Water Main Break Parts	\$	1,599.18
FERGUSON WATERWORKS #2518	Locate Flags: Water/Sewer	\$	1,650.00
FLAGSHIP RECREATION	Sunrise Ponds park drain tile	\$	7,058.00
FRIENDLY CHEVROLET INC	Brake Pads; PD Stock	\$	338.44
FRIENDLY CHEVROLET INC	Brake Pads; PD Stock	\$	676.88
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations	\$	416.67
GERHARD JOSEPH	tuition reimbursement	\$	695.00
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	\$	1,618.65
GRAINGER	Fire Hose Covers	\$	1,172.58
HAWKINS INC	Water Treatment Chemicals	\$	562.65
HOLIDAY COMPANIES	Car Washes - PD	\$	710.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$	25.00
INDELCO PLASTICS CORPORATION	WTP 2 repair parts	\$	23.56
INDELCO PLASTICS CORPORATION	Chemical Feed repair parts	\$	581.40
INDELCO PLASTICS CORPORATION	WTP Chemical Gas Feed Parts	\$	1,591.29
INDELCO PLASTICS CORPORATION	Scale parts; WTP's	\$	1,008.87
INTELLIGENCE NEXUS LLC	detective case management program	\$	2,607.00
ISOM HARLAN G	Softball Umpire Fees	\$	124.00
J&N TACTICAL	Replacement ram for investigations	\$	545.00
JACOBSON MAGNUSON ANDERSON	Federal Lobbyist Services	\$	4,500.00
JOHNSON LITHO GRAPHICS	July/August City Newsletter	\$	13,674.75
KENNEDY & GRAVEN CHARTERED	Elevage Redevelopment TIF District	\$	2,070.00
KLEMMZ ALLAN M	Medallion Hunt Finder	\$	500.00
KRAFT MECHANICAL LLC	PW move gas line	\$	4,298.00
KWIK TRIP INC	SP18-27, Kwik Trip (11736 Ulysses)	\$	11,813.79
LANGUAGE LINE SERVICES INC	Interpretation Services	\$	611.82
LENNAR	Escrow Refund - 3623 110th LN NE	\$	4,900.00
LENNAR	Escrow Refund - 3646 110th LN NE	\$	7,400.00
LENNAR	Escrow Refund - 3585 110th LN NE	\$	4,900.00
LENNAR	Escrow Refund - 12822 Isetta CT NE	\$	4,800.00
LENNAR	Escrow Refund - 4426 128th LN NE	\$	4,800.00
LENNAR	Escrow Refund - 864 111th LN NE	\$	4,500.00
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$	67.50
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$	9,656.99
MANAGED SERVICES INC	CH TP, towels	\$	725.11
MARTIN MARIETTA MATERIALS	Patching Material	\$	557.45
MC TOOL & SAFETY SALES	Gloves. earplugs. rain gear; Water	\$	667.25
MENARDS - BLAINE	seam roller, nails	\$	18.47
MENARDS - BLAINE	WTP: Sump Pump parts	\$	70.65
MENARDS - BLAINE	WTP: Sump Pump parts	\$	12.99
MENARDS - BLAINE	Garbage cans for restrooms	\$	169.98

MENARDS - BLAINE	Plunger, Squeegee	\$ 40.97
METRO-INET	Internet Support Services	\$ 2,942.00
METROPOLITAN COUNCIL	MCES 2024 Wastewater Services	\$ 456,606.67
METROPOLITAN COUNCIL	June 2024 SAC	\$ 113,166.90
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for PD	\$ 169.75
MINNESOTA DEPT OF TRANSPORTATION	TH65 Mill/Overlay, Signal 85th & 93rd	\$ 590,013.30
MINNESOTA EQUIPMENT - HAM LAKE	Insurance Claim	\$ 2,140.60
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 382.50
MN DEPT OF LABOR AND INDUSTRY	June 2024 State Surcharge	\$ 9,075.62
MP NEXLEVEL LLC	Bandshell IT wiring and Wi-Fi	\$ 20,795.22
MTI DISTRIBUTING INC	B/O Fan Belt; 2390	\$ 41.65
MTI DISTRIBUTING INC	Mower Switch/Blades; 2428	\$ 118.48
MTI DISTRIBUTING INC	Mower Blades; 2428	\$ 412.00
MTI DISTRIBUTING INC	Blades/on-off switch; 2399	\$ 342.19
MUSCO SPORTS LIGHING LLC	Sport Lighting annual fee	\$ 950.00
NORTHERN SANITARY SUPPLY CO INC	Bandshell Cleaning Supplies	\$ 396.61
OPTIMIZED ELECTRICAL SOLUTIONS	CH install led can lights	\$ 11,000.00
OPTIMIZED ELECTRICAL SOLUTIONS	PW garage doors	\$ 1,970.00
O'REILLY AUTOMOTIVE INC	Filters; PW Stock	\$ 393.24
O'REILLY AUTOMOTIVE INC	Brake Pads/Rotors; 5303	\$ 169.99
O'REILLY AUTOMOTIVE INC	Brake Pads/Rotors; 5303	\$ 149.99
O'REILLY AUTOMOTIVE INC	Belt for 5323	\$ 25.63
PAR CATERERS LLC	3M Open Catering	\$ 3,301.09
PLAISTED COMPANIES INC	Black Dirt for PW	\$ 795.65
PLAISTED COMPANIES INC	Main Break supplies: Class 5	\$ 1,113.15
PRAIRIE RESTORATIONS INC	Monarch Pond Management	\$ 1,475.00
PRECISE MRM LLC	PW GPS Management	\$ 1,480.00
PRINT CENTRAL	Business Cards - Josh Tosney	\$ 39.00
PRINT CENTRAL	Business cards - Wicklander	\$ 39.00
PROFESSIONAL MECHANICAL SERVICES	Permit Refund B24-02507	\$ 121.00
PRO-TEC DESIGN INC	PW move junction box and replace	\$ 561.00
PRO-TEC DESIGN INC	Report/scheduling issues	\$ 229.50
PROVISION EVENTS INC	3M Open 2024 - Deposit	\$ 4,748.06
PULSE ELECTRIC INC	Outdoor GFCI for WTP Generator	\$ 228.20
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12667 Marmon St NE	\$ 5,000.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12656 Marmon ST NE	\$ 5,000.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12679 Marmon St NE	\$ 5,000.00
PULTE HOMES OF MINNESOTA LLC	Escrow Refund - 12662 Marmon St NE	\$ 7,400.00
REDPATH AND COMPANY LLC	2023 Financial Audit	\$ 11,850.00
RIDGEWAY & ASSOCIATES	Mental Wellness Program	\$ 2,800.00
ROBINSON LANDSCAPING INC	Main Break: Sod restoration	\$ 969.50
RP AUTO SERVICE INC	A/C Repair: 5317	\$ 310.65
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$ 348.18
SAM'S CLUB/SYNCHRONY BANK	Candy for Blaine Festival Parade	\$ 492.84

SAM'S CLUB/SYNCHRONY BANK	Yearly membership - P/R Dept	\$	200.00
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$	274.87
SAM'S CLUB/SYNCHRONY BANK	Cakes - Shelley's Retirement Party	\$	122.94
SAM'S CLUB/SYNCHRONY BANK	Concessions for Lakeside Park	\$	162.76
SCHMITT DANIEL	Public Sidewalk Easement	\$	300.00
STAR TRIBUNE	Publish Ad for Bids & Public Hearing	\$	189.60
STAR TRIBUNE	Publish Ad for Bids & Public Hearing	\$	189.60
STAR TRIBUNE	Publish Ad for Bids & Public Hearing	\$	83.74
STATE OF MINNESOTA DEED	July 2024 Loan Repayment	\$	3,619.05
STATE OF MINNESOTA DEED	DEED Loan	\$	3,136.48
STEPP MANUFACTURING CO INC	Asphalt Patching Truck Insert	\$	45,851.00
STERICYCLE INC	June shred	\$	145.59
STONE CREEK HOMES INC	Escrow Refund - 2660 132nd Ave NE	\$	5,000.00
STONE CREEK HOMES INC	Escrow Refund - 2675 132nd Ave NE	\$	5,000.00
STONE CREEK HOMES INC	Escrow Refund - 2630 132nd Ave NE	\$	5,000.00
SYSCO MINNESOTA	Pork chop dinner-MAYC	\$	529.00
THE BALL PARK TWIN CITIES	Full Escrow Refund	\$	16,356.00
T-MOBILE USA INC	Cell phone tower dump	\$	50.00
TRANS UNION LLC	Credit Report for background	\$	55.68
TRI-STATE BOBCAT INC	Chipper Blades; 2377/1238	\$	990.00
TRI-STATE BOBCAT INC	Weed Whip Heads	\$	27.95
TRI-STATE BOBCAT INC	PW; Week whip line/Premix oil	\$	270.00
TSI INCORPORATED	Gas mask fit testing equipment	\$	15,045.00
TWIN CITY FILTER SERVICE INC	CH filters	\$	540.04
ULINE	CH fire station fan	\$	735.43
USDA APHIS	Geese Control	\$	2,782.77
WALTERS RECYCLING & REFUSE INC	Organics Collection	\$	150.00
WALTERS RECYCLING & REFUSE INC	Walters Refuse and Recycling Fees	\$	401,389.73
WALTERS RECYCLING & REFUSE INC	Partial escrow refund, SP23-0002	\$	65,900.00
WATER CONSERVATION SERVICES INC	Water Main Leak Detection	\$	349.65
WILSON JENNIFER	Public Sidewalk Easement	\$	1,100.00
WOLFE LOREN D	Entertainment at MAYC	\$	200.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout	\$	1,184.76
WSB & ASSOCIATES INC	SE Area Reconstruction	\$	4,169.50
WSB & ASSOCIATES INC	LAC Hockey Rinks	\$	656.35
WSB & ASSOCIATES INC	AUAR Contract - Northtown	\$	3,310.00
WSB & ASSOCIATES INC	2024 NW Area Street Reconstruction	\$	8,240.00
XCEL ENERGY	Electric Service - Signal	\$	63.42
XCEL ENERGY	Electric Service	\$	11.91
XCEL ENERGY	Electric Service - Signal	\$	67.09
ZIEGLER INC	Insurance Claim	\$	1,315.91
		\$	2,622,175.73

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 8/5/2024 FOR PAYMENTS THE WEEK OF 7/19/2024**

Vendor Name	Description	Amount
MP NEXLEVEL LLC	Bandshell IT wiring and Wi-Fi	\$ 20,795.22
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,682.78
CRYSTEEL TRUCK EQUIPMENT	Build up of #4628	\$ 27,645.00
STEPP MANUFACTURING CO INC	Asphalt Patching Truck Insert	\$ 45,851.00



City of Blaine

Staff Report

File Number: 2024-321

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.3

Consider a Special Event to Allow for Live Music at the National Veterans Soccer Tournament Located at the National Sports Center August 29 through September 2, 2024

Executive Summary

The council is being asked to approve a special event license for the National Veterans Soccer Tournament August 29 through September 2, 2024. This license will allow for a special event located at the National Sports Center, 1700 105th Avenue NE.

Background

The National Veterans Soccer Tournament has filed an application to hold a special event at the National Sports Center August 29 through September 2, 2024. In addition to the soccer tournament, there will be cultural displays to include music, specialty food, a barbeque and a traditional white party. There will be a local band performing on Friday.

City and safety services staff have reviewed the application and found no reason to deny the application. The event is to be operated consistently with the event descriptions made as part of the application. The event will begin with the opening ceremony at 9:00AM on Friday, August 30 and end on Monday, September 2. The applicant shall operate the event consistent with city codes and state statute. Any additional conditions will be included on the final license document and communicated to the applicant. The applicant will ensure sound equipment is placed to amplify sound toward the commercial businesses and not the residential neighborhood. In addition, staff will work to communicate event information to the public through its social media avenues.

Strategic Plan Relationship

This item relates to the growth of 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 investigation, are included in the license fee adopted by city council.

Public Outreach/Input

Staff will work to communicate event information to the public through its social media avenues.

Staff Recommendation

By motion, approve the special event license with the above recommendations.

Attachment List

None



City of Blaine Staff Report

File Number: 2024-327

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.4

Approve Temporary Liquor License for the National Veterans Soccer Tournament

Executive Summary

The council is being asked to approve a temporary on-sale intoxicating liquor license for an event held by the National Veterans Soccer Tournament at the National Sports Center located at 1700 105th Avenue NE.

Background

The National Veterans Soccer Tournament is requesting a temporary on-sale intoxicating liquor license for a special event at the National Sports Center from August 29 through September 2, 2024. They have submitted the state application, appropriate fee, and liquor liability insurance for this event. They have also applied for the required special event license.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a temporary on-sale intoxicating liquor license for the National Veterans Soccer Tournament from August 29 through September 2, 2024

Attachment List

None



City of Blaine Staff Report

File Number: 2024-332

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.5

Approve a Temporary On-Sale Intoxicating Liquor License for St. Timothy's Annual Carnival, 707 89th Avenue NE

Executive Summary

Council is being asked to approve a temporary on-sale intoxicating liquor license for the Church of St. Timothy's annual carnival.

Background

Cathleen Sullivan, applicant for St. Tim's, has submitted a special event application to hold a two-day carnival at the church on September 6 and 7, 2024. The event will run until 10PM both nights and will include music, food and alcohol service, which requires approval of the requested temporary liquor license. The applicant has deposited the \$50 license fee and liquor liability insurance certificate for this event naming the City as additional insured. Approximately 2,500 people are expected to attend this event.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

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

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve a temporary on-sale intoxicating liquor license for the Church of St. Timothy, 707 89th Avenue NE for September 6 and 7, 2024.

Attachment List

None



City of Blaine Staff Report

File Number: RES 24-150

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.6

Resolution Granting Final Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0049/SLK)

Executive Summary

The applicant is requesting a final plat to develop the site into 11 single family lots and one common lot for wetlands and ponding.

Background

Planning Commission Public Hearing	05/14/24
City Council (Preliminary Plat)	06/17/24
City Council (Final Plat)	08/05/24
Action Deadline	09/09/24

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

The final plat is consistent with the approved preliminary plat, Resolution No. 24-109.

Zoning

The subject site is zoned Single Family (R-1AA) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 2.98 units per acre.

Surrounding Zoning and Uses

The subject site has R-1AA zoned property to the west and southwest with single family homes present. A Light Industrial (I-1) zoned property with Commers Water is located south of the property. Single family homes zoned R-1 are located to the north. The 35W frontage road and I-35W are located to the east. A trail is located on the property southwest of the subject parcel.

Existing Conditions

The existing parcel has trees, a ditch and wetland on the south area of the parcel, and a wetland located on the north side of the property.

History

There are no previous approvals on this property. A church applied for a Conditional Use Permit (CUP) in 2020 but withdrew the application prior to the Planning Commission meeting.

The applicant requested feedback on rezoning to Development Flex (DF) for 22 townhomes with a private street at a January 2024 City Council Workshop meeting, and there was not a consensus that a rezoning would be supported for 22 townhomes. The concerns were potential traffic and loss of trees.

Evaluation of Request

Plat

The final plat creates 11 single family lots and one common lot for ponding, wetlands, and common areas. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 53 feet wide.

As proposed, the lot sizes are as follows:

- Single family lots 1-11 range from 6,598 s.f to 6,625 s.f.
- Lot 12 (ponding, wetland, and common area): 3.17 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed with a stone/brick element on the front elevation.

Setbacks

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

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 6.5 feet for house and 6.5 feet for garage.
- Corner side yard setback - 6.5 feet (private street); 30 feet (public street)
- Rear yard setback - 30 feet

Landscaping

The standard landscaping requirements are proposed, which are two trees on all lots. The side yards of

Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and 2 additional conifers for Lot 11.

Tree Preservation

Approximately 3.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 27 trees would be required for tree replacement purposes. The developer has proposed a total of 27 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 11 new single family lots being constructed at the rate of \$4,894 per unit (2024 rate) for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

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

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.

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 be responsible for assessments for sanitary sewer and water lateral installments is

\$10,269.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred), and shall surround all wetlands. This buffer strip shall be placed in easement.

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

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record the these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to West 35W Service Drive NE.

Easements/Right-of-way/Permits

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

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

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 24-150

Resolution Granting Final Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0049/SLK)

WHEREAS, an application has been filed by Boulder Contracting as Case File No. 24-0049 for a final plat known as Boulder Villas; and

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

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.

WHEREAS, the Blaine City Council granted preliminary plat approval on June 17, 2024 subject to the conditions as contained in Blaine City Council Resolution No. 24-109; and

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

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

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

1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.
2. Park dedication is required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
3. The developer is responsible for trunk sanitary sewer area charges. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.
4. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.
5. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.

6. All development signage by separate review.
7. Each lot in the development is required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
8. The developer must meet the city's tree preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.
9. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
10. Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
11. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
12. All streets will follow the Anoka County street name grid system.
13. Street lights shall be installed in the manner, location and type prescribed by the city engineer. The lights will be required to be maintained by the Homeowners Association (HOA).
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
16. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

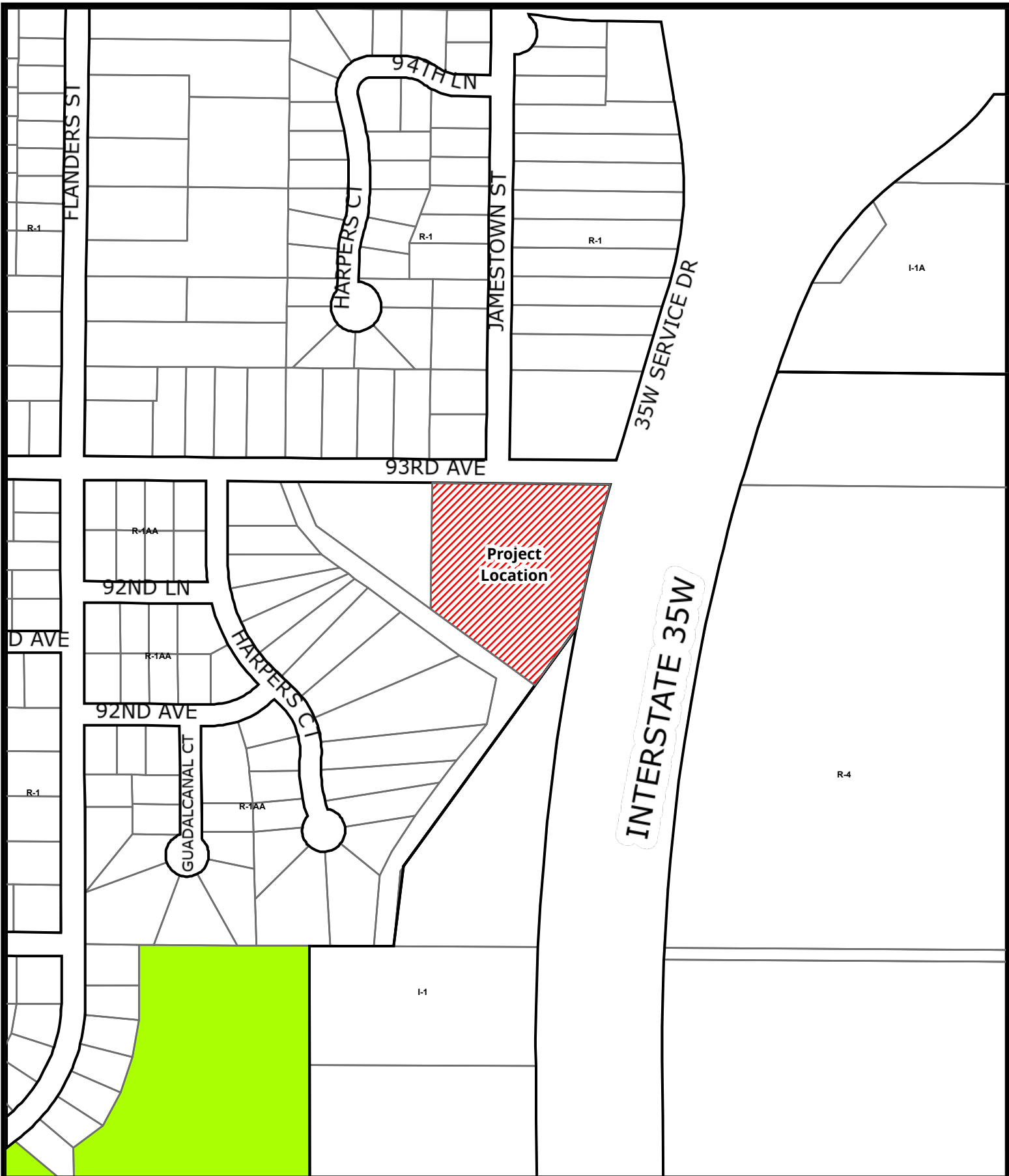


Signed by _____

Tim Sanders, Mayor

Signed by _____

Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0049 Boulder Villas

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



BOULDER VILLAS

City of Blaine
County of Anoka
Sec. 34, T31, R23

KNOW ALL PERSONS BY THESE PRESENTS: That Boulder Contracting, LLC, a Minnesota limited liability company, owner of 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, 332 feet to the South line of said Lot 2 and said line there terminating.

Has caused the same to be surveyed and platted as BOULDER VILLAS and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Boulder Contracting, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.

BOULDER CONTRACTING, LLC

Brian Jansen, General Manager

STATE OF _____

COUNTY OF _____

This Instrument was acknowledged before me this ____ day of ____, 20__ by Brian Jansen, General Manager of Boulder Contracting, LLC, a Minnesota limited liability company, on behalf of the company.

_____, (Signature)

_____, (Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat and all public ways are shown and labeled on this plat.

Dated this ____ day of ____, 20__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA

COUNTY OF _____

This Instrument was acknowledged before me this ____ day of ____, 20__ by Jason E. Rud,

_____, (Signature)

_____, (Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

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

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

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

David H. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

By _____, Deputy

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

I hereby certify that this plat of BOULDER VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this day of ____, 20__, at ____ o'clock ____ A., and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

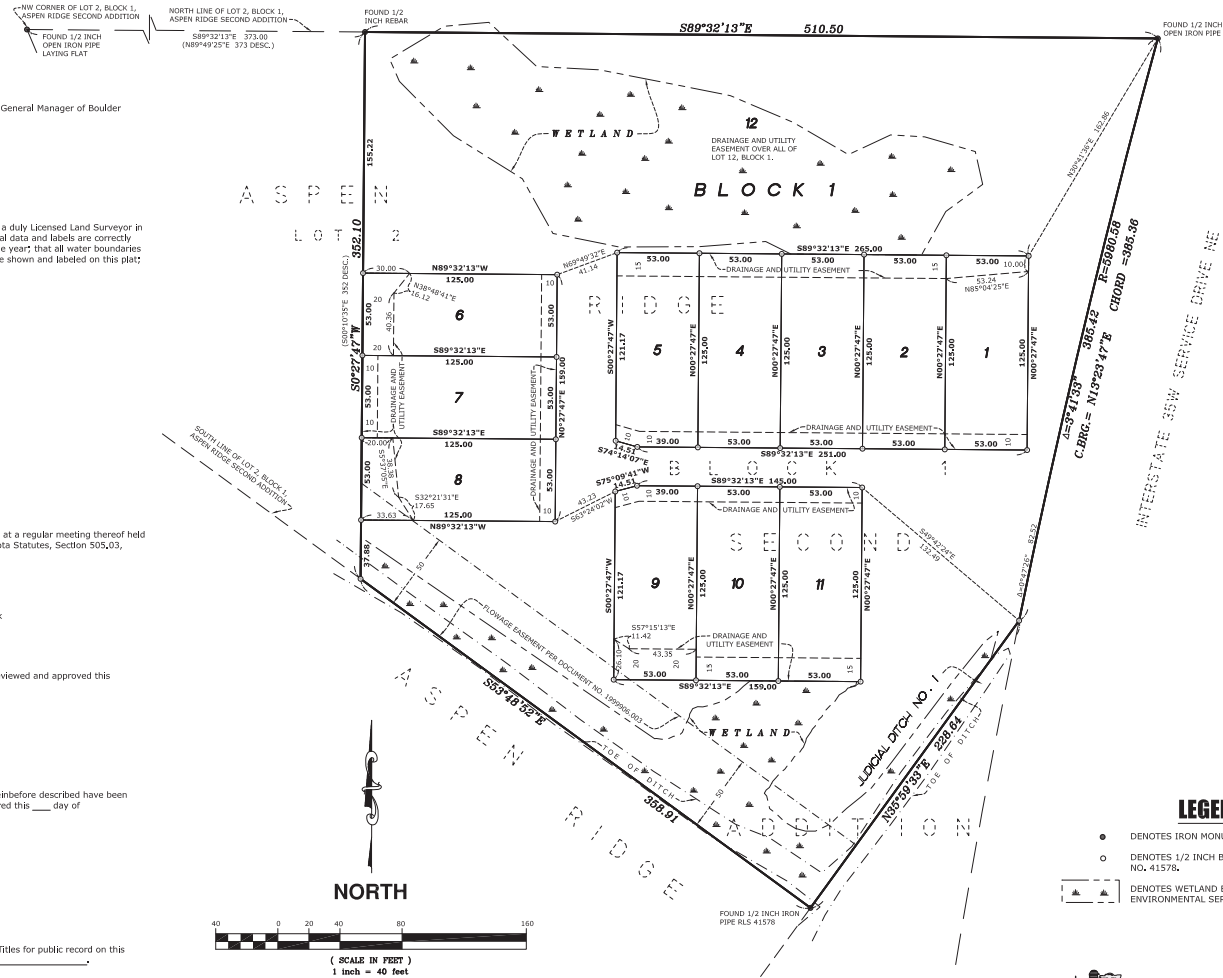
By _____, Deputy

HILL'S SECOND ADDITION

JAMESTOWN
STREET NE
66

SPRING LAKE PARK WOODLAND

93RD AVENUE NE



E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors



City of Blaine

Staff Report

File Number: RES 24-161

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.7

Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer/Copier to be Located Within the Finance Department

Executive Summary

The printer located within the Finance Department is no longer covered by a service contract due to its age and parts are no longer readily available. This device was anticipated to be requested for replacement in 2025, but due to recent maintenance issues, the printer is unreliable and has created operational inefficiencies. Consistent with other capital purchases, this item would be expended in the Capital Equipment fund and financed by a transfer from the General Fund Finance Department.

Background

The single printer located within the Finance Department is shared among Payroll, Accounts Payable, Utility Billing, and General Accounting. While the age of the device is unknown, it was originally located at Cloverleaf Courts, one of the two senior housing facilities the City sold to LaNeal Financial in 2015. At the time of closing, the printer was relocated to City Hall and deployed to the Finance Department. In February 2024, City staff was informed that Ricoh had discontinued manufacturing parts for this model, and due to the risk associated with sourcing parts, the service contract was canceled with all future maintenance charged at an hourly rate with no guarantee of repair.

Recently, the printer began experiencing several maintenance issues, including paper jamming, mis-feeding, and inconsistent print speeds, resulting in poor quality prints. This printer was anticipated to be requested for replacement in 2025, but due to the number of issues, age of the machine, and potential repair fees, staff believe the most cost-effective approach is to order a new printer in 2024.

While IT, Recreation, and GIS are also located in the same physical vicinity as Finance, they currently share a separate printer. Based on the limited utilization, this multi-departmental printer is not anticipated to be replaced upon conclusion of its useful life and the new proposed printer located within the Finance area will be used to service all said departments.

Strategic Plan Relationship

Functional office equipment and sustainable capital assets align with the strategic priority of Infrastructure Management.

Board/Commission Review

None

Financial Impact

Funding for this purchase is proposed to come from the salary savings as a result of position vacancies within the General Fund Finance Department. To facilitate the purchase from the Capital Equipment and Replacement Fund, consistent with all other IT related capital, the included resolution calls for an interfund transfer and associated budget amendments. The quoted price of the copier is \$9,434 which is anticipated to have an 8-10 year life cycle.

Public Outreach/Input

None

Staff Recommendation

Approve the resolution authorizing the interfund transfers and associated budget amendments to facilitate the purchase of a new copier to be located within the Finance Department.

Attachment List

1. Copier Quote



City of Blaine

Signature Copy

Resolution: RES 24-161

Resolution Authorizing Interfund Transfers and Associated Budget Amendments related to the Purchase of a New Printer/Copier to be Located Within the Finance Department

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

WHEREAS, the printer located within the Finance Department has experienced mechanical issues that are not economically feasible to repair; and

WHEREAS, this printer has been in service for over 10 years and was anticipated to be replaced in 2025; and

WHEREAS, the Finance Department has sufficient budgetary savings from vacant positions to finance the purchase; and

WHEREAS, the City Council desires to record all General Fund capital equipment transactions within the Capital Equipment Fund.

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

From Fund	To Fund	Purpose	Transfer Amount
101 – General Fund	410 – Capital Equipment & Replacement Fund	Fund the purchase of a new printer within the Finance Department	\$9,434

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

Fund/Account	Transfer Amount
Capital Equipment & Replacement Fund - Transfer In 410.30.330.331-3911	\$9,434

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

Fund/Account	Transfer Amount
--------------	-----------------

General Fund - Finance - Transfer Out 101.30.300.301-4914	\$9,434
Capital Equipment & Replacement Fund - Computers 410.30.330.331-4575 (Project E2466)	\$9,434

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

Fund/Account	Transfer Amount
General Fund - Finance - Salaries 101.30.300.301-4101	\$9,434

PASSED by the City Council of the City of Blaine this 5th day of August 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

METRO

SALES INC.

JUNE 3, 2024

SOLUTION FOR: CITY OF BLAINE – (3RD FLOOR FINANCE)

RICOH IM C3510

- 35 PAGES PER MINUTE IN BLACK & WHITE AND COLOR
- 220 SHEET SINGLE PASS DOCUMENT FEEDER
- 10.1" – KEYLESS SMART OPERATIONAL PANEL
- PRINT AND SHARE FROM MOBILE DEVICES
- ENCRYPTION AND AUTHENTICATION TOOLS
- ENERGY STAR* CERTIFIED
- 4 - 550 SHEET PAPER TRAYS
- 100 SHEET BYPASS TRAY
- FAX
- MFP DOCUMENT SERVER
- 320 GB HDD - 2 GB RAM
- INCLUDES DELIVERY, INSTALL & TRAINING



INVESTMENT OPTIONS:

RICOH IM C3510

PURCHASE PRICE

\$9,434.00

*TAX EXEMPT

SERVICE / SUPPLY AGREEMENT:

- METRO SALES FULL SERVICE AND SUPPLY AGREEMENT INCLUDES ALL SERVICE, PREVENTIVE MAINTENANCE CALLS, PARTS, LABOR, AND UNLIMITED SUPPLIES (RICOH TONER, DEVELOPER, AND DRUMS)
- **0-3 HOUR** ONSITE SERVICE RESPONSE TIME GUARANTEE
- **FULL 7 YEAR PRODUCT REPLACEMENT GUARANTEE**

RICOH IM C3510

- ADD TO CURRENT CITY OF BLAINE MAINTENANCE CONTRACT # 17908-08.

PRESENTED BY MARCUS BRUMM
PHONE: (612) 798-1215
MBRUMM@METROSALES.COM



City of Blaine Staff Report

File Number: 2024-312

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Nick Fleischhacker, Public Works Director

Agenda Item # 8.8

Motion to Approve Contract Amendment with Bolton & Menk, Inc. for Professional Services for Engineering Design Services for Lift Station 13 Force Main - Phase 2, Improvement Project No. 23-30

Executive Summary

Council is requested to approve design contract amendment with Bolton & Menk, Inc. for professional engineering services for the replacement of Lift Station 13 as part of the Lift Station 13 - Phase 2 project, Improvement Project No. 23-30. The design contract amendment will increase the original contract amount by \$111,800 to bring the approved contract amount to \$262,970.

Background

Lift Station 13 and the approximately 4,440 feet of associated 20-inch diameter force main is considered a critical component of the city's sewer system. A plan was initiated to create a project broken into two phases to replace the force main and complete improvements to the lift station to increase reliability and rectify some key concerns with the overall system. Phase 1 of the Lift Station 13 Force Main project was constructed in 2023 and consisted of replacing the force main from the north side of 95th Avenue to 93rd Avenue with a new gravity sanitary sewer pipe to increase reliability in the area where previous force main failures happened and remove risks associated with having a pressurized sewer pipe under a major county highway.

Lift Station 13 was originally designed and installed in 1994 and was sized based on the information currently available at the time in regard to the projected area of the city, type of development (such as numbers of homes and commercial/industrial uses) that would ultimately flow to this lift station. The Lift Station 13 Force Main - Phase 2 projects' original scope was to replace the remaining force main, from the new gravity sanitary sewer line on the north side of 95th Avenue to Lift Station 13 and complete a rehabilitation of Lift Station 13, including rehabilitating and lining the existing 37-foot deep wet well, a new control panel building, valve vault top slab, hatches and other preventative maintenance improvements. The City Council approved a contract with Bolton & Menk, Inc. (BMI) on October 16, 2023 with Motion 23-493 for the design of the Lift Station 13 Force Main - Phase 2 project, Proj. No. 23-

During preliminary design, discussion with BMI was held around the ultimate full build out peak demand capacity of the lift station's existing wet well and dual pump configuration and capacity of the existing pumps in the lift station. Currently, the existing pumps in Lift Station 13 are the same model of pump that is installed in Lift Station 12. These are large pumps that are not readily available from suppliers and are approximately \$100,000 each. To ensure redundancy and reliability of two of the city's largest lift stations, staff would like to keep the model of pump consistent between Lift Stations 12 and 13 for interchangeability and the ability to keep a spare pump on the shelf that could be inserted into either lift station in the event of an emergency pump failure.

The "Recommended Standards for Wastewater Facilities - 2014 Edition" (commonly known as Ten State Standards) are the standard recommended guidelines used by municipalities in Minnesota for sizing lift stations. A section dealing with the sizing of pumps states, "Multiple pumps shall be provided. Where only two units are provided, they shall be of the same size. Units shall have capacity such that, with any unit out of service, the remaining unit(s) will have capacity to handle the design peak hourly flow." Under full build out of the city, with the existing pumps, Lift Station 13 would not meet the 10 States Standard of the ability to handle the design peak hourly flow if one of the two pumps was out of service.

Adding a third pump to Lift Station 13 would meet the recommended standard identified above and keep the pump model consistent between Lift Stations 12 and 13, ensuring maximum system reliability. The existing wet well in Lift Station 13 only has dimensional capacity for two pumps, thus it would require the construction of a new wet well with larger dimensions to accommodate a third pump. The existing wet well, which was originally scoped to be lined and rehabilitated, does have some not insignificant erosion of the concrete walls. While it is still structurally sound and lining would extend the life of the wet well for an estimated 15+ years, the wet well will eventually have to be reconstructed and this did factor into staff's recommendation that the scope of the project be changed to completely reconstruct the wet well to accommodate a third pump to meet the recommended 10 State Standards, retain consistent pumps between Lift Stations 12 and 13 and provide for a long-term 30 plus year lifespan for a newly reconstructed Lift Station 13.

Since reconstructing a 37-foot deep wet well within the confines of the approximate 115-foot by 115-foot square site is a significantly more complex engineering design than lining the existing wet well with an epoxy coating, staff requested that BMI provide an updated contract amendment to account for the additional engineering work needed. Staff has reviewed the proposed BMI contract amendment and finds it acceptable and recommends that the contract amendment be approved.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality sewer services. This action relates directly to the City of Blaine Strategic Plan Item No. 6 - Well Maintained Infrastructure and Desired Outcome - Reliable Utility Systems. This work will improve the conditions of Lift Station 13 facilities to meet system demands and maintain the quality of the City's infrastructure.

Board/Commission Review

Not required.

Financial Impact

This project was previously authorized as part of the 2023-2027 Sanitary Sewer Capital Improvement Program (CIP), which was adopted via [resolution 22-199](#) on December 5, 2022. The CIP appropriated a \$6,000,000 budget for this activity in 2023. Also on December 5, 2022, the City Council adopted [resolution 22-195](#), which allocated \$3,000,000 of American Rescue Plan Act (ARPA) funding for the project. The remaining \$3,000,000 has been funded through revenue bonds, which were sold in 2023. The annual debt service payments are anticipated to be repaid by user fees from the Sewer Utility Fund.

The initial design contract amount of \$137,428 was approved by the City Council on October 16, 2023, with a 10% contingency to bring the total project design budget to \$151,170. The proposed design contract amendment in the amount of \$111,800 will now bring the total project design budget to \$262,970.

Appropriations to date for Lift Station 13 improvements are \$1,870,050.67. The current budget of \$6,000,000 is adequate to cover the contract cost.

Public Outreach/Input

Not required.

Staff Recommendation

By motion, authorize the Mayor and City Manager to approve the contract amendment with Bolton & Menk for additional design services in the amount of \$111,800.00, bringing the total approved project design budget to \$262,970.00.

Attachment List

1. 23-30 BMI Proposal - Amendment
2. Location Map



Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

July 9, 2024

Cody Sylvester, P.E.
Project Engineer
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

RE: **Proposal Amendment for Lift Station 13 Force Main Project – Phase 2**
City of Blaine, MN

Mr. Sylvester:

Our original proposal, dated October 6, 2023, included a scope and fees of \$137,428 to modify Lift Station 13, along with installation of 2,700 LF of force main. Since then, the city has revised the scope to include complete replacement of the lift station in lieu of modifications.

As requested, the additional proposed fees associated with the replacement of Lift Station 13 have been prepared and are shown in the following table, along with the fees from the original/current contract. A detailed summary of our estimated hours and hourly rates is attached to this proposal amendment.

Estimated Amended Fees			
Task	Description	Original Fees	Amended Fees
1	Preliminary Survey Services	\$36,258	\$0
2	System Analysis	\$14,712	\$0
3	Final Design Services	\$86,458	\$111,800
	Total Estimated Amended Fees	\$137,428	\$111,800

Task 3 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 construction services costs following completion of the final design services task.

Proposed Project Schedule

The following schedule allows for construction to be completed during the 2025 construction season:

Proposed Project Schedule	
Council approves amended consultant contract	July 15, 2024
Final design and prepare plans/specs	July – Sept 2024
Open bids	September 23, 2024
Award contract	October 7, 2024
Critical shop drawings approved	Oct-Nov 2024
Construction	April-Oct 2025

Acceptance

Please indicate your acceptance of this proposal amendment by signing on the signature block below and returning a copy to us. We appreciate the opportunity to submit this proposal amendment and look forward to working with you on this project. If you have any questions regarding this proposal amendment, please contact me at 651-968-7742.

Bolton & Menk, Inc.



Michael Nill, P.E. (MN, WI)
Principal Engineer

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

By: _____

Printed Name: Michelle Wolfe

Title: City Manager

Date: _____

Proposal Amendment Fee Schedule: Lift Station 13 Force Main Project - Phase 2															
Task No.	Work Task Description	Principal Engineer/ Project Manager	Design Engineer	Engineering Technician	Water Resources Project Manager	Water Resources Design Engineer	Environmental Project Manager	Environmental Project Engineer	Environmental Technician	Structural Engineer	Structural Technician	Electrical Engineer	Natural Resources Specialist	Total Hours	Total Cost
Task 1 - Preliminary Survey Services															
1.1	Site Inspections & As-Built Research													0	\$0
1.2	Topographic Survey													0	\$0
1.3	Wetland Investigation													0	\$0
1.4	Private Utility Coordination													0	\$0
1.5	Geotechnical Coordination													0	\$0
	Sub-Total Task 1														\$0
Task 2 - System Analysis															
2.1	Force Main Capacity & Alignment Verification													0	\$0
2.2	System Analysis & Improvement Report													0	\$0
2.3	Evaluation Meeting with City													0	\$0
	Sub-Total Task 2														\$0
Task 3 - Final Design Services															
3.1	Project Management, Coordination, Meetings	4					8	12		10				34	\$6,100
3.2	Final Design & Cost Estimates	4	16				22	24		32	88	24		210	\$35,408
3.3	Preparation of Plans and Specs	8	16	12			34	48	40	42	92	24		316	\$52,360
3.4	Assistance with Bidding						12	12	8	4	8			44	\$7,184
3.5	Permit & Agency Coordination (Anoka County, RCWD, MnDOT, MPCA)		8		12	24	4	8					10	66	\$10,748
	Sub-Total Task 3														\$111,800
	Total Hours	16	40	12	12	24	80	104	48	88	188	48	10	670	
	Hourly Rate	\$210.00	\$165.00	\$147.00	\$171.00	\$166.00	\$196.00	\$146.00	\$150.00	\$194.00	\$138.00	\$240.00	\$144.00		
	Total Cost	\$3,360	\$6,600	\$1,764	\$2,052	\$3,984	\$15,680	\$15,184	\$7,200	\$17,072	\$25,944	\$11,520	\$1,440		\$111,800

LIFT STATION 13 FORCE MAIN PROJECT

LOCATION MAP





City of Blaine Staff Report

File Number: RES 24-156

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

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

Agenda Item # 8.9

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08.

Executive Summary

Improvement Project No. 23-08 was ordered by the City Council on December 19, 2022 with Resolution 22-208. A construction contract was awarded to Park Construction Company by the City Council on May 1, 2023 with Resolution No. 23-83 and construction was completed in the summer and fall of 2023.

Background

Improvement Project No. 23-08 included the following project areas:

Area 1:

- 97th Lane from Austin Street to Lexington Avenue
- 98th Avenue from Austin Street to Cord Street
- 98th Lane from Austin Street to Cord Street
- 99th Avenue from Austin Street to Lexington Avenue
- Austin Street from Englewood Road to 97th Lane
- Austin Street from 98th Avenue to Lexington Avenue
- Cord Street from 98th Avenue to Austin Street
- Edgewood Road cul-de-sac (4023-4083)
- Edgewood Road cul-de-sac (4103-4163)

Area 2:

- West 35W Service Drive from West 35W Services Drive to cul-de-sac

Area 3:

- Edison Street from 85th Avenue to cul-de-sac

Area 4:

- 89th Lane from Yancy Street to 90th Lane
- 89th Court from 90th Lane to cul-de-sac
- 90th Lane from Zumbrota Street to Rice Creek Parkway
- Bataan Street from 90th Lane to 91st Avenue
- Yancy Street from Rice Creek Parkway to 89th Lane
- Zumbrota Street from 89th Lane to 91st Avenue
- Bataan Court from 89th Lane to cul-de-sac
- Zumbrota Circle from Zumbrota Street to cul-de-sac

The total cost of the project is as follows:

Construction Costs:	\$2,982,803.00
Engineering Costs:	\$471,937.69
Interest:	\$40,230.56
Administration, Assessing, Other:	\$179,697.68
Total:	\$3,674,668.93

The total project cost indicated in the Feasibility Report was \$5,688,827.64. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$899,296.75. The Public Utility Funds will contribute \$285,941.43 for water and sanitary sewer improvements, and Pavement Management Program funds will contribute \$2,489,430.75. Please note that the final costs are less than the original report and the final assessments will also be less as a reflection of this difference.

Strategic Plan Relationship

The 2023 Southeast Area Street Reconstruction project aligns with the City's strategic plan goal of infrastructure management by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

Assessments will be levied over 15 years and will be used to fund repayment of any debt issued for the project. That portion of the debt not funded via special assessments will be funded through an annual debt service tax levy. The amount to be assessed is \$899,296.75.

Public Outreach/Input

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 23-08 Location Map
2. 23-08 Assessment Roll



City of Blaine

Signature Copy

Resolution: RES 24-156

Resolution to Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08.

WHEREAS, a contract was entered into for pavement replacement, spot curb and gutter replacement, sidewalk and pedestrian ramp improvements, adjustment of gate valves, manholes and catch basins, replacement of storm sewer and sanitary castings, traffic control signage, and appurtenant construction in the following described areas:

Area 1:

- 97th Lane from Austin Street to Lexington Avenue
- 98th Avenue from Austin Street to Cord Street
- 98th Lane from Austin Street to Cord Street
- 99th Avenue from Austin Street to Lexington Avenue
- Austin Street from Englewood Road to 97th Lane
- Austin Street from 98th Avenue to Lexington Avenue
- Cord Street from 98th Avenue to Austin Street
- Edgewood Road cul-de-sac (4023-4083)
- Edgewood Road cul-de-sac (4103-4163)

Area 2:

- West 35W Service Drive from West 35W Services Drive to cul-de-sac

Area 3:

- Edison Street from 85th Avenue to cul-de-sac

Area 4:

- 89th Lane from Yancy Street to 90th Lane
- 89th Court from 90th Lane to cul-de-sac
- 90th Lane from Zumbrota Street to Rice Creek Parkway
- Bataan Street from 90th Lane to 91st Avenue
- Yancy Street from Rice Creek Parkway to 89th Lane
- Zumbrota Street from 89th Lane to 91st Avenue
- Bataan Court from 89th Lane to cul-de-sac
- Zumbrota Circle from Zumbrota Street to cul-de-sac

AND WHEREAS, the construction cost for such improvement is \$2,982,803.00, and the expenses

incurred in the making of said improvements amounts to be \$691,865.93 making the total cost \$3,674,668.93.

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

1. The total cost of such improvements is hereby declared to be \$3,674,668.93.
2. The amount to be assessed is hereby declared to be \$899,296.75. The Public Utility Funds will contribute \$285,941.43 for water and sanitary sewer improvements, and Pavement Management Program Funds will contribute \$2,489,430.75.
3. Assessments shall be payable in annual installments extending over a period of fifteen (15) years. The first of the installments to be payable on or before the first Monday in January 2025, and shall bear interest at the rate of 5.5% per annum from the date of the adoption of the assessment resolution.
4. The City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected without regard to cash valuation, as provided by law, and she shall file a copy of such proposed assessment in her office for public inspection.
5. The City Clerk has notified the City Council that such proposed assessment has been completed and filed in her office for public inspection.
6. A hearing shall be held on the 4th day of September 2024, in the Council Chambers at Blaine City Hall at 7:00PM, or as near that time as possible, to pass upon the proposed assessment at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
7. The City Clerk shall give published and mailed notice of such hearing as required by law.

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

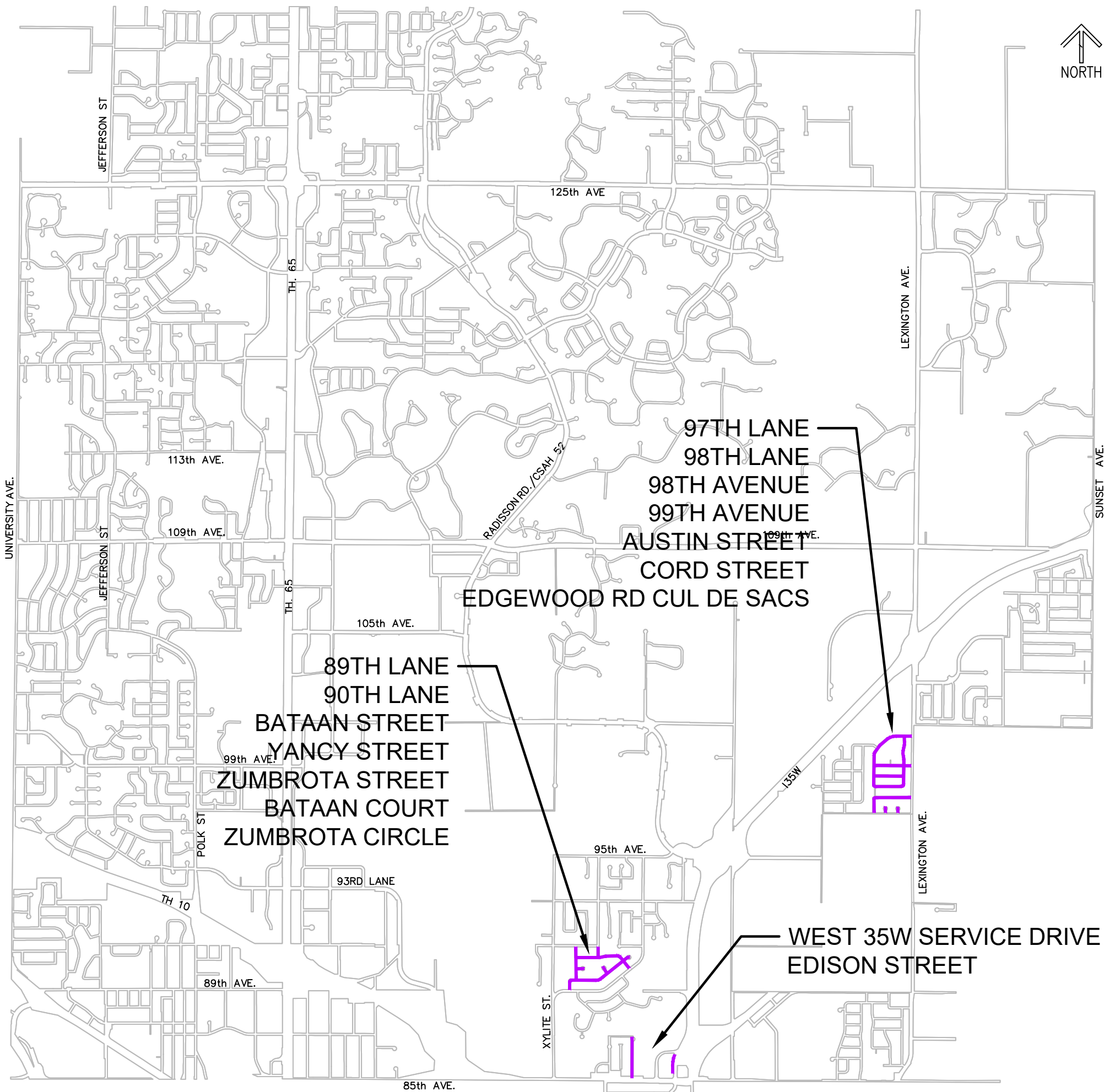


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



2023 SOUTHEAST AREA STREET RECONSTRUCTIONS

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM



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

EXHIBIT NO. 1B - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
MULTI-FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
			ASSESSMENT RATE PER FRONT FOOT		
HIGH DENSITY RESIDENTIAL	x50%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST	\$872,874.47 /	16299.9 LF	=	\$53.55	

MULTI-FAMILY RESIDENTIAL PROPERTY

ASSESSMENT RATE		MULTI-FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER MULTI-FAMILY RESIDENTIAL LOT UNIT
\$53.55	X	3660.2 LF	=	\$196,001.57	/	104	=	\$1,884.63

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123110031	9925 AUSTIN ST NE	BUNKER ROBERT W & DENISE MARIE	1	\$1,884.63	\$1,884.63
263123110032	9931 AUSTIN ST NE	HOME SWEET HOMES LLC	1	\$1,884.63	\$1,884.63
263123110033	9937 AUSTIN ST NE	ANDERSON, MANDY	1	\$1,884.63	\$1,884.63
263123110034	9943 AUSTIN ST NE	LINDMAN, LAWRENCE A	1	\$1,884.63	\$1,884.63
263123110035	9949 AUSTIN ST NE	NEMITZ DON E & JANE	1	\$1,884.63	\$1,884.63
263123110036	9955 AUSTIN ST NE	MOHRLAND STEVE	1	\$1,884.63	\$1,884.63
263123110037	9961 AUSTIN ST NE	DEJARLAIS PATRICIA A	1	\$1,884.63	\$1,884.63
263123110038	9967 AUSTIN ST NE	SONTERRE DENISE M	1	\$1,884.63	\$1,884.63
263123110039	9973 AUSTIN ST NE	HURD, BANDITH	1	\$1,884.63	\$1,884.63
263123110040	9979 AUSTIN ST NE	LEX, ROBERT B	1	\$1,884.63	\$1,884.63
263123110041	9985 AUSTIN ST NE	NGONGANG, VIVIAN	1	\$1,884.63	\$1,884.63
263123110042	9991 AUSTIN ST NE	BRASK, TONNA M	1	\$1,884.63	\$1,884.63
263123110043	9997 AUSTIN ST NE	STOFFELS, JACQUELINE	1	\$1,884.63	\$1,884.63
263123110044	10003 AUSTIN ST NE	GELWICK AMY R & CURTIS J	1	\$1,884.63	\$1,884.63
263123110045	10009 AUSTIN ST NE	MASSIE, JULEE A	1	\$1,884.63	\$1,884.63
263123110046	10015 AUSTIN ST NE	MCMAHON JASON A & C R M	1	\$1,884.63	\$1,884.63
263123110047	10021 AUSTIN ST NE	GOFF, LAURA MARIE	1	\$1,884.63	\$1,884.63
263123110048	10027 AUSTIN ST NE	THOMAS DIANNE M	1	\$1,884.63	\$1,884.63
263123110049	10033 AUSTIN ST NE	WAMSLEY, MILA	1	\$1,884.63	\$1,884.63
263123110050	10039 AUSTIN ST NE	DROBNICK BRUCE C	1	\$1,884.63	\$1,884.63
263123110051	4100 AUSTIN ST NE	BALK JUDITH A	1	\$1,884.63	\$1,884.63
263123110052	4104 AUSTIN ST NE	DESSELLIER, TRISTEN D	1	\$1,884.63	\$1,884.63
263123110053	4108 AUSTIN ST NE	LYKE SANDRA K	1	\$1,884.63	\$1,884.63
263123110054	4112 AUSTIN ST NE	WEBBER LYNN M	1	\$1,884.63	\$1,884.63
263123110055	4116 AUSTIN ST NE	ENCINGER, JENNIFER	1	\$1,884.63	\$1,884.63
263123110056	4120 AUSTIN ST NE	ALU, ESSON D	1	\$1,884.63	\$1,884.63
263123110057	4124 AUSTIN ST NE	O'DONNELL, JODIE M	1	\$1,884.63	\$1,884.63
263123110058	4128 AUSTIN ST NE	LIANG, FUBO	1	\$1,884.63	\$1,884.63
263123110059	10056 CORD ST NE	FOSS, GLORIA	1	\$1,884.63	\$1,884.63
263123110060	10062 CORD ST NE	BLUE SKIES PROPERTIES LLC	1	\$1,884.63	\$1,884.63
263123110061	10044 CORD ST NE	GEAREY, LONA	1	\$1,884.63	\$1,884.63
263123110062	10050 CORD ST NE	HEALY, CHRISTOPHER	1	\$1,884.63	\$1,884.63
263123110063	10032 CORD ST NE	BERG NANCY A	1	\$1,884.63	\$1,884.63

EXHIBIT NO. 1A - AREA 1 PROPOSED FINAL ASSESSMENT ROLL SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$611,012.13	/	16299.9 LF	=	\$37.49

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$37.49	X	10035.7 LF	=	\$376,236.52	/	128	=	\$2,939.35

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123110004	9829 CORD ST NE	PAVLICA, DEBORAH	1	\$2,939.35	\$2,939.35
263123110005	9832 AUSTIN ST NE	SVEIVEN GARY M & DENISE A	1	\$2,939.35	\$2,939.35
263123110006	9900 AUSTIN ST NE	ERICKSON JAMES L & DEBRA L	1	\$2,939.35	\$2,939.35
263123110007	4070 99TH AVE NE	PRIOR RANDY R & RITA J	1	\$2,939.35	\$2,939.35
263123110008	4080 99TH AVE NE	NICKERSON TRUSTEE, LU A	1	\$2,939.35	\$2,939.35
263123110009	4090 99TH AVE NE	CLOUTIER, CRYSTAL	1	\$2,939.35	\$2,939.35
263123110010	4100 99TH AVE NE	WATTERS OLAN E JR & MODISETTE	1	\$2,939.35	\$2,939.35
263123110011	4110 99TH AVE NE	BURR KYLE	1	\$2,939.35	\$2,939.35
263123110012	4120 99TH AVE NE	SORENSEN, JENNIFER L	1	\$2,939.35	\$2,939.35
263123110013	4130 99TH AVE NE	HAGBERG, LARRY	1	\$2,939.35	\$2,939.35
263123110014	9828 CORD ST NE	HOFFMANN, ANDREA L	1	\$2,939.35	\$2,939.35
263123110015	9827 AUSTIN ST NE	NELSON JAY BRENT	1	\$2,939.35	\$2,939.35
263123110016	4111 99TH AVE NE	HOGEN, BRIAN D	1	\$2,939.35	\$2,939.35
263123110017	4121 99TH AVE NE	OCHOA, KARINA	1	\$2,939.35	\$2,939.35
263123110018	4131 99TH AVE NE	MARINELLO, RICK A	1	\$2,939.35	\$2,939.35
263123110019	4141 99TH AVE NE	LAWLER MARY C	1	\$2,939.35	\$2,939.35
263123110020	4061 99TH AVE NE	DULLINGER WAYNE A	1	\$2,939.35	\$2,939.35
263123110021	4071 99TH AVE NE	KNAEBLE, DEANNA M	1	\$2,939.35	\$2,939.35
263123110022	4081 99TH AVE NE	ZSCHOKKE ROBERT & CYNTHIA	1	\$2,939.35	\$2,939.35
263123110023	4091 99TH AVE NE	SEMIC, FIKRET	1	\$2,939.35	\$2,939.35
263123110024	4101 99TH AVE NE	MANTHEI BRUCE L & SHERRI	1	\$2,939.35	\$2,939.35
263123110025	9916 AUSTIN ST NE	HPA BORROWER 2016-2 ML LLC	1	\$2,939.35	\$2,939.35
263123110026	9932 AUSTIN ST NE	REHBEIN, MICHAEL A	1	\$2,939.35	\$2,939.35
263123110027	9948 AUSTIN ST NE	KIPPELS JENNIFER STEELE	1	\$2,939.35	\$2,939.35
263123110028	9964 AUSTIN ST NE	ARGO, GEMEDA	1	\$2,939.35	\$2,939.35
263123110029	9980 AUSTIN ST NE	KHAN MAHMOOD	1	\$2,939.35	\$2,939.35
263123110030	9996 AUSTIN ST NE	LONEY BRYCE A C & SARAH M	1	\$2,939.35	\$2,939.35
263123140002	4022 97TH LN NE	ELMS MARK T & LISA J	1	\$2,939.35	\$2,939.35
263123140003	4032 97TH LN NE	JOHNSON TASHYA	1	\$2,939.35	\$2,939.35
263123140004	4042 97TH LN NE	WALDOCH STEPHANIE	1	\$2,939.35	\$2,939.35
263123140005	4052 97TH LN NE	GULLICKSON, KEVIN R	1	\$2,939.35	\$2,939.35
263123140006	4062 97TH LN NE	WONG, NANCY K	1	\$2,939.35	\$2,939.35

EXHIBIT NO. 1A - AREA 1 PROPOSED FINAL ASSESSMENT ROLL SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$611,012.13	/	16299.9 LF	=	\$37.49

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$37.49	X	10035.7 LF	=	\$376,236.52	/	128	=	\$2,939.35

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123140007	4102 97TH LN NE	MICKLE DOUGLAS R	1	\$2,939.35	\$2,939.35
263123140008	4112 97TH LN NE	DIANE, SODERHOLM M	1	\$2,939.35	\$2,939.35
263123140009	4122 97TH LN NE	VINCENT, TODD C	1	\$2,939.35	\$2,939.35
263123140010	4132 97TH LN NE	HOGENDORF, KAREN F	1	\$2,939.35	\$2,939.35
263123140013	4163 EDGEWOOD RD NE	VOSS, AMY J	1	\$2,939.35	\$2,939.35
263123140014	4153 EDGEWOOD RD NE	BAILEY TRUSTEE, KELBIN R	1	\$2,939.35	\$2,939.35
263123140015	4143 EDGEWOOD RD NE	REIGSTAD DARYLL W & G L	1	\$2,939.35	\$2,939.35
263123140016	4133 EDGEWOOD RD NE	OSBERG, DAVID	1	\$2,939.35	\$2,939.35
263123140017	4123 EDGEWOOD RD NE	LINDQUIST JON K & LINDA D	1	\$2,939.35	\$2,939.35
263123140018	4113 EDGEWOOD RD NE	WOLD TERRY W & DONNA A	1	\$2,939.35	\$2,939.35
263123140019	4103 EDGEWOOD RD NE	ROBINSON, STEVEN A	1	\$2,939.35	\$2,939.35
263123140020	4083 EDGEWOOD RD NE	BYMARK TANI M	1	\$2,939.35	\$2,939.35
263123140021	4073 EDGEWOOD RD NE	HANSEN KURT K & HEIDI K	1	\$2,939.35	\$2,939.35
263123140022	4063 EDGEWOOD RD NE	STOTT, ROBERT J	1	\$2,939.35	\$2,939.35
263123140023	4053 EDGEWOOD RD NE	KOFORD TERRY W & ELIZABETH	1	\$2,939.35	\$2,939.35
263123140024	4043 EDGEWOOD RD NE	JOYAL, LISA	1	\$2,939.35	\$2,939.35
263123140025	4033 EDGEWOOD RD NE	LEJEUNE DANIEL M & KERRI H	1	\$2,939.35	\$2,939.35
263123140026	4023 EDGEWOOD RD NE	BRADLEY DONALD M & BEVERLY	1	\$2,939.35	\$2,939.35
263123140027	9701 AUSTIN ST NE	LECHNER, CLINT W	1	\$2,939.35	\$2,939.35
263123140028	9711 AUSTIN ST NE	NORTON, CHRISTOPHER	1	\$2,939.35	\$2,939.35
263123140029	9721 AUSTIN ST NE	JOHNSON, AMBER R	1	\$2,939.35	\$2,939.35
263123140030	9731 AUSTIN ST NE	HANSON MICHAEL S & JULIE L	1	\$2,939.35	\$2,939.35
263123140031	9741 AUSTIN ST NE	CUTTER, BENJAMIN J	1	\$2,939.35	\$2,939.35
263123140032	9700 AUSTIN ST NE	XIONG FOUNG W & VANG MAY	1	\$2,939.35	\$2,939.35
263123140033	9710 AUSTIN ST NE	LUNDMARK CRAIG R	1	\$2,939.35	\$2,939.35
263123140034	9720 AUSTIN ST NE	BANASZEWSKI ROBERT L & P J	1	\$2,939.35	\$2,939.35
263123140035	9730 AUSTIN ST NE	JECHORT PAUL F & S M	1	\$2,939.35	\$2,939.35
263123140036	9740 AUSTIN ST NE	NGUYEN, LYNN	1	\$2,939.35	\$2,939.35
263123140037	9750 AUSTIN ST NE	CARDILLE DANIEL J	1	\$2,939.35	\$2,939.35
263123140038	4001 97TH LN NE	DRAHEIM, DANIELLE	1	\$2,939.35	\$2,939.35
263123140039	4011 97TH LN NE	DIAZ, JOHN F	1	\$2,939.35	\$2,939.35
263123140040	4021 97TH LN NE	NGUYEN, THAN	1	\$2,939.35	\$2,939.35
263123140041	4031 97TH LN NE	ADAMS TODD W & DEADRA D	1	\$2,939.35	\$2,939.35

EXHIBIT NO. 1A - AREA 1 PROPOSED FINAL ASSESSMENT ROLL SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$611,012.13	/	16299.9 LF	=	\$37.49

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$37.49	X	10035.7 LF	=	\$376,236.52	/	128	=	\$2,939.35

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123140042	4041 97TH LN NE	SCHMIDT, JASON	1	\$2,939.35	\$2,939.35
263123140043	4051 97TH LN NE	DEVANEY, KRISTI R	1	\$2,939.35	\$2,939.35
263123140044	4061 97TH LN NE	SUMMERFIELD CHRIS A & ANNA	1	\$2,939.35	\$2,939.35
263123140045	4101 97TH LN NE	MICHELSON, BRIAN D	1	\$2,939.35	\$2,939.35
263123140046	4111 97TH LN NE	LOEFFLER, NICOLE D	1	\$2,939.35	\$2,939.35
263123140047	4121 97TH LN NE	WHITNEY, JACOB	1	\$2,939.35	\$2,939.35
263123140048	4131 97TH LN NE	ANDERSON PAUL R & LAURA	1	\$2,939.35	\$2,939.35
263123140049	9825 CORD ST NE	HYLTON, THOMAS P	1	\$2,939.35	\$2,939.35
263123140050	9821 CORD ST NE	TRYBUCHOWSKI FRANCISK J & K D	1	\$2,939.35	\$2,939.35
263123140051	9817 CORD ST NE	KLUN, MATTHEW JOSEPH	1	\$2,939.35	\$2,939.35
263123140052	9813 CORD ST NE	HARRIS, MICHAEL J	1	\$2,939.35	\$2,939.35
263123140053	9809 CORD ST NE	HAYES JENNIFER S & RAYMOND	1	\$2,939.35	\$2,939.35
263123140054	9805 CORD ST NE	HOA BAO HONG & HUYEN TRAN	1	\$2,939.35	\$2,939.35
263123140055	9801 CORD ST NE	HOFFARD, MARK H	1	\$2,939.35	\$2,939.35
263123140056	4150 98TH AVE NE	EITEL PETER L & DONNA J	1	\$2,939.35	\$2,939.35
263123140057	4140 98TH AVE NE	BURDORF, JENNIFER LYNN	1	\$2,939.35	\$2,939.35
263123140058	4130 98TH AVE NE	SPATAFORE DAVID R	1	\$2,939.35	\$2,939.35
263123140059	4120 98TH AVE NE	PYARALI TRUSTEE, GHULAM ABBAS	1	\$2,939.35	\$2,939.35
263123140060	4110 98TH AVE NE	MOORE, GENE	1	\$2,939.35	\$2,939.35
263123140061	4100 98TH AVE NE	WHEELER BRIAN C & DIANE M	1	\$2,939.35	\$2,939.35
263123140062	4090 98TH AVE NE	PICKETT, KEITH OWEN	1	\$2,939.35	\$2,939.35
263123140063	4080 98TH AVE NE	PRCIC ZIJAD & PRCIC SELMA K	1	\$2,939.35	\$2,939.35
263123140064	4070 98TH AVE NE	LYNCH LUISE B	1	\$2,939.35	\$2,939.35
263123140065	4060 98TH AVE NE	KETCHUM DALE B	1	\$2,939.35	\$2,939.35
263123140066	9800 AUSTIN ST NE	PEARL KEITH B & JACQUELINE J	1	\$2,939.35	\$2,939.35
263123140067	9804 AUSTIN ST NE	KREHL, TIMOTHY WALTER	1	\$2,939.35	\$2,939.35
263123140068	9808 AUSTIN ST NE	GATES, NATHAN	1	\$2,939.35	\$2,939.35
263123140069	9812 AUSTIN ST NE	PALMER JOHN A & DOREEN A	1	\$2,939.35	\$2,939.35
263123140070	9816 AUSTIN ST NE	GELLE DAVID R & AGNES F	1	\$2,939.35	\$2,939.35
263123140071	9820 AUSTIN ST NE	BRONSINK, CHRISTOPHER JAY	1	\$2,939.35	\$2,939.35
263123140072	9824 AUSTIN ST NE	GIGRICH KEVIN T & LISA T	1	\$2,939.35	\$2,939.35
263123140073	9828 AUSTIN ST NE	LYONS JULIE M	1	\$2,939.35	\$2,939.35
263123140074	4070 98TH LN NE	BROWN, TIMOTHY LEE	1	\$2,939.35	\$2,939.35
263123140075	4080 98TH LN NE	ROSS, SHANAN	1	\$2,939.35	\$2,939.35

EXHIBIT NO. 1A - AREA 1 PROPOSED FINAL ASSESSMENT ROLL SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$611,012.13	/	16299.9 LF	=	\$37.49

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$37.49	X	10035.7 LF	=	\$376,236.52	/	128	=	\$2,939.35

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123140076	4090 98TH LN NE	SILVERDAHL STEVEN & KRISTY	1	\$2,939.35	\$2,939.35
263123140077	4100 98TH LN NE	DURO, ELVEDIN	1	\$2,939.35	\$2,939.35
263123140078	4110 98TH LN NE	CROWLEY, JUSTIN J	1	\$2,939.35	\$2,939.35
263123140079	4120 98TH LN NE	FARLEY CHARLES E JR & SUSAN M	1	\$2,939.35	\$2,939.35
263123140080	4130 98TH LN NE	MOREHOUSE L & COLSTROM C A	1	\$2,939.35	\$2,939.35
263123140081	9816 CORD ST NE	NELSON JOHN C & CYNTHIA J	1	\$2,939.35	\$2,939.35
263123140082	9812 CORD ST NE	HOFLAND STEVEN T & AMY K	1	\$2,939.35	\$2,939.35
263123140083	9808 CORD ST NE	TORNGA KYLE	1	\$2,939.35	\$2,939.35
263123140084	4131 98TH AVE NE	MUCHA DARYL S	1	\$2,939.35	\$2,939.35
263123140085	4121 98TH AVE NE	DOMAGALL, CHRISTIAN J	1	\$2,939.35	\$2,939.35
263123140086	4111 98TH AVE NE	FORLITI-ASKA, LISSA ANNE	1	\$2,939.35	\$2,939.35
263123140087	4101 98TH AVE NE	REED MICHAEL A & REGINA J	1	\$2,939.35	\$2,939.35
263123140088	4091 98TH AVE NE	VOELKER-CHRISTY, ALYSSA J	1	\$2,939.35	\$2,939.35
263123140089	4081 98TH AVE NE	DOUTHITT, JEFFREY A	1	\$2,939.35	\$2,939.35
263123140090	4071 98TH AVE NE	RAMM KENNERA J	1	\$2,939.35	\$2,939.35
263123140091	9807 AUSTIN ST NE	LOR SAM F & DA X	1	\$2,939.35	\$2,939.35
263123140092	9811 AUSTIN ST NE	RAKIN, IVAN	1	\$2,939.35	\$2,939.35
263123140093	9815 AUSTIN ST NE	BLAISDELL, DANIEL R	1	\$2,939.35	\$2,939.35
263123140094	9824 CORD ST NE	PEREZ GEORGE J & MARIA A	1	\$2,939.35	\$2,939.35
263123140095	9820 CORD ST NE	STERNER SUSAN M	1	\$2,939.35	\$2,939.35
263123140096	4131 98TH LN NE	DILKS, CHRISTOPHER T	1	\$2,939.35	\$2,939.35
263123140097	4121 98TH LN NE	GRAY HAROLD E & NANCY A	1	\$2,939.35	\$2,939.35
263123140098	4111 98TH LN NE	PFLUGER, RANDY S	1	\$2,939.35	\$2,939.35
263123140099	4101 98TH LN NE	BENSON TODD B	1	\$2,939.35	\$2,939.35
263123140100	4091 98TH LN NE	SHIMEK STEVEN B & CHERYL A	1	\$2,939.35	\$2,939.35
263123140101	4081 98TH LN NE	WOHLWEND WILLIAM S	1	\$2,939.35	\$2,939.35
263123140102	4071 98TH LN NE	RUMREICH, BAILEY J	1	\$2,939.35	\$2,939.35
263123140103	9819 AUSTIN ST NE	MORRISON, ROBIN R	1	\$2,939.35	\$2,939.35
263123140104	9823 AUSTIN ST NE	APIKELIS, MELISSA A	1	\$2,939.35	\$2,939.35

TOTAL: 128 \$376,236.80

EXHIBIT NO. 1B - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
MULTI-FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
				ASSESSMENT RATE PER FRONT FOOT	
HIGH DENSITY RESIDENTIAL	x50%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST	\$872,874.47 /	16299.9 LF	=	\$53.55	

MULTI-FAMILY RESIDENTIAL PROPERTY

ASSESSMENT RATE		MULTI-FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER MULTI-FAMILY RESIDENTIAL LOT UNIT
\$53.55	X	3660.2 LF	=	\$196,001.57	/	104	=	\$1,884.63

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123110064	10038 CORD ST NE	BEAUBIEN, WENDEE	1	\$1,884.63	\$1,884.63
263123110065	10020 CORD ST NE	PETERSON KELLY	1	\$1,884.63	\$1,884.63
263123110066	10026 CORD ST NE	USELMAN PATRICIA M	1	\$1,884.63	\$1,884.63
263123110067	10008 CORD ST NE	DAHLIN, PEGGY DIANE	1	\$1,884.63	\$1,884.63
263123110068	10014 CORD ST NE	CHAMPLIN MICHAEL J & AMANDA	1	\$1,884.63	\$1,884.63
263123110069	9996 CORD ST NE	SCHACHER, JAMES A	1	\$1,884.63	\$1,884.63
263123110070	10002 CORD ST NE	METROPOLITAN COUNCIL	1	\$1,884.63	\$1,884.63
263123110071	9984 CORD ST NE	FADDEN GLENN L	1	\$1,884.63	\$1,884.63
263123110072	9990 CORD ST NE	SWANSON, KURT	1	\$1,884.63	\$1,884.63
263123110073	9972 CORD ST NE	SWANSON, KENT	1	\$1,884.63	\$1,884.63
263123110074	9978 CORD ST NE	ANDERSON DARREL L & GAIL A	1	\$1,884.63	\$1,884.63
263123110075	9960 CORD ST NE	SANDBERG DEANN K & ERIC T	1	\$1,884.63	\$1,884.63
263123110076	9966 CORD ST NE	SUGDEN, JENNIFER L	1	\$1,884.63	\$1,884.63
263123110077	9948 CORD ST NE	KOEHLER, BENJAMIN P	1	\$1,884.63	\$1,884.63
263123110078	9954 CORD ST NE	BAROTT, MITCHELL GARY	1	\$1,884.63	\$1,884.63
263123110079	9936 CORD ST NE	JACOBSON, SARAH M	1	\$1,884.63	\$1,884.63
263123110080	9942 CORD ST NE	PETERSON, MARK J	1	\$1,884.63	\$1,884.63
263123110081	9924 CORD ST NE	PLUMMER, JENNIFER A	1	\$1,884.63	\$1,884.63
263123110082	9930 CORD ST NE	DOHRMANN, ROBB	1	\$1,884.63	\$1,884.63
263123110083	10063 CORD ST NE	LAKE, RICHARD A	1	\$1,884.63	\$1,884.63
263123110084	10057 CORD ST NE	CLAYPOOL, LARRY	1	\$1,884.63	\$1,884.63
263123110085	10051 CORD ST NE	MILLER, TRACY L	1	\$1,884.63	\$1,884.63
263123110086	10045 CORD ST NE	SMITH, KELSIE A	1	\$1,884.63	\$1,884.63
263123110087	10039 CORD ST NE	PADILLA, JENNIFER L	1	\$1,884.63	\$1,884.63
263123110088	10033 CORD ST NE	BAKER, ASHLEY JO	1	\$1,884.63	\$1,884.63
263123110089	10027 CORD ST NE	SANTANA, DAVID J	1	\$1,884.63	\$1,884.63
263123110090	10021 CORD ST NE	HRONOSKI, RYAN	1	\$1,884.63	\$1,884.63
263123110091	10015 CORD ST NE	GERDIN YVONNE	1	\$1,884.63	\$1,884.63
263123110092	10009 CORD ST NE	SCHROEDER SHARON KAY	1	\$1,884.63	\$1,884.63
263123110093	10003 CORD ST NE	GREENWALDT, CASEY	1	\$1,884.63	\$1,884.63
263123110094	9997 CORD ST NE	OETTEL, JASON A	1	\$1,884.63	\$1,884.63
263123110095	9991 CORD ST NE	COFIELD, JACQUELYN R	1	\$1,884.63	\$1,884.63
263123110096	9985 CORD ST NE	LIANG, FUBO	1	\$1,884.63	\$1,884.63
263123110097	9979 CORD ST NE	TURI, PEGGY LYNN	1	\$1,884.63	\$1,884.63

EXHIBIT NO. 1B - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
MULTI-FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$328,689.26				
TOTAL COST	\$1,745,748.94				
			ASSESSMENT RATE PER FRONT FOOT		
HIGH DENSITY RESIDENTIAL	x50%	TOTAL FRONT FOOTAGE			
ASSESSABLE COST	\$872,874.47 /	16299.9 LF	=	\$53.55	

MULTI-FAMILY RESIDENTIAL PROPERTY

ASSESSMENT RATE		MULTI-FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER MULTI-FAMILY RESIDENTIAL LOT UNIT
\$53.55	X	3660.2 LF	=	\$196,001.57	/	104	=	\$1,884.63

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123110098	9973 CORD ST NE	ZIEBARTH ANDREW E & JILL M	1	\$1,884.63	\$1,884.63
263123110099	9967 CORD ST NE	DAHN, LINDA B	1	\$1,884.63	\$1,884.63
263123110100	9961 CORD ST NE	BAHR V FRANK & SHARON K	1	\$1,884.63	\$1,884.63
263123110101	9955 CORD ST NE	KRASOWSKI, BRIANNE	1	\$1,884.63	\$1,884.63
263123110102	9949 CORD ST NE	PELTON, DARELL	1	\$1,884.63	\$1,884.63
263123110103	9943 CORD ST NE	LAMBRECHT JEFFREY & MELISSA	1	\$1,884.63	\$1,884.63
263123110104	9937 CORD ST NE	SU, HONGTAO	1	\$1,884.63	\$1,884.63
263123110105	9931 CORD ST NE	BARTOLAIN, KERRY	1	\$1,884.63	\$1,884.63
263123110106	9925 CORD ST NE	KING ANN	1	\$1,884.63	\$1,884.63
263123110107	9919 CORD ST NE	KENDLE AMBER & NICHOLAS	1	\$1,884.63	\$1,884.63
263123110108	9913 CORD ST NE	WORWA, AMY F	1	\$1,884.63	\$1,884.63
263123110109	9907 CORD ST NE	DIETRICH RHONDA J	1	\$1,884.63	\$1,884.63
263123110110	9901 CORD ST NE	BRONSON MARK	1	\$1,884.63	\$1,884.63
263123110111	4105 AUSTIN ST NE	JOHNSON, MELISSA BETH	1	\$1,884.63	\$1,884.63
263123110112	4101 AUSTIN ST NE	FERRELL, JESSICA A	1	\$1,884.63	\$1,884.63
263123110113	4113 AUSTIN ST NE	BEGIN CHERYL A	1	\$1,884.63	\$1,884.63
263123110114	4109 AUSTIN ST NE	WHITE JACQUELYNN MARIE	1	\$1,884.63	\$1,884.63
263123110115	4121 AUSTIN ST NE	SAUER JOSEPH JEROME	1	\$1,884.63	\$1,884.63
263123110116	4117 AUSTIN ST NE	THILL, KIMBERLY J	1	\$1,884.63	\$1,884.63
263123110117	4129 AUSTIN ST NE	BREEN, BRYAN M	1	\$1,884.63	\$1,884.63
263123110118	4125 AUSTIN ST NE	TALLMAN MICHELLE R & WILLIAM H	1	\$1,884.63	\$1,884.63
263123110119	4137 AUSTIN ST NE	KINDSVATER, DIANE M	1	\$1,884.63	\$1,884.63
263123110120	4133 AUSTIN ST NE	BUSH ROBERT LESLIE	1	\$1,884.63	\$1,884.63
263123110121	4145 AUSTIN ST NE	PETERSON, KATHLEEN A	1	\$1,884.63	\$1,884.63
263123110122	4141 AUSTIN ST NE	LARSON, RONALD K	1	\$1,884.63	\$1,884.63
263123110123	4153 AUSTIN ST NE	MELBERG, ANN	1	\$1,884.63	\$1,884.63
263123110124	4149 AUSTIN ST NE	KETZ, KANDI	1	\$1,884.63	\$1,884.63
263123110125	4161 AUSTIN ST NE	DIERKHISING, ADAM	1	\$1,884.63	\$1,884.63
263123110126	4157 AUSTIN ST NE	CLARK, ZACHARIAH T	1	\$1,884.63	\$1,884.63
263123110127	4169 AUSTIN ST NE	KELLY JR, EDWARD M	1	\$1,884.63	\$1,884.63
263123110128	4165 AUSTIN ST NE	WOODS MICHAEL C	1	\$1,884.63	\$1,884.63
263123110129	4177 AUSTIN ST NE	HARRIS, STEVEN	1	\$1,884.63	\$1,884.63
263123110130	4173 AUSTIN ST NE	TIPLER CONSTANCE S	1	\$1,884.63	\$1,884.63
263123110131	4185 AUSTIN ST NE	BRENGMAN, CYNTHIA R	1	\$1,884.63	\$1,884.63

EXHIBIT NO. 1B - AREA 1 PROPOSED FINAL ASSESSMENT ROLL
MULTI-FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$1,417,059.68	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$328,689.26			
TOTAL COST	\$1,745,748.94			
			ASSESSMENT	
			RATE PER FRONT	
			FOOT	
HIGH DENSITY RESIDENTIAL	x50%	TOTAL FRONT FOOTAGE		
ASSESSABLE COST	\$872,874.47 /	16299.9 LF	=	\$53.55

MULTI-FAMILY RESIDENTIAL PROPERTY

ASSESSMENT RATE		MULTI-FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER MULTI-FAMILY RESIDENTIAL LOT UNIT
\$53.55	X	3660.2 LF	=	\$196,001.57	/	104	=	\$1,884.63

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
263123110132	4181 AUSTIN ST NE	SPURBECK LISA	1	\$1,884.63	\$1,884.63
263123110133	4193 AUSTIN ST NE	SAKKAL, FADEL	1	\$1,884.63	\$1,884.63
263123110134	4189 AUSTIN ST NE	KRISTOFITZ, GARY	1	\$1,884.63	\$1,884.63

TOTAL:	104	\$196,001.52
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EXHIBIT NO. 2 - AREA 2 PROPOSED FINAL ASSESSMENT ROLL
COMMERCIAL / INDUSTRIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$106,103.34	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$24,610.83			
TOTAL COST	\$130,714.17			
COMMERCIAL/INDUSTRIAL RATE x50%		TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$65,357.09 /	1182.7 LF	=	\$55.26

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
343123430015	8501 OLD WEST 35W SERVICE DR NE	E KIEFER LIMITED PARTNERSHIP	209.1	\$55.26	\$11,555.97
343123430016	8611 WEST 35W SERVICE DR NE	WHITEWATER PROPERTIES I LLC	442.3	\$55.26	\$24,442.05
TOTAL:			651.4		\$35,998.02

EXHIBIT NO. 3 - AREA 3 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$147,652.91	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$34,248.33			
TOTAL COST	\$181,901.24			
	RESIDENTIAL RATE	x35%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$63,665.43	/	2513.0 LF	= \$25.33

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$25.33	X	2353.6 LF	=	\$59,615.67	/	23	=	\$2,591.99

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
343123340002	8609 EDISON ST NE	KAISER STEPHEN E & P A	1	\$2,591.99	\$2,591.99
343123340003	8601 EDISON ST NE	BECKER PAUL R & KRISTI H	1	\$2,591.99	\$2,591.99
343123340004	8605 EDISON ST NE	ARNOLD, CODY B	1	\$2,591.99	\$2,591.99
343123340005	8551 EDISON ST NE	BERGREN, CHERYL D	2	\$2,591.99	\$5,183.98
343123340016	8504 EDISON ST NE	ALVAREZ, RUTH ELIZABETH	1	\$2,591.99	\$2,591.99
343123340030	8521 EDISON ST NE	LEE, BLACKIE	2	\$2,591.99	\$5,183.98
343123340032	8674 EDISON ST NE	KAITZ, SARAH MARIE	1	\$2,591.99	\$2,591.99
343123340033	8691 EDISON ST NE	LEY GREGORY R	1	\$2,591.99	\$2,591.99
343123340034	8671 EDISON ST NE	LITTLE SCOTT R & DAWN R	1	\$2,591.99	\$2,591.99
343123340035	8651 EDISON ST NE	HAUGEN CORY M & MELISSA	1	\$2,591.99	\$2,591.99
343123340037	8552 EDISON ST NE	SHOGREN, SHIRLEY A	1	\$2,591.99	\$2,591.99
343123340038	8548 EDISON ST NE	PETERSON ERIC A	1	\$2,591.99	\$2,591.99
343123340039	8544 EDISON ST NE	KINNEY JAMES & JANET	1	\$2,591.99	\$2,591.99
343123340040	8540 EDISON ST NE	JUELICH, GENE JOHN	1	\$2,591.99	\$2,591.99
343123340041	8536 EDISON ST NE	JAMA, IBRAHIM	1	\$2,591.99	\$2,591.99
343123340045	8511 EDISON ST NE	RAJENDRAN, PARAMESVARAN	1	\$2,591.99	\$2,591.99
343123340067	8620 EDISON ST NE	ZAMORA, ABRAHAM	1	\$2,591.99	\$2,591.99
343123340068	8634 EDISON ST NE	XIAO, FEI	1	\$2,591.99	\$2,591.99
343123340078	8532 EDISON ST NE	PENTA, WENDY	1	\$2,591.99	\$2,591.99
343123340090	8520 EDISON ST NE	EDWARDS-BROWNSON, KAYLA	1	\$2,591.99	\$2,591.99
343123340092	8650 EDISON ST NE	HOLT, ELMER LEON	1	\$2,591.99	\$2,591.99

TOTAL:	23	\$59,615.77
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EXHIBIT NO. 4 - AREA 4 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$680,788.67	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$157,910.02			
TOTAL COST	\$838,698.69			
		ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE	=	\$26.85
	\$293,544.54 /	10931.2 LF		

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$26.85	X	8619.9 LF	=	\$231,444.32	/	98	=	\$2,361.68

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
343123230001	9092 BATAAN ST NE	LOR, THONG	1	\$2,361.68	\$2,361.68
343123230007	9069 ZUMBROTA ST NE	EVERETT, SARAH L	1	\$2,361.68	\$2,361.68
343123230008	9055 ZUMBROTA ST NE	FADEL MOHAMED Y	1	\$2,361.68	\$2,361.68
343123230009	2715 90TH LN NE	ELZAGBY ELHAM	1	\$2,361.68	\$2,361.68
343123230010	2735 90TH LN NE	FITZPATRICK, KATHERINE	1	\$2,361.68	\$2,361.68
343123230011	2755 90TH LN NE	WINTERS, DAWN E	1	\$2,361.68	\$2,361.68
343123230012	2775 90TH LN NE	VANDEVEER, PAUL R	1	\$2,361.68	\$2,361.68
343123230013	2795 90TH LN NE	RHOADES MARILYN P	1	\$2,361.68	\$2,361.68
343123230014	9070 BATAAN ST NE	ELLINGSON, TINA	1	\$2,361.68	\$2,361.68
343123230035	9060 ZUMBROTA ST NE	SCHMITT, HEATHER LEE	1	\$2,361.68	\$2,361.68
343123230036	9052 ZUMBROTA ST NE	MALECHA DOREEN L	1	\$2,361.68	\$2,361.68
343123230037	2720 90TH LN NE	DUONG XUYEN VAN & LY THUY BICH	1	\$2,361.68	\$2,361.68
343123230038	2738 90TH LN NE	KRIPOTOS, JAMES M	1	\$2,361.68	\$2,361.68
343123230039	2760 90TH LN NE	KHAN KHADEER & INAYATH	1	\$2,361.68	\$2,361.68
343123230040	2778 90TH LN NE	GOMEZ, JENNIFER R	1	\$2,361.68	\$2,361.68
343123230041	2796 90TH LN NE	HARDER, STEVEN R	1	\$2,361.68	\$2,361.68
343123230042	2800 90TH LN NE	AKIN, MATTHEW J	1	\$2,361.68	\$2,361.68
343123230054	8902 YANCY ST NE	MCKELLAR, KYLE	1	\$2,361.68	\$2,361.68
343123230055	8916 YANCY ST NE	JOHNSON, INEZ T	1	\$2,361.68	\$2,361.68
343123230056	8930 YANCY ST NE	GUSE TODD P	1	\$2,361.68	\$2,361.68
343123230057	8940 YANCY ST NE	ASHLEY, MICHELLE	1	\$2,361.68	\$2,361.68
343123230058	8950 YANCY ST NE	BOWMAN, CYNTHIA	1	\$2,361.68	\$2,361.68
343123230059	8960 ZUMBROTA ST NE	SHIFFLETT MICHAEL A & SHERRY K	1	\$2,361.68	\$2,361.68
343123230060	8952 ZUMBROTA ST NE	KARNICK DREW A & JULIE R	1	\$2,361.68	\$2,361.68
343123230061	8967 ZUMBROTA ST NE	FLINK ANTHONY J & DARCY D	1	\$2,361.68	\$2,361.68
343123230062	8963 ZUMBROTA ST NE	EATHERTON RANDOLPH D & CARLA J	1	\$2,361.68	\$2,361.68
343123230063	2731 89TH LN NE	SCHIBILLA, MARK	1	\$2,361.68	\$2,361.68
343123230064	2743 89TH LN NE	JOHNSON STEVEN A & SHAWN K	1	\$2,361.68	\$2,361.68
343123230065	2757 89TH LN NE	VANDE KAMP PHILIP & SUSAN	1	\$2,361.68	\$2,361.68
343123230066	2785 89TH LN NE	HOFFMAN THOMAS J & BRENDA	1	\$2,361.68	\$2,361.68
343123230067	2823 89TH LN NE	MEDHANIE, AMANUEL G	1	\$2,361.68	\$2,361.68
343123230068	8903 YANCY ST NE	SMITH SCOTT M & MICHELE L	1	\$2,361.68	\$2,361.68
343123230069	8915 YANCY ST NE	UNRUH LANCE A & KIMBERLY J	1	\$2,361.68	\$2,361.68
343123230070	8929 YANCY ST NE	VAN RYBROEK, CHRISTOPHER JOHN	1	\$2,361.68	\$2,361.68
343123230071	2702 89TH LN NE	IDOW, ABDIAKIM H	1	\$2,361.68	\$2,361.68

EXHIBIT NO. 4 - AREA 4 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$680,788.67	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$157,910.02				
TOTAL COST	\$838,698.69				
			ASSESSMENT RATE PER FRONT FOOT		
ASSESSABLE COST	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE			
	\$293,544.54 /	10931.2 LF	=	\$26.85	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$26.85	X	8619.9 LF	=	\$231,444.32	/	98	=	\$2,361.68

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
343123230072	2716 89TH LN NE	BOHL SCOTT J & LYNN M	1	\$2,361.68	\$2,361.68
343123230073	2730 89TH LN NE	HOVLAND, JODY	1	\$2,361.68	\$2,361.68
343123230074	2744 89TH LN NE	GORSKI DEBORAH M	1	\$2,361.68	\$2,361.68
343123230075	2758 89TH LN NE	KLESK DANIEL R & KAREN M	1	\$2,361.68	\$2,361.68
343123230076	2772 89TH LN NE	STEINECK PEGGY M & GRAY GERALD	1	\$2,361.68	\$2,361.68
343123230077	2786 89TH LN NE	MILLER GERALD J & COUCH R J	1	\$2,361.68	\$2,361.68
343123230078	2808 89TH LN NE	DOOLEY JOSEPH J & CHERYL D	1	\$2,361.68	\$2,361.68
343123230080	8975 ZUMBROTA ST NE	ALIC, SENADA	1	\$2,361.68	\$2,361.68
343123230081	8973 ZUMBROTA ST NE	PORTLANCE DOUGLAS K & KIMBERLY	1	\$2,361.68	\$2,361.68
343123230082	8971 ZUMBROTA ST NE	BOTKER, JORDAN L	1	\$2,361.68	\$2,361.68
343123230083	2723 ZUMBROTA CIR NE	ANDERSON TERRANCE L & HARRIET	1	\$2,361.68	\$2,361.68
343123230084	2739 ZUMBROTA CIR NE	HPA BORROWER 2018-1 ML LLC	1	\$2,361.68	\$2,361.68
343123230085	2740 ZUMBROTA CIR NE	ROBINSON, COREY	1	\$2,361.68	\$2,361.68
343123230086	2726 ZUMBROTA CIR NE	CROWTHER, ROBERT J	1	\$2,361.68	\$2,361.68
343123230087	8969 ZUMBROTA ST NE	STARKSON, MICHELLE	1	\$2,361.68	\$2,361.68
343123240006	9093 BATAAN ST NE	LUECK, CHRISTOPHER T	1	\$2,361.68	\$2,361.68
343123240007	9069 BATAAN ST NE	BABACA HASAN & REDZIFE	1	\$2,361.68	\$2,361.68
343123240008	9051 BATAAN ST NE	PECHONICK, JENNIFER	1	\$2,361.68	\$2,361.68
343123240009	2829 90TH LN NE	PETERS MARK S	1	\$2,361.68	\$2,361.68
343123240010	2841 90TH LN NE	KRANTZ, CARISSA	1	\$2,361.68	\$2,361.68
343123240011	2853 90TH LN NE	DINH, TUYNH V	1	\$2,361.68	\$2,361.68
343123240012	2865 90TH LN NE	XU, GUO BAO	1	\$2,361.68	\$2,361.68
343123240013	2877 90TH LN NE	GANION, VINCENT P	1	\$2,361.68	\$2,361.68
343123240025	2935 90TH LN NE	HOFMANN KEITH E & JESSICA K	1	\$2,361.68	\$2,361.68
343123240026	2912 89TH CT NE	PUTZ, ALISON L	1	\$2,361.68	\$2,361.68
343123240027	2924 89TH CT NE	CHIRINOS JOSE L & CARMEN S	1	\$2,361.68	\$2,361.68
343123240028	2948 89TH CT NE	KWONG PETER T & KIMBERLY T	1	\$2,361.68	\$2,361.68
343123240029	2943 89TH CT NE	WINTERS LYNN C & SCOTT L	1	\$2,361.68	\$2,361.68
343123240030	2933 89TH CT NE	SINGH, JENEATTA L	1	\$2,361.68	\$2,361.68
343123240031	2923 89TH CT NE	THEIS PAUL M & ALISA L	1	\$2,361.68	\$2,361.68
343123240032	2911 89TH CT NE	ESTERS, SANDRA L	1	\$2,361.68	\$2,361.68
343123240033	2899 90TH LN NE	PHAN, PHUONG	1	\$2,361.68	\$2,361.68
343123240034	2889 90TH LN NE	VANG, SOU	1	\$2,361.68	\$2,361.68
343123240035	2806 90TH LN NE	BUTZLER JOHN M & LEAH N	1	\$2,361.68	\$2,361.68
343123240036	2814 90TH LN NE	PALVERE DANIEL B & VICKY E	1	\$2,361.68	\$2,361.68

EXHIBIT NO. 4 - AREA 4 PROPOSED FINAL ASSESSMENT ROLL
SINGLE FAMILY RESIDENTIAL PROPERTIES

ASSESSMENT RATE BREAKDOWN				
CONSTRUCTION COSTS*	\$680,788.67	*(CONSTRUCTION COST DOES NOT INCLUDE DRIVEWAY, TRAIL, SIDEWALK REPLACEMENT OR WATER MAIN, SANITARY SEWER COSTS)		
ADMINISTRATIVE COSTS	\$157,910.02			
TOTAL COST	\$838,698.69			
			ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	RESIDENTIAL RATE x35%	TOTAL FRONT FOOTAGE		
	\$293,544.54 /	10931.2 LF	=	\$26.85

RESIDENTIAL PROPERTY

ASSESSMENT RATE		SINGLE FAMILY RESIDENTIAL ASSESSABLE FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$26.85	X	8619.9 LF	=	\$231,444.32	/	98	=	\$2,361.68

PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
343123240037	2828 90TH LN NE	MATZEK, ANNE ELIZABETH	1	\$2,361.68	\$2,361.68
343123240038	2842 90TH LN NE	HAWLEY KRISTIN J & MARY ANN	1	\$2,361.68	\$2,361.68
343123240039	2856 90TH LN NE	KHAN, AQEELA	1	\$2,361.68	\$2,361.68
343123240040	2870 90TH LN NE	SCHNEIDER STEVEN C & NANCY K	1	\$2,361.68	\$2,361.68
343123240041	2884 90TH LN NE	NELSON JR, MARSHALL E	1	\$2,361.68	\$2,361.68
343123240042	2892 90TH LN NE	JOHNS, MARK	1	\$2,361.68	\$2,361.68
343123240075	2843 89TH LN NE	BONDAREVA-ZUEHLKE, IRINA V	1	\$2,361.68	\$2,361.68
343123240076	8962 BATAAN CT NE	JORDAHL, SARAH	1	\$2,361.68	\$2,361.68
343123240077	8972 BATAAN CT NE	HABEDANK, JOEL	1	\$2,361.68	\$2,361.68
343123240078	8982 BATAAN CT NE	ARAYA, KIDEST	1	\$2,361.68	\$2,361.68
343123240079	8992 BATAAN CT NE	TURNQUIST STEVEN J & ANDREA E	1	\$2,361.68	\$2,361.68
343123240080	8993 BATAAN CT NE	STRECKER, JULIE M	1	\$2,361.68	\$2,361.68
343123240081	8983 BATAAN CT NE	ABUSARA, MANAL	1	\$2,361.68	\$2,361.68
343123240082	8963 BATAAN CT NE	RUSINAK, PATRICK W	1	\$2,361.68	\$2,361.68
343123240083	2889 89TH LN NE	ANDERLEY, SUSAN M	1	\$2,361.68	\$2,361.68
343123240084	2899 89TH LN NE	TWOMEY, MARY F	1	\$2,361.68	\$2,361.68
343123240085	2909 89TH LN NE	NELSON, ADAM M	1	\$2,361.68	\$2,361.68
343123240086	2820 89TH LN NE	PRZYBYLA ERIC L & DARLA J	1	\$2,361.68	\$2,361.68
343123240087	2832 89TH LN NE	NELSON BRYAN R & SANDRA L	1	\$2,361.68	\$2,361.68
343123240088	2842 89TH LN NE	PARIZEK JOHN W & KAREN J	1	\$2,361.68	\$2,361.68
343123240089	2852 89TH LN NE	KASPER, BRANDON	1	\$2,361.68	\$2,361.68
343123240090	2862 89TH LN NE	MACKEY ROBERT W & DENISE K	1	\$2,361.68	\$2,361.68
343123240091	2872 89TH LN NE	HOLETZ, JI Y	1	\$2,361.68	\$2,361.68
343123240092	2882 89TH LN NE	PETERSON DOUGLAS J & LOUISE H	1	\$2,361.68	\$2,361.68
343123240093	2892 89TH LN NE	ADAN, OMAR IBRAHIM	1	\$2,361.68	\$2,361.68
343123240094	2902 89TH LN NE	THUNBORG, FREDERICK L	1	\$2,361.68	\$2,361.68
343123240095	2912 89TH LN NE	PHOYDOUANGDY PHAYSANE & A	1	\$2,361.68	\$2,361.68
343123240096	2920 89TH LN NE	GASSAR, RIM YASMINA	1	\$2,361.68	\$2,361.68

TOTAL: 98 \$231,444.64



City of Blaine Staff Report

File Number: 2024-330

Agenda Date

August 5, 2024

Status

In Control

City Council

File Type

Motion

Approval of Consent Agenda: - Nick Fleischhacker, Public Works Director

Agenda Item # 8.10

Motion to Approve a Contract With Electric Pump for Lift Station #24 Rehabilitation

Executive Summary

Council is requested to approve a contract with Electric Pump for sanitary sewer Lift Station #24 - rehab

Background

Staff has been in the process of updating our older lift station as pumps, piping, and controls have worn out. It has been 18 yrs since any major wet well components have been replaced. The base elbows have signs of pitting, which is creating blow-by thus decreasing the efficiency of the pumps. In addition, staff have been upgrading our pumps to Flygt N style impeller submersible pumps that provide a combination of material cutting and clog free solids management that we need to ensure proper operation of our sanitary sewer system.

The budgeted amount for 2024 was \$190,000. We received 3 bids: \$124,120, \$128,600, and \$131,107. Electric Pump was the low bid at \$124,120. City Council is also asked to approve a 10% contingency to bring the total project budgeted to \$136,532. Funding source will be the Sewer Utility Capital Improvement Fund.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality sewer services. This action relates directly to the City of Blaine Strategic Plan Item No. 6 - Well Maintained Infrastructure and Desired Outcome - Reliable Utility Systems. This work will improve the conditions of Lift Station #24 facilities to meet system demands and maintain the quality of the City's infrastructure.

Board/Commission Review

N/A

Financial Impact

Project U2309 - Lift Station #24 was previously authorized as part of the 2024-2028 Capital Improvement Program (CIP), which was adopted via [resolution 23-207](#) on December 18, 2023, and included a \$190,000 budget for these improvements in 2024. The proposed project budget, including a contingency of \$136,532, is within the existing appropriation.

This activity has been funded through revenue bonds, which were sold on December 5, 2023, and included in [resolution 23-195](#). The annual debt service payments are anticipated to be repaid by user fees from the Sewer Utility Fund.

To date, no expenditures have been encumbered. This is due to the smaller scale of project management / engineering services that are anticipated to be performed by City staff and not a consultant. Improvements are anticipated to be completed in 2024.

Public Outreach/Input

N/A

Staff Recommendation

By motion, authorize the Mayor and City Manager to approve the contract Electric Pump for Lift Station # 24 rehab.

Attachment List

1. QT# 187328 CITY OF BLAINE Quote for LS #24 Retrofit

QUOTATION



201 4th Ave SW
New Prague, MN 56071 USA

Telephone: (952)758-6600 / FAX (952)758-7778
Toll Free 1-800-536-5394

www.electricpump.com

QUOTE NUMBER: 0187328
QUOTE DATE: 5/31/2023
EXPIRE DATE: 6/1/2024

SALESPERSON: STEVEN FORSYTHE

CUSTOMER NO: 0010785

QUOTED BY: MKH

LS #24 NP3127-488 RETROFIT

QUOTED TO:

CITY OF BLAINE
10801 TOWN SQUARE DRIVE
BLAINE, MN 55449

JOB LOCATION:

CITY OF BLAINE
LS #24
12251 3RD STREET
BLAINE, MN 55449

CONFIRM TO:

MATT WITHROW 612-364-2441

CUSTOMER P.O.	SHIP VIA	F.O.B.	TERMS	
LS# 24	BEST WAY		NET 30 DAYS	
ITEM NUMBER		QUANTITY	UNIT	AMOUNT
RE: LS #24 PUMP UPGRADE				124,120.00
--FLYGT NP3127-488 10/208/3 TO REPLACE GORMAN RUPP SFEV4C				
0031270600063	NP488-4 10/208/3 50'(10) FLS+FV FLYGT MODEL 3127.060 WITH NP488 HARD IRON IMPELLER AND INSERT RING, 10HP/208V/3 PH MOTOR, 50' POWER CORD, FLS SENSOR, FLUSH VALVE READY SERIAL # 2260219 & 2260220	2.00	EACH	
1400000407129	MINI-CASII/FUS 120/24VAC,24VDC	2.00	EACH	
SR3P-06	IDEC 11 PIN SOCKET	2.00	EACH	
14PCSS	1/4" SS PROOF COIL LIFT CHAIN	50.00	FEET	
SBOW-500	1/2" SS BOW SHACKLE	2.00	EACH	
/CPEP	CONTROL PANEL - ERIC PIKAL. INSTALL (2) MINI CAS RELAYS	2.00	HOUR	
/TCEP	TRIP CHARGE - ERIC PIKAL	1.25	HOUR	
/MIEP	MILEAGE - ERIC PIKAL	60.00	MILE	
/RRTK	REPAIR & REPLACE-TONY K.	4.00	HOUR	
/RRJF	REPAIR&REPLACE - JIM FITZPATRICK	4.00	HOUR	
/RRCT	REPAIR&REPLACE-CHRIS TOUSIGNANT	1.00	HOUR	
/TCJF	TRIP CHARGE - JIM FITZPATRICK	2.50	HOUR	

*** Continued ***

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10801 TOWN SQUARE DRIVE
BLAINE, MN 55449

JOB LOCATION:
CITY OF BLAINE
LS #24
12251 3RD STREET
BLAINE, MN 55449

CONFIRM TO:
MATT WITHROW 612-364-2441

CUSTOMER P.O. LS# 24	SHIP VIA BEST WAY	F.O.B.	TERMS NET 30 DAYS		
ITEM NUMBER			QUANTITY	UNIT	AMOUNT
/TCTK	TRIP CHARGE-TONY K.		1.25	EACH	
/MITK	MILEAGE-TONY K.		120.00	MILE	
/TCCT	TRIP CHARGE-CHRIS TOUSIGNANT		2.50	HOURL	
/MICT	MILEAGE-CHRIS TOUSIGNANT		120.00	MILE	
/STARTCT	WARRANTY CERTIFICATION-CHRIS T		1.00	HOURL	

FLYGT PUMPS DID NOT SEAT ON THE EXISTING GORMAN RUPP BASES

RETRO WET WELL WITH FLYGT BASES AND GUIDE RAILS

0000005401305	CONNECTION,DISCH 4X4" CI	2.00	EACH	
SPS40T4L2	2" SS 304 SCH 40 GUIDE PIPE/20' LENGTH MINIMUM	120.00	FEET	
2" UPPER GUIDE	2" UPPER GUIDE DOUBLE RAIL FOR FLYGT	2.00	EACH	
2"X6" INTERMEDI	SS INTERMEDIATE BRACKETS COMPATIBLE WITH FLYGT	2.00	EACH	
*4" DUCTILE	4" FL X FL DUCTILE PIPE, 20'	1.00	EACH	
*4" MEGA FLG	4" MEGA FLANGE ADAPTER W/SS ACCESSORIES	2.00	EACH	
*MISC	MISC INSTALL MATERIALS, SS WEDGE ANCHORS, QUIKRETE	1.00	EACH	
/RRTK	REPAIR & REPLACE-TONY K.	12.00	HOURL	

*** Continued ***

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CUSTOMER NO: 0010785

QUOTED BY: MKH

LS #24 NP3127-488 RETROFIT

QUOTED TO:

CITY OF BLAINE
10801 TOWN SQUARE DRIVE
BLAINE, MN 55449

JOB LOCATION:

CITY OF BLAINE
LS #24
12251 3RD STREET
BLAINE, MN 55449

CONFIRM TO:

MATT WITHROW 612-364-2441

CUSTOMER P.O. LS# 24	SHIP VIA BEST WAY	F.O.B.	TERMS NET 30 DAYS		
ITEM NUMBER			QUANTITY	UNIT	AMOUNT
/RRJF	REPAIR&REPLACE - JIM FITZPATRICK		12.00	HOURL	
/RRCT	REPAIR&REPLACE-CHRIS TOUSIGNANT		12.00	HOURL	
/CONFINEDCT	CONFINED SPACE ENTRY-CHRIS T.		1.00	EACH	
/CONFINEDJF	CONFINED SPACE - JIM FITZPATRICK		1.00	EACH	
/TCTK	TRIP CHARGE-TONY K.		5.00	EACH	
/TCJF	TRIP CHARGE - JIM FITZPATRICK		2.50	HOURL	
/TCCT	TRIP CHARGE-CHRIS TOUSIGNANT		5.00	HOURL	
/MIJF	MILEAGE - JIM FITZPATRICK		240.00	MILE	
/MITK	MILEAGE-TONY K.		240.00	MILE	
MIX FLUSH VALVE					
0000005565101	VALVE,FLUSH		1.00	EACH	
WET WELL TOP SLAB					
*PRECAST TOP SLAB	86" OD X 18" COVER SLAB WITH CAST IN HATCH COVER AND VENT PIPE. INCLUDES MASTIC/JOINT SEAL AND GATOR WRAP		1.00	EACH	
/FR	SHORT LOAD DROP FEE		1.00	EACH	

*** Continued ***

QUOTATION



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QUOTE DATE: 5/31/2023
EXPIRE DATE: 6/1/2024

SALESPERSON: STEVEN FORSYTHE

CUSTOMER NO: 0010785

QUOTED BY: MKH

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10801 TOWN SQUARE DRIVE
BLAINE, MN 55449

JOB LOCATION:
CITY OF BLAINE
LS #24
12251 3RD STREET
BLAINE, MN 55449

CONFIRM TO:
MATT WITHROW 612-364-2441

CUSTOMER P.O.	SHIP VIA	F.O.B.	TERMS	
LS# 24	BEST WAY		NET 30 DAYS	
ITEM NUMBER		QUANTITY	UNIT	AMOUNT
*AHS2	36" X 54" HEAVY DUTY H-20 RATED SAFE HATCH, ANGLE FRAME, SS PNEUMATIC SPRING, SS HINGES, HOLD OPEN ARM, LIFT HANDLE, SLAM LOCK AND HARDWARE, EXPOSED PADLOCK CLIP, HINGED SAFETY GRATE	1.00	EACH	
*VENT PIPE	4" 304 SS SCH10 VENT PIPE WITH SCREEN AND SEEP RING	1.00	EACH	
*INSTALL	ELECTRIC PUMP SERVICE TECHS TO REMOVE THE EXISTING UPPER GUIDE BRACKETS AND CABLE RACK AND REINSTALL THEM AFTER ASSISTING WITH THE NEW TOP SLAB INSTALLATION. INCLUDES TRIP AND TRAVEL AND CONFINED SPACE ENTRY PERMIT.	1.00	EACH	
VALVE VAULT				
*CHECK VALVE	APCO 104.1 4" RF CHECK VALVE	2.00	EACH	
*GATE VALVE	4" FL SV RW GATE VALVE NRS, OL & HW (801-040F)	5.00	EACH	
*TEE	4" FL TEE	3.00	EACH	
*BLIND FLANGE	4" BLIND FLANGE	1.00	EACH	
*MEGA FLANGE	4" MEGA-FLANGE ADAPTER W/SS ACCESSORIES	1.00	EACH	
*UNI-FLANGE	4" UNI-FLANGE W/GASKET	1.00	EACH	
*GASKET	4" FF POSI-SEAL GASKET 1/8"	14.00	EACH	
*5/8" HEX BOLT	5/8" X 3" HEX BOLT, SS	112.00	EACH	

*** Continued ***

QUOTATION



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QUOTE DATE: 5/31/2023
EXPIRE DATE: 6/1/2024

SALESPERSON: STEVEN FORSYTHE

CUSTOMER NO: 0010785

QUOTED BY: MKH

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10801 TOWN SQUARE DRIVE
BLAINE, MN 55449

JOB LOCATION:

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BLAINE, MN 55449

CONFIRM TO:

MATT WITHROW 612-364-2441

CUSTOMER P.O. LS# 24	SHIP VIA BEST WAY	F.O.B.	TERMS NET 30 DAYS	
ITEM NUMBER		QUANTITY	UNIT	AMOUNT
*5/8" NUT	5/8" NUT, SS	112.00	EACH	
*PIPE STAND	4" 304 SS PIPE STAND, TRUMBULL	2.00	EACH	
*AIR RELEASE	ASR.2.400 2" SEWAGE AIR RELEASE VALVE, 1" THREADED INLET, 1/2" THREADED OUTLET, WITH BACKFLUSH KIT	1.00	EACH	
*MISC	MISC INSTALL MATERIALS, SS WEDGE ANCHORS	1.00	EACH	
*INSTALL	ELECTRIC PUMP SERVICE TECHS TO INSTALL GATE VALVES, CHECK VALVES, 4" TEE FITTING, MEGA FLANGE ADAPTERS, PIPE SUPPORTS AND AIR RELEASE VALVE IN THE VALVE VAULT. INCLUDES ALL TRIP AND TRAVEL AND CONFINED SPACE ENTRY PERMIT	1.00	EACH	
/FR	FREIGHT INCLUDED	1.00	EACH	

TOTAL FOR LS #24 MATERIALS AND INSTALLATION: \$124,120.00

THANK YOU FOR YOUR CONSIDERATION.
PLEASE CONTACT US WITH ANY QUESTIONS.

THANK YOU MYRA HOFFMAN
mhoffman@electricpump.com
CC: STEVEN FORSYTHE 612-803-2154

QUOTATION



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SALESPERSON: STEVEN FORSYTHE

CUSTOMER NO: 0010785

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BLAINE, MN 55449

CONFIRM TO:

MATT WITHROW 612-364-2441

CUSTOMER P.O.	SHIP VIA	F.O.B.	TERMS
LS# 24	BEST WAY		NET 30 DAYS

ITEM NUMBER	QUANTITY	UNIT	AMOUNT
-------------	----------	------	--------

*** 3% CONVENIENCE FEE FOR CREDIT CARD CHARGE OVER \$5,000.00 ***

All return goods must have written approval from Electric Pump, before returning.

Credit will not be issued without written approval : if applicable there will be a Restock Fee.

Please note that we are no longer offering a thirty(30) day validity date.

Due to the current volatility in the materials market, pricing and ship dates are subject to confirmation at time of order.

Net Order:	124,120.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	124,120.00



City of Blaine Staff Report

File Number: RES 24-133

Agenda Date	Status
-------------	--------

August 5, 2024

In Control	File Type
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City Council

Resolution

7:00 PM - Public Hearing and Items Published for a Certain Time - Sheila Sellman, City Planner

Agenda Item # 9.1

Resolution Granting a Conditional Use Permit to Allow Truck Sales in the Heavy Industrial (I-2A) Zoning District at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0045/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to allow truck sales at their existing truck repair business.

Background

City Council (Conditional Use Permit)	08/05/24
Action Deadline	08/24/24

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

Zoning

The subject property is zoned Heavy Industrial (I-2A).

Surrounding Zoning and Uses

The surrounding properties to the west, east, and south are zoned I-2. The property to the north is zoned Planned Business District (PBD).

Existing Conditions

The site has an existing building and a rear parking area for truck parking.

History

In August 1991, a variance was granted to allow a 5-foot variance to the required 25 foot front yard parking setback, and a 3-foot variance to the required 10 foot side yard parking setback. A conditional

use permit was also granted in August 1991 to allow the operation of a vehicle repair facility with all vehicles (trucks) waiting to be serviced to be stored in the rear and screened from public view. A CUP amendment was approved in March 1992 to allow the outdoor storage of truck parts. In April 2015, a CUP amendment was approved to allow an expanded outdoor truck storage area.

A rezoning to I-2A was approved on June 17, 2024, and therefore the applicant can apply for a CUP to allow truck sales on the property.

Evaluation of Request

Site Plan

The applicant would like to re-purpose the building and move their Capacity truck sales and service from 10011 Xylite Street (Blaine Brothers), to this site. The truck repair service is permitted under the current CUP. The applicant proposes having one or two vehicles for sale on the lot at one time.

The Capacity trucks proposed for sale are designed as a specialty-use-vehicle, mainly used off-road for moving semi-trailers around in large warehouse operations and truck terminals. The trucks have a short wheelbase and are equipped with a hydraulic fifth wheel, so the driver can hook onto a semi-trailer and raise the trailer up without having to crank the support legs. This type of truck speeds the process of putting a semi-trailer into a dock door or parking the trailer on-site. Blaine Brothers is one of the largest Capacity truck dealers in the country. The majority of the trucks that are sold are delivered straight from the factory in Texas to the end user and primarily only the paperwork would be handled at this location.

Grading/Storm Drainage

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

Utilities

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

Wetlands/Watershed/FEMA

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

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

No exterior site work is proposed. Therefore, no easements, right-of-way or additional items are required at this time.

Conditional Use Permit

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

acts like a judge in evaluating the facts against the standards.

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The addition of truck sales to an already existing truck repair business with the outside parking of trucks will not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447 , 7-20-2020)
 - o The intent of the I-2A is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services, including trucking and asphalt plants. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The trucks that are offered for sale will be parked behind a fence and a landscaped area. The visual impact will be minimal.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The use meets the purpose of the I-2A district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The comprehensive plan designation is HI (Heavy Industrial) which is for small to large scale industry with a need for outdoor uses and related services. The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazard or congestion.
 - o The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Plan

Street View Pictures

Picture of Truck

Narrative

Res. 15-054 (CUP)

Res. 92-45 (CUP)

Res. 91-132 (CUP)

Res. 91-133 (Variance)

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission. Conditional Use Permits for changes in commercial or industrial tenants not neighboring residential areas are often referred directly to the City Council to expedite the review process for the applicant.

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



City of Blaine

Signature Copy

Resolution: RES 24-133

Resolution Granting a Conditional Use Permit to Allow Truck Sales in the Heavy Industrial (I-2A) Zoning District at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0045/SLK)

WHEREAS, an application has been filed by JD Trailers Properties LLC as Conditional Use Permit Case File No.24-0045 for Capacity Spotter Trucks; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 2 BLAINE INDUSTRIAL SQUARE

WHEREAS, the Blaine City Council held a public hearing on August 5, 2024; and

WHEREAS, the Blaine City Council has reviewed said case on August 5, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.34(m) and 27.04 of the Zoning Ordinance to allow truck sales in the Heavy Industrial (I-2A) zoning district with the following conditions:

1. The rear parking area of the building must be used for truck parking only and no other type of storage is allowed in this area. All trucks must be parked in the rear yard.

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

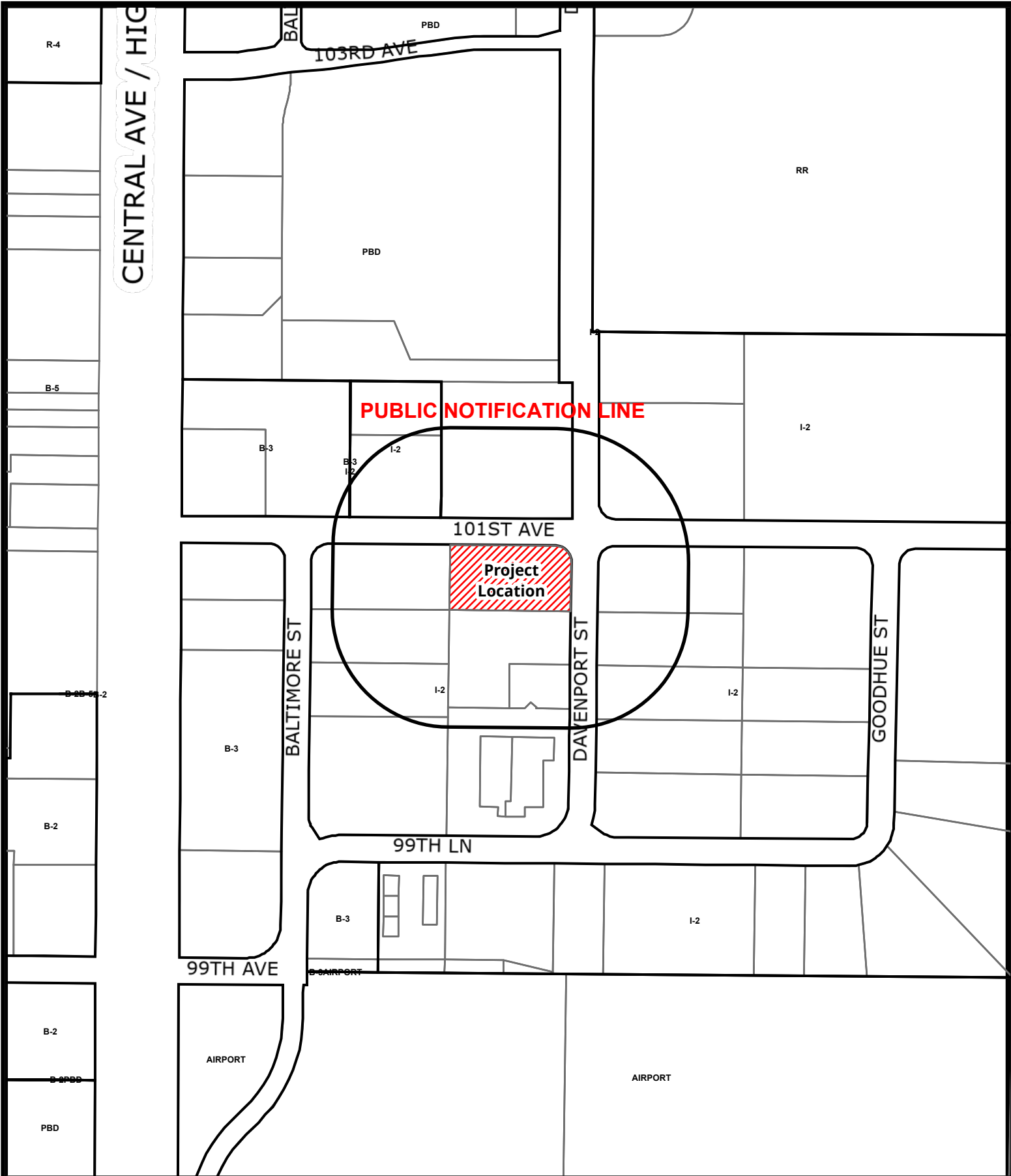


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

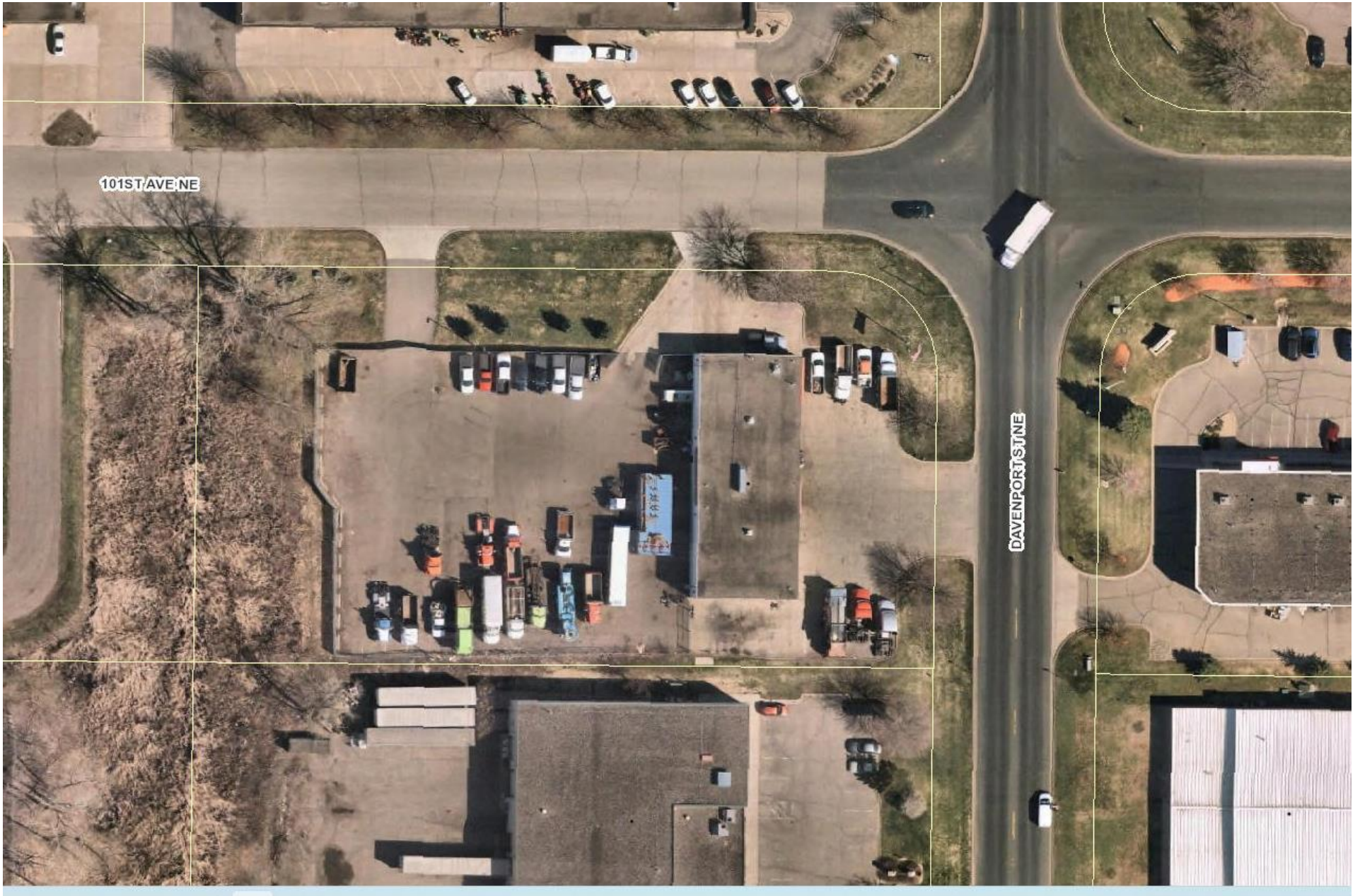


BlaineMN.gov

Case File No. 24-0045 Capacity Spotter Trucks

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







Google

Image capture: Oct 2022 © 2024 Google United States Terms Privacy





10070 Davenport Street NE

Blaine Brothers operated Truckaline out of this location from 2013 to 2024. Truckaline moved out of the location to a larger facility due to growing demand for services. Blaine Brothers would like to repurpose the building to move our Capacity sales and service from 10011 Xylite Street in Blaine to this site. This will alleviate the pressures on the Xylite Street location by moving a portion of the business offsite and make good use of the Davenport location.

The repair service and vehicle rental are permitted under current zoning regulations. Adding vehicle sales would not impact the site as we don't have more than 1 or 2 vehicles for sale on the lot. All vehicles will be parked in the fenced in lot in the rear of the building.

These trucks are designed as a specialty use vehicle, mainly used Off-Road, for moving semi trailers around in large warehouse operations and truck terminals. A few of the local companies that use them are Aveda, Old Dominion, TForce, Target, UPS and many others. The trucks are very short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook to a semi trailer and raise the trailer up without having to crank the support legs. The trucks speed the process of putting a semi trailer into a dock door or parking the trailer on-site.

Blaine Brothers is one of the largest Capacity Truck dealers in the country. But, in saying that, the majority of the trucks that we sell are delivered straight from the factory in Texas to the end user and only the paperwork is handled at our physical location



**City of Blaine
Anoka County, Minnesota
Signature Copy**

10801 Town Square
Drive
Blaine MN 55449

Resolution: RES 15-054

File Number: RES 15-054

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO
ALLOW FOR AN EXPANDED OUTDOOR TRUCK STORAGE AREA IN
AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10070
DAVENPORT STREET NE. TRUCK A LINE. (CASE FILE NO.
15-0007/LSJ)**

WHEREAS, an application has been filed by Truck A Line as Conditional Use Permit Case File No. 15-0007; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.14 (e) of the Zoning Ordinance to allow for an expanded outdoor truck storage area in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. The rear parking area of the building, including the new portion of the parking lot, must be used for truck parking only and no other type of storage is allowed in this area.
2. The chain link fence must be installed as shown on the site plan.
3. The applicant must provide 7 conifer trees along the north side of the site along 101st Avenue. The trees must be at least 6 feet in height.
4. The entire parking lot (including the front parking area) must be striped to clearly mark where parking is allowed.
5. Site plan approval must be obtained prior to any work being performed on site.
6. The applicant must obtain a permit from the Coon Creek Watershed District prior to any work being performed on site.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.

Signed by

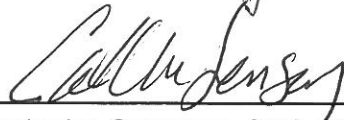


Tom Ryan, Mayor

Date

4-2-15

Attest by



Catherine Sorensen, CMC, City Clerk

Date

4-2-15

CITY OF BLAINE

RESOLUTION NO. 92-45

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.14(E) OF THE ZONING CODE
TO TRUCKALINE SUSPENSION CENTER, INC.
LOT 1, BLOCK 2, BLAINE INDUSTRIAL SQUARE
10070 DAVENPORT STREET N.E.

WHEREAS, an application has been filed by Truckaline Suspension Center, Inc. as Conditional Use Permit Case 92-6; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 1992; and

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

WHEREAS, the Blaine City Council has reviewed said case on March 19, 1992.

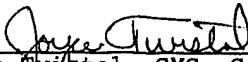
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 31.14(e) of the Zoning Code to allow outdoor storage of truck parts with the following conditions:

1. Fence slats be installed in the fence along west fence line by July 1, 1992.
2. A landscape plan consisting of overstory trees and conifers be approved by the Planning Department. Plantings to be installed by July 1, 1992.

PASSED by the City Council of the City of Blaine this 19th day of March, 1992.


Elwyn Sinklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

CITY OF BLAINE

RESOLUTION NO. 91-132

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.14(N) OF THE ZONING CODE
TO TRUCKALINE SUSPENSION CENTERS, INC.
LOT 1, BLOCK 2, BLAINE INDUSTRIAL SQUARE
10070 N.E. DAVENPORT STREET

WHEREAS, an application has been filed by Truckaline Suspension Centers, Inc. as Conditional Use Permit Case 91-30; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 9, 1991; and

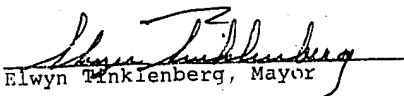
WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted; and

WHEREAS, the Blaine City Council has reviewed said case on August 1, 1991.

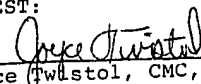
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 34.14(n) of the Zoning Code to Truckaline Suspension Centers, Inc. at Lot 1, Block 2, Blaine Industrial Square allowing the operation of a vehicle repair facility with the following conditions:

1. Implementation of the following improvements schedule:
 - Completed by November 1, 1991:
 - Install required landscaping.
 - Construct trash enclosure.
 - Install screen fence along 101st Avenue.
 - Establish setback along south property line by installing sod.
 - Completed by July 1, 1992:
 - Pave outdoor storage area and all vehicular use areas.
 - Completed by June 1, 1993:
 - Complete required concrete curb and gutter.
 - Install underground irrigation along Davenport Street and 101st Avenue.
2. Any freestanding signage be a monument style sign with an area consistent with other signs found in Blaine Industrial Square.
3. All vehicles waiting to be serviced, be stored in the rear and screened from public view.

PASSED by the City Council of the City of Blaine this 1st day of August, 1991.


Elwyn Tinklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

Council Action 91-285

CITY OF BLAINE

RESOLUTION NO. 91-133

A RESOLUTION GRANTING A VARIANCE OF
SECTIONS 31.15(J) (1) & 31.15(J) (2) OF THE ZONING CODE OF
THE CITY OF BLAINE
TO TRUCKALINE SUSPENSION CENTERS, INC.
LOT 1, BLOCK 2, BLAINE INDUSTRIAL SQUARE
10070 N.E. DAVENPORT STREET

WHEREAS, an application has been filed by Truckaline Suspension Centers, Inc., as Variance Case No. 91-30; and

WHEREAS, a public hearing has been held before the Blaine Planning Commission on July 9, 1991; and

WHEREAS, the Blaine Planning Commission recommends approval of said Variance Case; and

WHEREAS, the City Council of the City of Blaine has reviewed said Variance case on August 1, 1991.

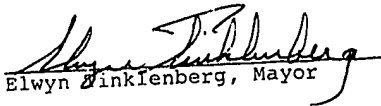
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Variance to Sections 31.15(j)(1) & 31.15(j)(2) of the Zoning Code is hereby granted to Truckaline Suspension Centers, Inc. to allow the following encroachments as specified on Site Plan approved and dated 7/18/91:

- A five (5) foot variance to the required twenty-five (25) foot front yard parking setback; and
- A three (3) foot variance to the required ten (10) foot side yard parking setback.

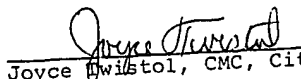
BE IT FURTHER RESOLVED that this Variance is granted due to:

1. The improvements were installed prior to the adoption of the current zoning ordinance.
2. The amendments to development standards were not an action of the applicants.
3. Granting the variance will not confer on the applicant any special privilege denied to others in this same district under these same conditions.
4. The variance is the minimum to alleviate the hardship of having to meet current setback requirements.

PASSED by the City Council of the City of Blaine this 1st day of August, 1991.


Elwyn Zinkienberg, Mayor

ATTEST:


Joyce Twiss, CMC, City Clerk

Council Action 91-286



City of Blaine

Staff Report

File Number: RES 24-145

Agenda Date	Status
August 5, 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 # 9.2

Conduct Public Hearing and Adopt a Resolution to vacate 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; 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.

Financial Impact

No Financial Impact to the city for this request.

Public Outreach/Input

Notice has been officially published for the calling of the Public Hearing on August 5, 2024.

Staff Recommendation

Conduct Public Hearing and by motion, adopt the Resolution.

Attachment List

1. easement vacation petition - signed
2. BOULDER VILLAS - DUE EASEMENT VACATION EXHIBIT A (6-24-2024)



City of Blaine

Signature Copy

Resolution: RES 24-145

Conduct Public Hearing and Adopt a Resolution to vacate 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; see Attached Exhibit A for Description; and

WHEREAS, the required public hearing notices were published and mailed, and the public hearing was held on the 5th day of August, 2024, at which time all persons desiring to be heard were given an opportunity to be heard.

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

1. The vacation of the existing 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; is hereby approved.

PASSED by the City Council of the City of Blaine this 5th day of August, 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:

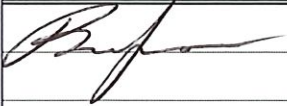
**All drainage and utility easements, along with restricted access lying over, under and across
that part of Lot 2 Block 1 Aspen Ridge Second Addition, according to the record plat thereof,
Anoka County, Minnesota; see Attached Exhibit A for description**

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

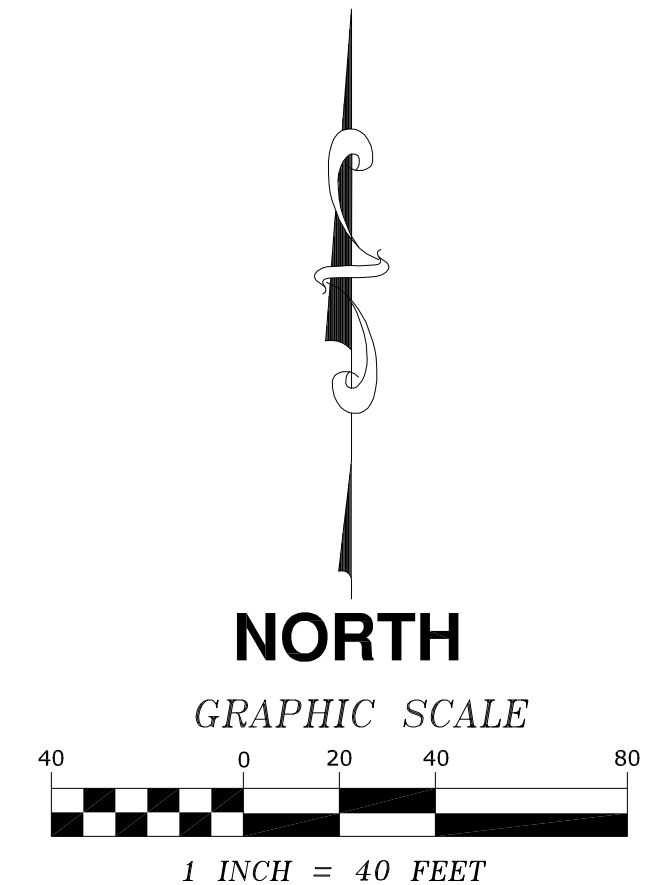
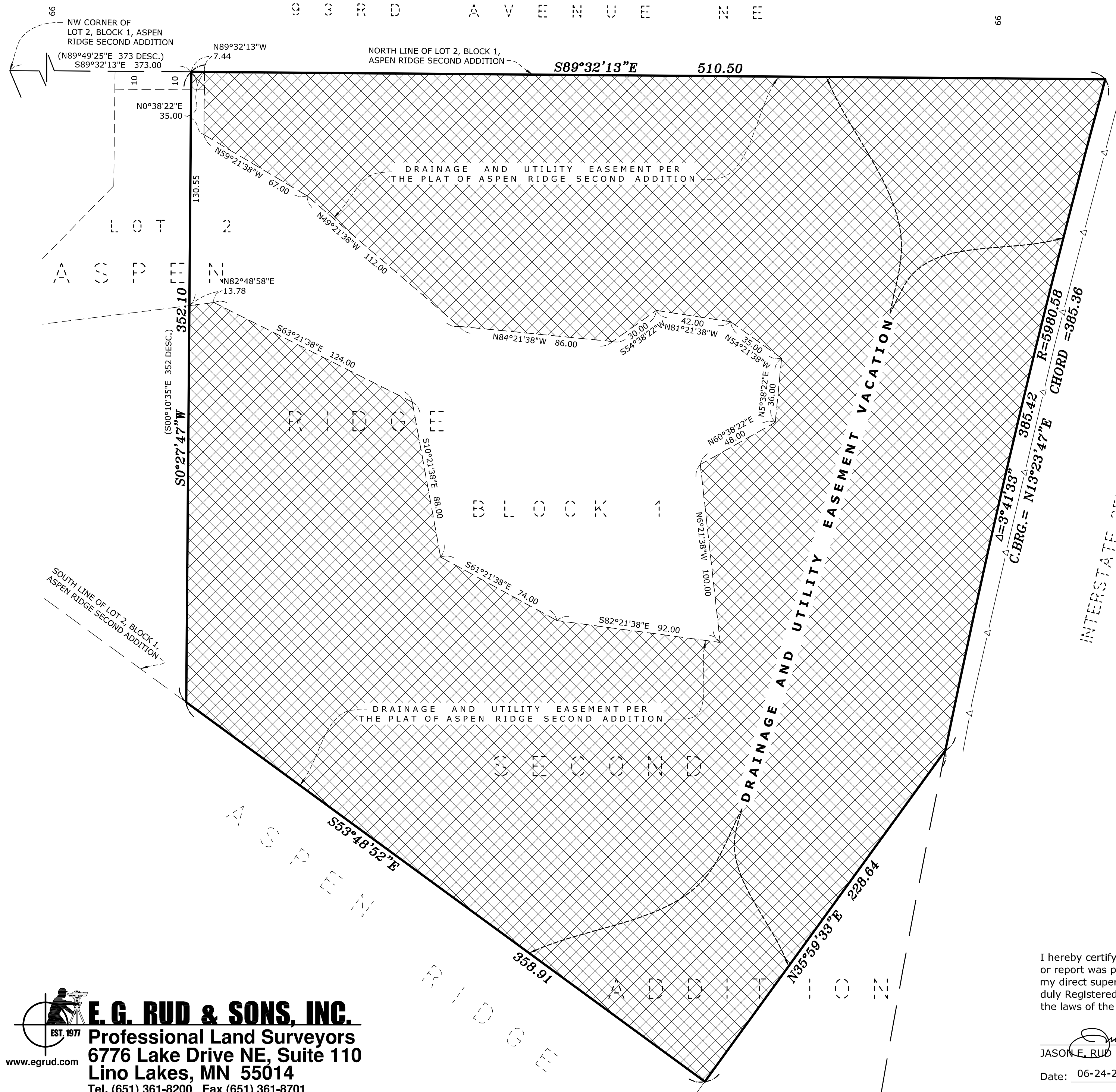
In accordance with the Minnesota Government Data Practices Act, the City of Blaine hereby informs you that some or all the information you are asked to provide is classified as private. Private data is available to you and to City staff who require it in the performance of their duties, but not to the 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	



City of Blaine Staff Report

File Number: RES 24-129

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Resolution Granting a Conditional Use Permit to Allow a Total of 2,008 Square Feet of Accessory Building Space in the Farm Residential (FR) Zoning District at 11704 Meadow Lane NE. Marla Figueroa (Case File No. 24-0039/SLK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to construct a 1,360 square foot garage addition to an existing 528 square foot attached garage for personal storage. The lot also has an existing 120 square foot shed and the parcel will have a total of 2,008 square feet of accessory building space.

Background

Planning Commission Public Hearing	07/09/24
City Council (Conditional Use Permit)	08/05/24
Action Deadline (60 Days)	08/10/24
Action Deadline (City Extended - 60 Days)	10/09/24

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

Zoning

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

Surrounding Zoning and Uses

The adjacent properties are zoned Residential Flex (RF) and Development Flex (DF) and have single-family homes.

Existing Conditions

The property has a single family home with a 528 sf attached garage, a 120 sf shed, and a swimming pool.

History

There are no previous CUP approvals for this parcel.

Evaluation of Request

Site Plan

The applicant is proposing to construct a 1,360 square foot garage addition to an existing 528 square foot attached garage. The proposed garage addition will include a 544 square foot storage area above the garage. The proposed garage addition will be used for vehicles and additional storage needs to maintain the property. The garage will meet all setbacks and standards for this zoning district. The side setback for a garage in the FR district is 20 feet and the proposed addition will have an approximately 40 foot setback. There is an existing 120 square foot shed south of the home that the applicant proposes to keep on the parcel. The shed will need to be moved to a location that meets the zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.

Architecture

The proposed attached garage must match architecturally with the home. The submitted plans indicate the garage will be compatible with the existing home.

Tree Preservation

The applicant has stated that they will be removing two trees for the construction of the garage addition. The tree preservation ordinance permits property owners to remove two (2) significant trees per year.

Grading/Storm Drainage

Minor grading will occur for the construction of the new attached garage structure. Existing drainage patterns will be maintained.

Utilities

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

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The proposed attached garage does not encroach into the existing wetlands on the property. The area of disturbance is less than the threshold for a watershed permit, therefore, Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The construction of a 1,360 square foot attached garage addition will not create an excessive burden on existing parks, schools, or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The proposed attached garage addition will meet all FR setbacks, and will be consistent with other properties to the south that have received similar approvals for larger garages. The attached garage will be compatible with adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The attached garage will be constructed to match the proposed home, and therefore will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The farm residential district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the City where urban services are not presently available. The larger accessory building use is consistent with other farm residential properties, therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the LDR (Low Density Residential) designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map
Site Survey
House Elevations
Floor Plans
Narrative
Unapproved Planning Commission Minutes 7/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

Not applicable.

Attachment List

1. Attachments
2. Unapproved Minutes 070924



City of Blaine

Signature Copy

Resolution: RES 24-129

Resolution Granting a Conditional Use Permit to Allow a Total of 2,008 Square Feet of Accessory Building Space in the Farm Residential (FR) Zoning District at 11704 Meadow Lane NE. Marla Figueroa (Case File No. 24-0039/SLK)

WHEREAS, an application has been filed by Marla Figueroa as Conditional Use Permit Case File No. 24-0039; and

WHEREAS, said case involves the property described as follows:

THAT PRT OF S 268 FT OF SE1/4 OF SE1/4 OF SEC 10 TWP 31 RGE 23 LYG ELY OF FOL DESC LINE: BEG AT A PT ON S LINE OF SD 1/4 1/4 635.64 FT WLY OF SE COR THEREOF,(SD S LINE HAS AN ASSD BRG OF N 88 DEG 37 M IN 17 SEC W) TH N 17 DEG 22 MIN 38 SEC E 197.29 FT, TH N 34 DEG 33 MIN 13 SEC E 93.61 FT TO N LINE OF SD S 268 FT & THERE TERM, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on June 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on August 5, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.014(k) and 27.04 of the Zoning Ordinance to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district with the following conditions:

1. The proposed attached garage shall match the home in terms of architectural style, exterior color and materials.
2. The attached garage to be used for personal storage only.
3. The attached garage is limited to 1,888 square feet. The total square footage of accessory building space is limited to 2,008 square feet, including the existing 120 square foot shed.
4. The existing shed will need to be moved to a location that meets zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

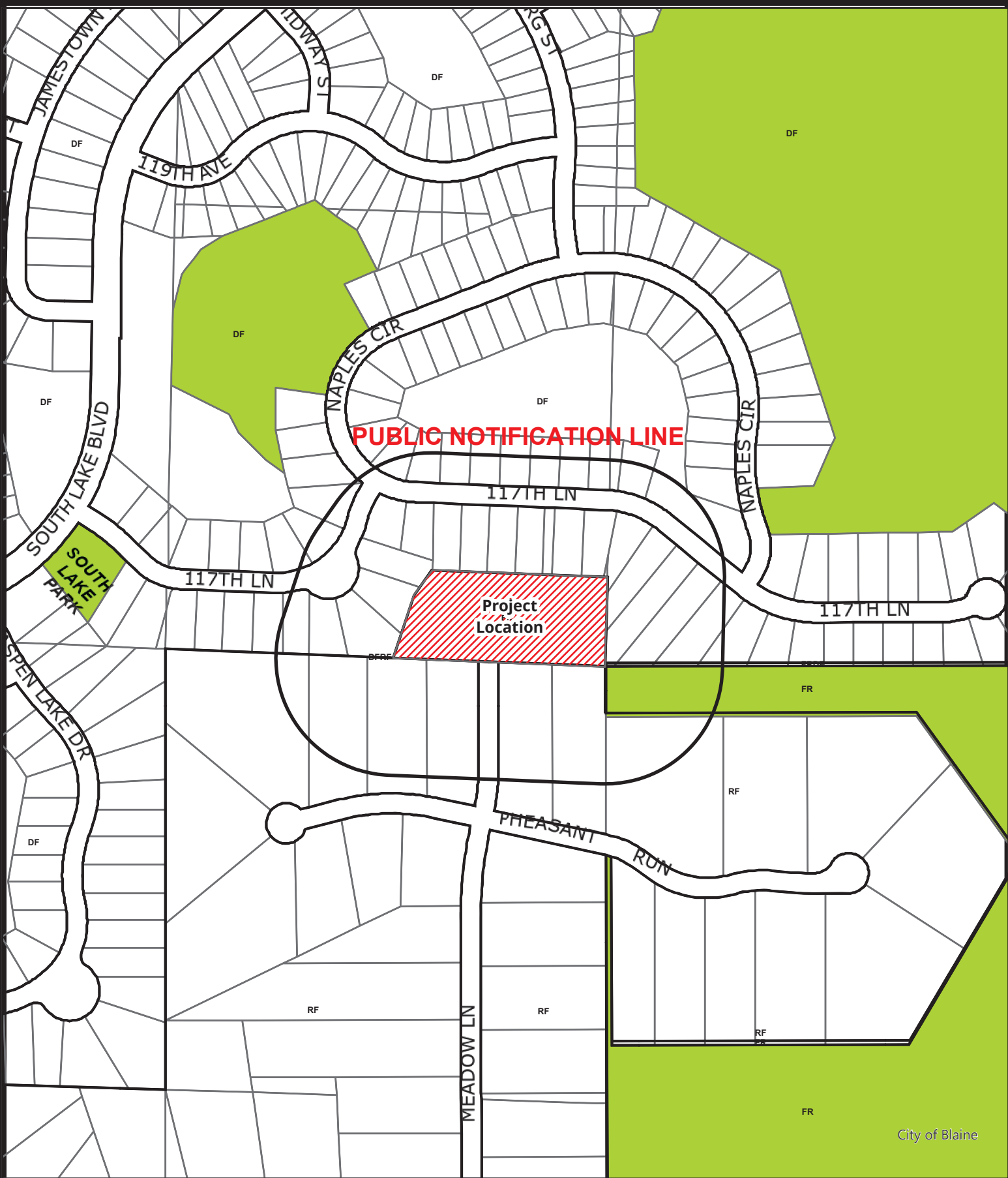


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0039 Marla Figueroa

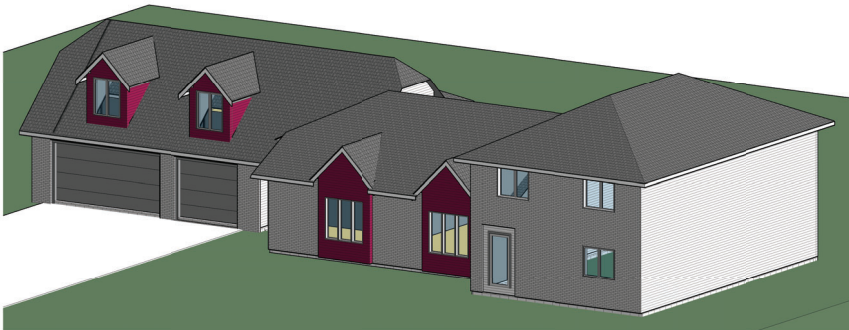
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



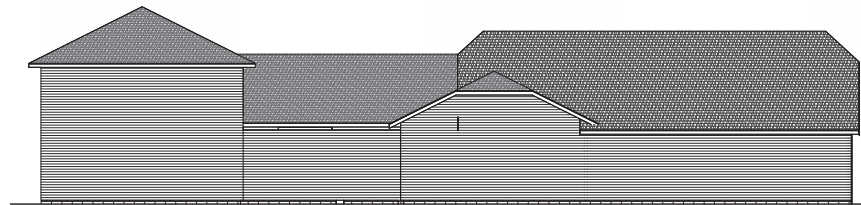
Page 130 of 218



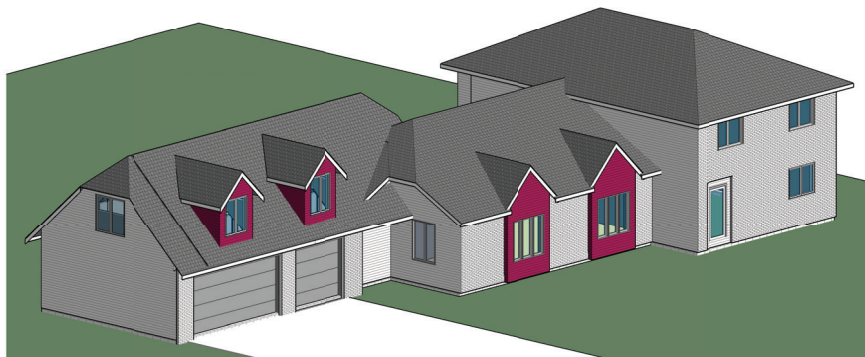
2 SOUTH ELEVATION
1/4" = 1'-0"



4 3-D PERSPECTIVE SOUTH EAST VIEW
A-1



3 NORTH ELEVATION
A-1 1/8" = 1'-0"



5 3-D PERSPECTIVE SOUTH WEST VIEW
A-1



1 WEST ELEVATION
A-1 1/4" = 1'-0"

PROJECT:
REMODEL GARAGE
ADDITION

OWNER:
CARLOS & MARLA FIGUEROA
ADDRESS:
11704 MEADOW LANE
BLAINE, MN. 55449

CONTRACTOR:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN

JUNE 06, 2024

NOT FOR CONSTRUCTION

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

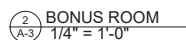
DATE: 05/09/2024

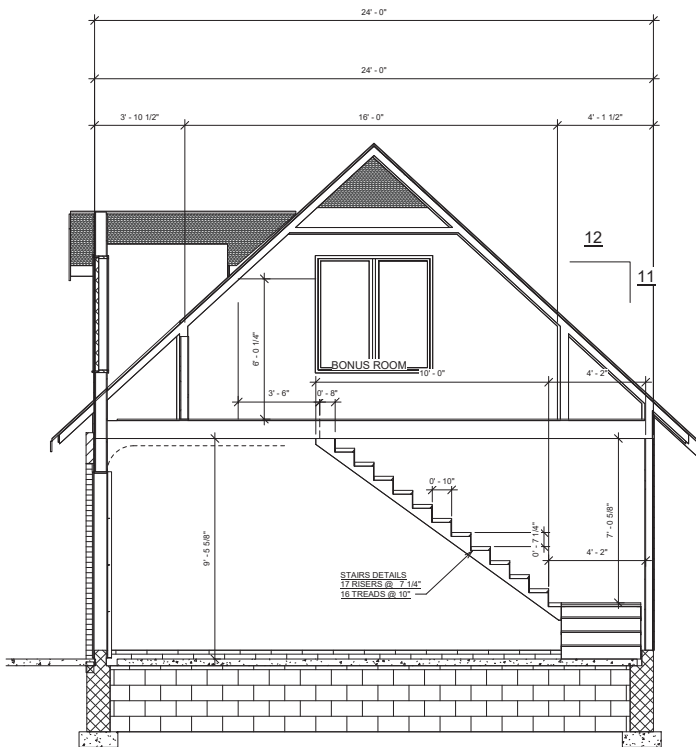
DATE: 06/06/2024 DRAWN: DICK S.
JOB NO: 02426 CHECKED: R.J.S.

ELEVATIONS

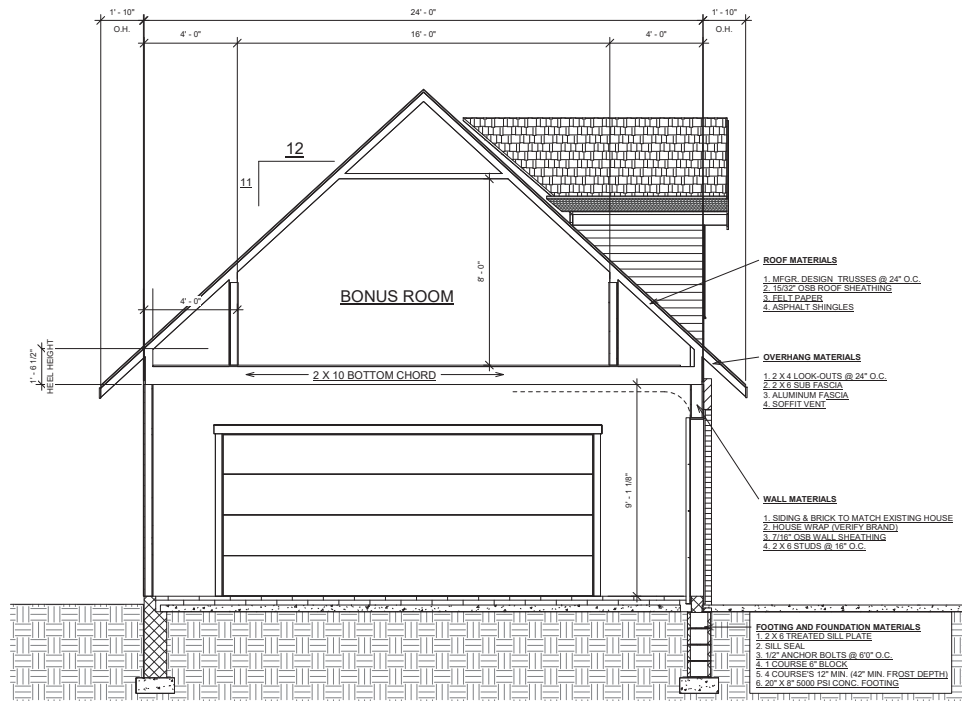
SCALE: As indicated

PAGE NO:
A-1





1 SECTION THRU STAIRS
3/8" = 1'-0"



2 SECTION THRU GARAGE BONUS ROOM
3/8" = 1'-0"

PROJECT:
REMODEL GARAGE
ADDITION

OWNER:
CARLOS & MARLA FIGUEROA
ADDRESS:
11704 MEADOW LANE
BLAINE, MN. 55449

CONTRACTOR:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN

JUNE 06, 2024

NOT FOR CONSTRUCTION

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 05/09/2024

DATE: 06/06/2024 DRAWN: DICK S.
JOB NO: 02426 CHECKED: R.J.S.

SECTIONS

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

PAGE NO:

A-4

We are submitting this conditional use permit application to expand our existing garage space at 11704 Meadow Lane NE. As our family is growing up, so is our need for additional vehicle storage and general storage space.

The proposed garage addition will involve extending the existing structure to accommodate the growing number of vehicles and storage needs. The new space will be 34 feet by 24 feet and will seamlessly integrate with the current architectural style of the property.

Our current garage space is no longer sufficient to accommodate all of the drivers in our house. Additionally, we require more storage space for tools, equipment, and seasonal items. This garage addition will allow us to organize and protect our assets effectively.

Expanding our garage will not only benefit our family but also contribute positively to the neighborhood. By providing adequate storage for our vehicles and equipment, we can prevent clutter and maintain the aesthetic appeal of our property.

We have carefully reviewed local zoning regulations and believe that our proposed garage addition complies with all relevant requirements. The project will adhere to setback regulations, height restrictions, and any other applicable guidelines outlined by the city zoning department.

We understand that the city may have concerns regarding the visual impact of the garage addition. To address this, we plan to incorporate architectural elements that complement the existing structure and landscaping features that enhance the overall appearance of the property. Additionally, we will ensure that construction activities are conducted with minimal disruption to neighboring properties.

In conclusion, the proposed garage addition is essential to meet our growing storage needs while maintaining the aesthetic integrity of our property. We are committed to working closely with the city and addressing any concerns to ensure that this project aligns with the community's best interests. Thank you for considering our application.



City of Blaine

Planning Commission

July 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

5. Public Hearing

- 5.3. 2024-237** Case File No. 24-0039 // Marla Figueroa // 11704 Meadow Lane NE
The applicant is requesting a conditional use permit to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0039 was opened at 7:30PM. As no one wished to appear, the public hearing was closed at 7:31PM.

Chair Goracke commended the applicant for bringing forward a great set of plans for the commission to consider.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0039

based on the following conditions:

Case 24-0039:

- 1. The proposed attached garage shall match the home in terms of architectural style, exterior color and materials.**
- 2. The attached garage to be used for personal storage only.**
- 3. The attached garage is limited to 1,888 square feet. The total square footage of accessory building space is limited to 2,008 square feet, including the existing 120 square foot shed.**
- 4. The existing shed will need to be moved to a location that meets zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.**

Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the August 5, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-146

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit to Construct a 1,280 Square Foot Detached Accessory Structure in a Corner Side Yard in the Farm Residential (FR) Zoning District at 3850 128th Avenue NE. Dan Breske. (Case File No. 24-0035/ACK)

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to construct a 1,280 square-foot detached accessory building for personal storage in the corner side yard.

Background

Planning Commission Public Hearing	07/09/24
City Council (Conditional Use Permit)	08/05/24
Action Deadline (60 Days)	07/29/24
Action Deadline (City Extended - 60 Days)	09/27/24

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

Zoning

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

Surrounding Zoning and Uses

The property is surrounded by FR zoned properties.

Existing Conditions

The parcel consists of a single-family home and an attached 792 square foot garage.

History

The home was built in 2000. No previous approvals apply to the property.

Evaluation of Request

Site Plan

The applicant is proposing a 40-foot by 32-foot (1,280 square feet) detached accessory building in the corner side yard. In the FR zoning district, total accessory structure building space is limited to 1,200 square feet or 3,000 square feet with a CUP. The existing attached garage is 792 square feet, bringing the total accessory structure space to 2,072 square feet with the CUP request.

Accessory structures located anywhere other than the rear yard are a conditional use in the FR district, and must meet a minimum 100-foot setback from property lines. The proposed structure will be located in the corner side yard and meet a 100-foot setback from the corner side yard property line fronting on Xebec Street and a 140-foot setback from the north property line.

The applicant is proposing to use the detached accessory structure for personal storage.

Architecture

Accessory structures are required to be compatible with the principal building. The proposed structure matches the principal dwelling architecturally, and the color is compatible with the dwelling.

Tree Preservation

The applicant has not proposed any significant trees to be removed with the construction of the accessory structure.

Grading/Storm Drainage

Minor grading will occur for the construction of the proposed detached accessory building. Existing drainage patterns will be maintained.

Utilities

The proposed accessory building will not have utilities. No new connections are proposed.

Wetlands/Watershed/FEMA

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

Access/Street Design/Sidewalks/Trails

The property will utilize the existing access point to the property from 128th Avenue NE. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The proposed accessory structure will not create an additional burden on existing public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - o The proposed accessory structure will be located approximately 255 feet from the nearest neighboring dwelling to the east, and will be consistent with other properties in the area that have received similar approvals for larger detached accessory structures.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The accessory structure will be constructed to match the existing dwelling, and therefore will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The FR district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the city where urban services are not presently available. The larger accessory building use is consistent with other farm residential properties. Therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is not in conflict with the LDR designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - o The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Site Plan

Building Plans

Unapproved Planning Commission Minutes 7/9/24

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved Minutes 070924



City of Blaine

Signature Copy

Resolution: RES 24-146

Resolution Granting a Conditional Use Permit to Construct a 1,280 Square Foot Detached Accessory Structure in a Corner Side Yard in the Farm Residential (FR) Zoning District at 3850 128th Avenue NE. Dan Breske. (Case File No. 24-0035/ACK)

WHEREAS, an application has been filed by Dan Breske as Conditional Use Permit Case File No. 24-0035; and

WHEREAS, said case involves the property described as follows:

THE E1/2 OF SW1/4 OF NW1/4 OF SE1/4 OF SEC 2 TWP 31 RGE 23, EX RDS, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on July 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on August 5, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04, 29.014(j) and 29.014(k) of the Zoning Ordinance to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district with the following conditions:

1. The proposed accessory structure shall match the existing dwelling in terms of architectural style and exterior color.
2. The proposed accessory structure shall meet a minimum 100-foot setback from the corner side yard and front yard property lines.
3. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.
4. The detached accessory structure (total accessory building space) is limited to 2,072 square feet.

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

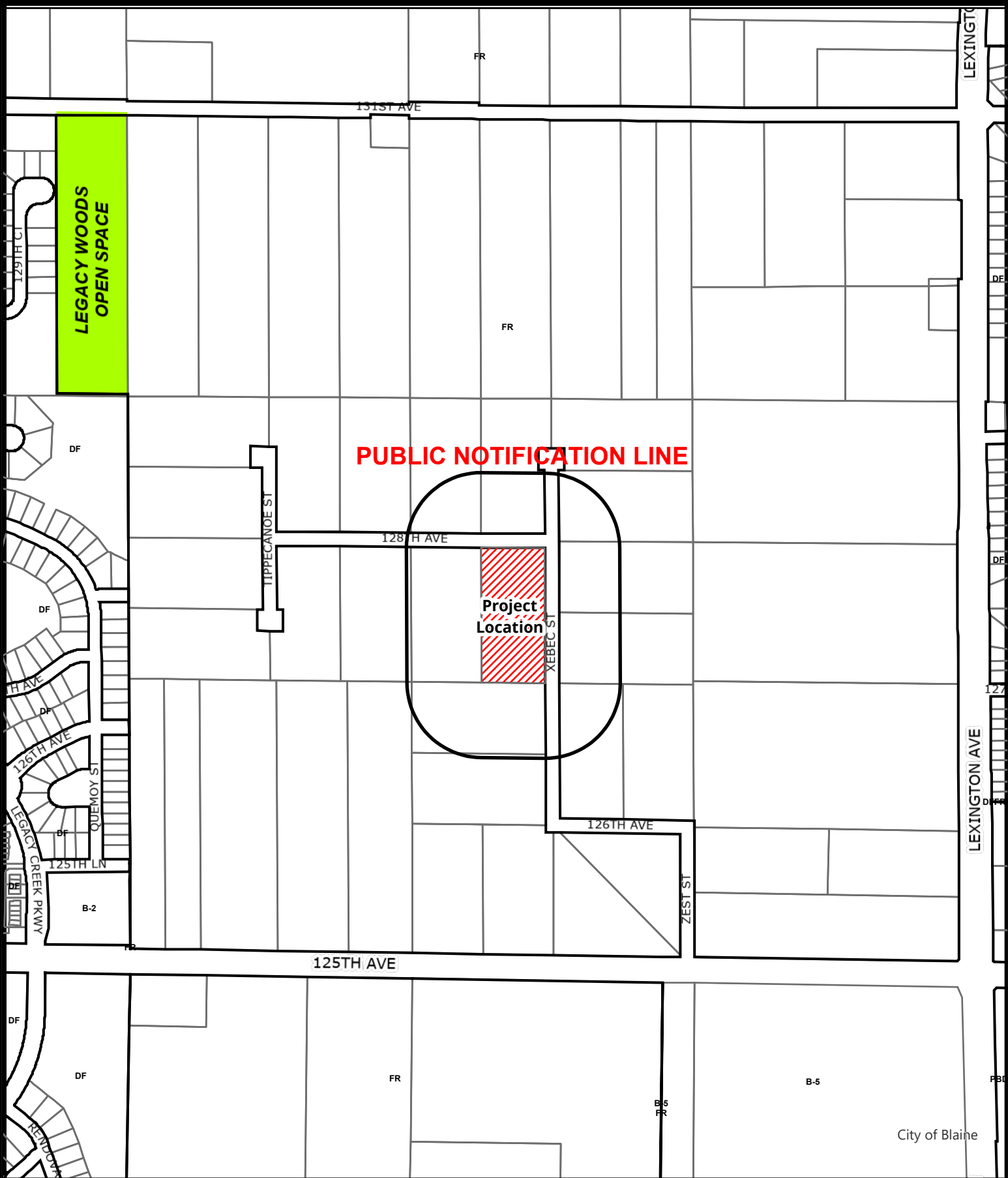
Signed by

Tim Sanders, Mayor



Signed by

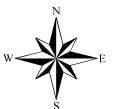
Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0035 Dan Breske

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



Established in 1902
LOT SURVEYS COMPANY, INC
 LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7801 73rd Avenue North
 Minneapolis Minnesota 55428
 612-860-8093
 Fax No 660-3622

Surveyors Certificate

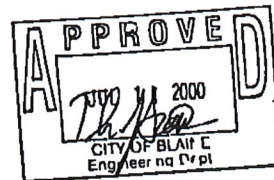
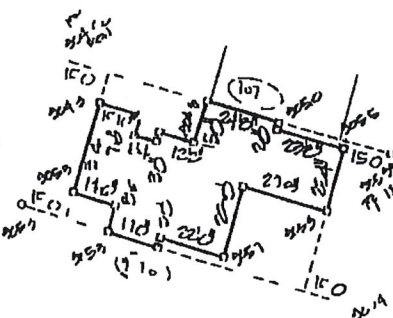
INVOICE NO 56478
 F B NO 862-14
 SCALE 1" = 60'

- (X) Denotes Iron Monument
- (I) Denotes Wood Hub Set for excavation only
- (X) Denotes Existing Elevation
- (X) Denotes Proposed Elevation
- (X) Denotes Surface Drainage

NOTE Proposed grades are subject to results of soil tests
 Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction

900 0.4074 Proposed Top of Block
 9095 1.175 Proposed Garage Floor
 902.0 1.000 Proposed Lowest Floor
 702.0 Type of Building
 Full Basement

Property falls within Flood Zone C (area of minimal flooding) per Map and Panel No 270007 0005 C of Flood Insurance Rate Map



The East Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2 Township 31 Range 23 Anoka County Minnesota

Signed *Charles F. Anderson*
 Charles F. Anderson Minn Reg No 21753 or
 Gregory R. Proach, Minn Reg No 24892

The only evidence to show a final plat of record or information provided by client
 We hereby certify that this is a true and correct representation of the survey of the lot and the above described and the location of all buildings and visible encroachments if any for or by the surveyor
 Surveyed by us this 25th day of April 2000

Date: 4/11/2024 - 1:18 PM
Design ID: 318852487540
Estimate ID: 87211
Estimated Price: \$16,808.13

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design & Buy™
GARAGE

How to recall and purchase your design at home:

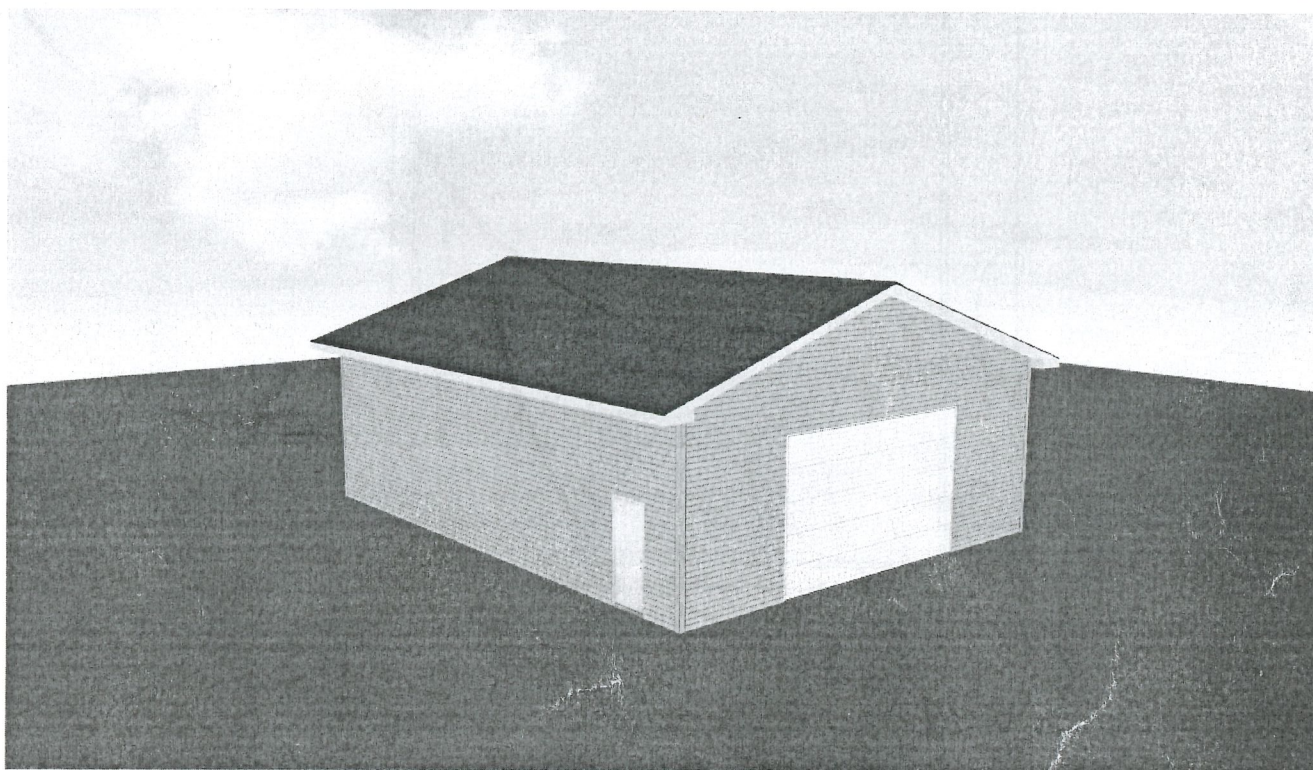


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 318852487540
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 318852487540 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

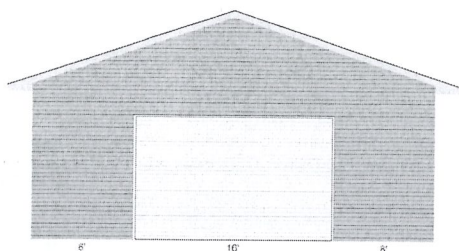
MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Dimensions

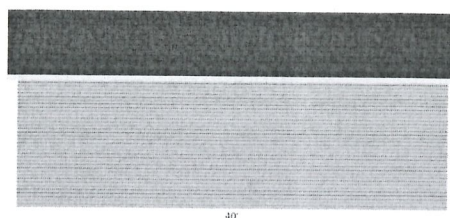
Wall Configurations

**Some items like wainscot, gutter, gable accents, are not displayed if selected.*

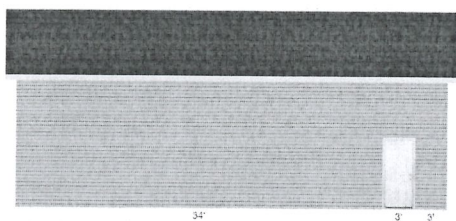


ENDWALL B

16X10 White Ribbed Torsion Spring

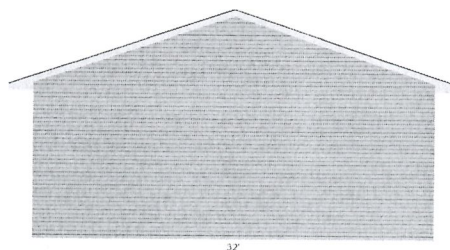


SIDEWALL D



SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel



ENDWALL A

4/11/2024 - 1:18 PM
Design ID: 318852487540
Estimate ID: 87211
Estimated Price: \$16,808.13

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Materials

Building Type

Building Location Zip Code: 55449
Building Type: Gable

Building Info

Building Width: 32'
Building Length: 40'
Building Height: 12'
Wall Framing Stud: 2 x 6
Roof Framing: Truss Construction
Truss Type: Common (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 24"
Gable Overhang: 12"
Curb: None
Foundation Type: Poured
Custom Garage Plan: No I do not need a custom building plan

4/11/2024 - 1:18 PM
Design ID: 318852487540
Estimate ID: 87211
Estimated Price: \$16,808.13

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Wall Info

Siding Material Types:

Vinyl Siding:

Vinyl Corner Trim Color:

Accent Material Type:

Wainscot Material Type:

Wall Sheathing:

House Wrap:

Gable Vents:

Vinyl

ABTCO® Cedar Creek™ Double 4, Color: Clay

Clay

None

None

7/16 x 4 x 8 OSB(Oriented Strand Board)

Kimberly-Clark BLOCK-IT®9'x75'House Wrap

None



City of Blaine

Planning Commission

July 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

5. Public Hearing

- 5.1. 2024-235** Case File No. 24-0035 // Dan Breske // 3850 128th Avenue NE
The applicant is requesting a conditional use permit to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0035 was opened at 7:22PM.

Dan Breske, 3850 128th Avenue NE, reported the siding would be vinyl and not metal to match the house.

The public hearing was closed at 7:23PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0035 based on the following conditions:

Case 24-0035:

- 1. The proposed accessory structure shall match the existing dwelling in terms of architectural style and exterior color.**
- 2. The proposed accessory structure shall meet a minimum 100-foot setback from the corner side yard and front yard property lines.**
- 3. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.**
- 4. The detached accessory structure (total accessory building space) is limited to 2,072 square feet.**

Motion seconded by Commissioner Olson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the August 5, 2024 city council meeting.



City of Blaine

Staff Report

File Number: RES 24-147

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit to Allow for Freestanding Lighting up to 100 Feet in the Regional Recreation (RR) Zoning District at 1700 105th Avenue NE. National Sports Center (Case File No. 24-0038/EES)

Executive Summary

The National Sports Center is requesting a Conditional Use Permit (CUP) for lighting up to 100 feet tall. The light intensity meets city requirements for both residential property lines and roadway edges. Staff recommends approval.

Background

Planning Commission Public Hearing	07/09/24
City Council (Conditional Use Permit)	08/05/24
Action Deadline	08/11/24

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

Zoning

The property is zoned Regional Recreation (RR).

Surrounding Zoning and Uses

Surrounding uses include:

- National Sports Village - Commercial project under construction zoned 105th Ave Redevelopment (RD) and guided Planned Commercial (PC).
- 105th Avenue and Nassau Redevelopment - Current industrial properties planned for redevelopment for commercial uses are zoned RD and guided PC.
- Existing heavy industrial properties zoned Heavy Industrial (I-2).

- Other parcels within the National Sports Center (NSC) are zoned Regional Recreational (RR).
- Townhomes in the TPC neighborhood (across 109th Avenue) are zoned Development Flex (DF).

Existing Conditions

Turf fields are under construction on the subject site, which were approved through the administrative site plan review process (SP24-0002).

History

No previous approvals apply to the ten fields proposed for lighting at this time. Previous field lighting projects have been approved through CUPs on the NSC campus.

Evaluation of Request

Site Plan

The project consists of lighting surrounding ten turf fields on the NSC campus. Two clusters of four fields are under construction on the north side of 105th Avenue and two are under construction on the south side.

Pole mounted lighting is limited to a maximum height of 20 feet per 33.02(b), but are allowed to exceed that with a CUP when located in a commercial or industrial district to light parking lots larger than 120 stalls or in any district for recreational fields. The lighting on the two southern fields is proposed to be a combination of 70 and 80-foot tall poles. The lighting on the eight northern fields is proposed as 100 foot tall poles.

The zoning code calls out specific allowable spill from lighting at residential property lines and at the edge of public roadways. Light intensity is limited to 1 foot candle at the edge of the road and 0.5 foot candles at any residential property lines.

The applicable light intensities are:

- South side of 109th Avenue - range from 0 to 0.25 foot candles.
 - The nearest residential property line is over 300 feet away from the field. Since the light intensity is no greater than 0.25 at the edge of the roadway, the requirement of light intensity, no greater than 0.5 foot candles at the residential property lines across 109th Avenue, has been met.
- North side of 105th Avenue - range from 0 to 0.15 foot candles.
 - There are no residential properties near these lights.
- South side of 105th Avenue - range from 0 to 0.04 foot candles.
 - There are no residential properties near these lights.

Details of the proposed lighting are attached. The proposed lights are down lit, shielded, and low profile.

Grading/Storm Drainage

Minor grading will occur for the installation of the light poles. Existing drainage patterns will be maintained.

Utilities

The proposed light poles will not be served by city utility services.

Wetlands/Watershed/FEMA

The proposed light pole installation will not occur within any documented wetland or floodplain. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The site will utilize the existing access points and trail connections. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Airport

Lighting is subject to Federal Aviation Administration (FAA) approval due to the height and proximity to the airport. The NSC is in discussion with the Metropolitan Airports Commission (MAC).

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - Lighting up to 100 feet tall will not create an additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The use is consistent with the RR zoning district, which is intended for public recreation.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The lights are designed to have minimal visual impact when not lit and minimal spill. The tallest lights are five feet shorter than the existing cell tower to the northeast of the project area.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The lights are consistent with public recreation on a regional scale.

6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the RR land use.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Narrative

Lighting Plan

Photometric Plan

Light Details

Unapproved Planning Commission Minutes 7/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved Minutes 070924



City of Blaine

Signature Copy

Resolution: RES 24-147

Resolution Granting a Conditional Use Permit to Allow for Freestanding Lighting up to 100 Feet in the Regional Recreation (RR) Zoning District at 1700 105th Avenue NE. National Sports Center (Case File No. 24-0038/EES)

WHEREAS, an application has been filed by the National Sports Center as Conditional Use Permit Case File No. 24-0038; and

WHEREAS, said case involves the property described as follows:

Outlot A, National Sports Village, Anoka County, MN.

AND

The western half of the northwest quarter of section 21, Township 21, range 23, Anoka County, MN

WHEREAS, the Blaine Planning Commission held a public hearing on July 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on August 5, 2024 and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04 and 33.02(b) of the Zoning Ordinance to install pole mounted lighting up to 100 feet in height in the Regional Recreation (RR) zoning district with the following conditions:

1. Lighting is limited to the locations and heights shown on the attached site plan.
2. A building permit issued by the City and an electrical permit issued by the State is required prior to installation.
3. Lighting is subject to approval by the Federal Aviation Administration (FAA). Proof of FAA approval shall be submitted to the City prior to approval of building permits for the lighting installation.
4. Post-installation light intensity readings shall be provided along the northern edge of the northern property (adjacent to the 109th Avenue right-of-way).
5. Installation of cellular equipment is not permitted on the light poles without a separate Conditional Use Permit (CUP).

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

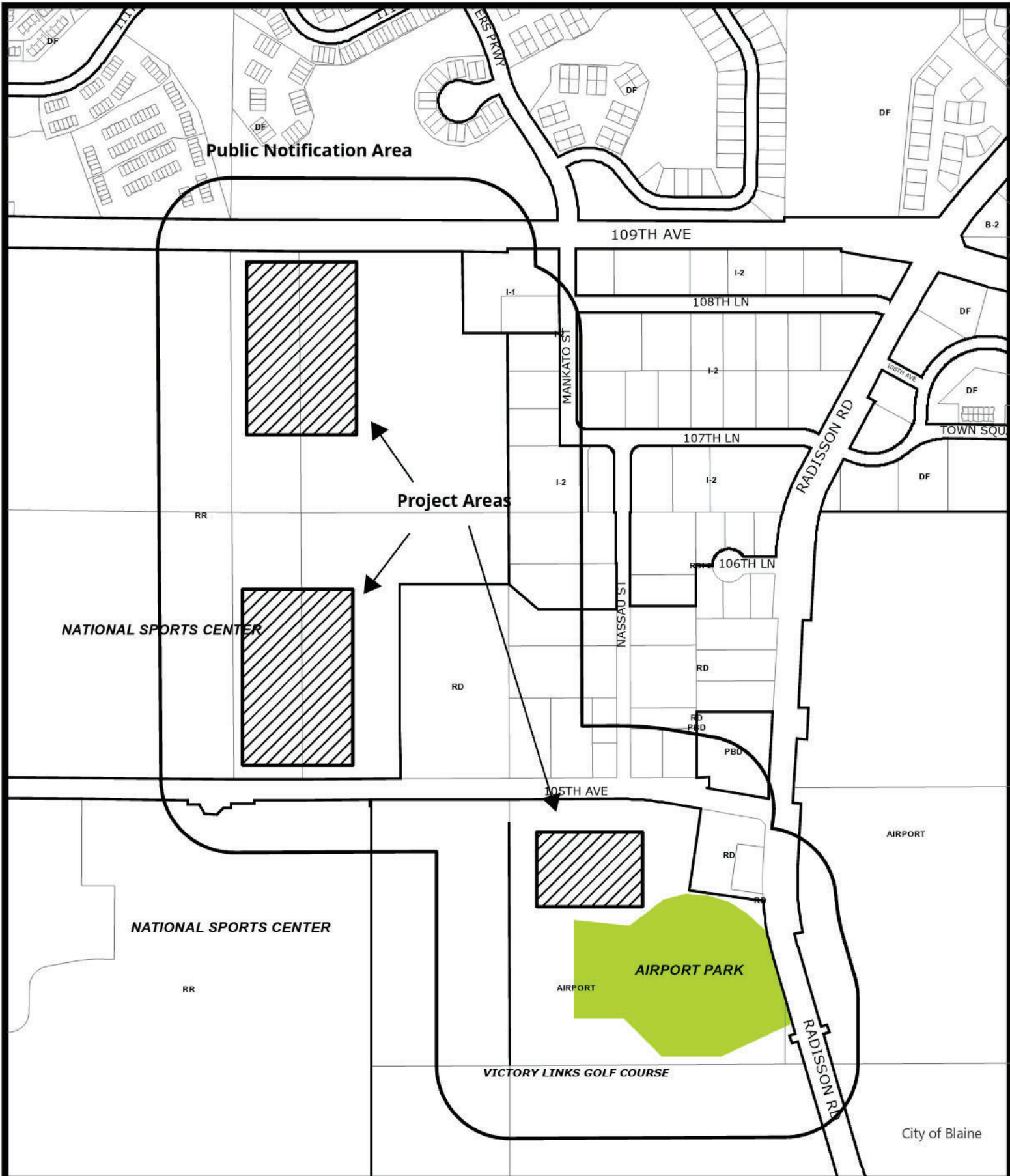


Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk



BlaineMN.gov

Case File No. 24-0038 NSC Lighting

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





Real People. Real Solutions.

3300 Fernbrook Ln North
Suite 300
Plymouth, MN 55447

Phone: (763) 544-7129
Bolton-Menk.com

NSC COB-MASC Turf Fields

CUP Project Narrative

On behalf of the National Sports Center, we are applying for a Conditional Use Permit (CUP) as any proposed lighting over 50-feet requires a CUP.

Field Lighting is proposed for Fields 25-28, 29-32 and 55-56 (related to SP24-0002: NSC COB-MASC Turf Fields).

Proposed pole heights vary between 70'-100' tall, as shown on the attached site plans, photometric plans and spill light exhibits. Spill and glare control for the LED light fixtures will provide an average of 0.05 footcandles at adjacent property lines.

The proposed lighting will be similar to other recently installed lights at NSC fields and will be in keeping with the character of the National Sports Center and other athletic facilities in Blaine.

1. REFER TO SHEET C1.0 - TITLE SHEET FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. ALL DISTURBED AREAS WHICH ARE NOT WITHIN THE FIELDS SHALL RECEIVE AT LEAST 6" OF TOPSOIL, AND SHALL BE SEEDDED.
4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

REFERENCE KEY TO SITE DETAILS
DETAIL LD NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

 PROPOSED CONCRETE WALK

 SYNTHETIC TURF FIELD

 PROPOSED GRAVEL SURFACE

 PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP

 PROPOSED CHAIN LINK FENCING

 FENCING KEY NOTE

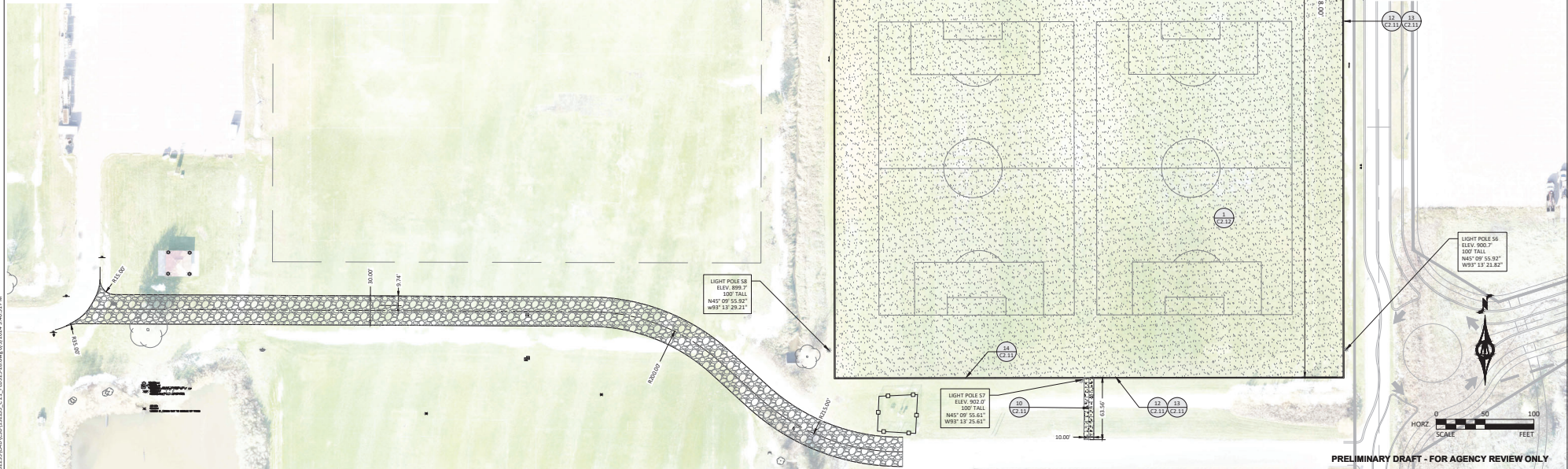
 PROPOSED MANHOLE (MH)

5' HIGH CHAIN LINK FENCE WITH TOP AND BOTTOM RAIL $\frac{2}{(2-12)}$

4' WIDE, 5' HIGH SINGLE SWING GATE WITH LOCKING DEVICE $\frac{1}{(2-12)}$

14' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD $\frac{2}{(2-12)}$

20' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD $\frac{1}{(2-12)}$



PRELIMINARY DRAFT - FOR AGENCY REVIEW ONLY



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


JAY R. POMEROY

LIC. NO. 23543 DATE 06/03/24



7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

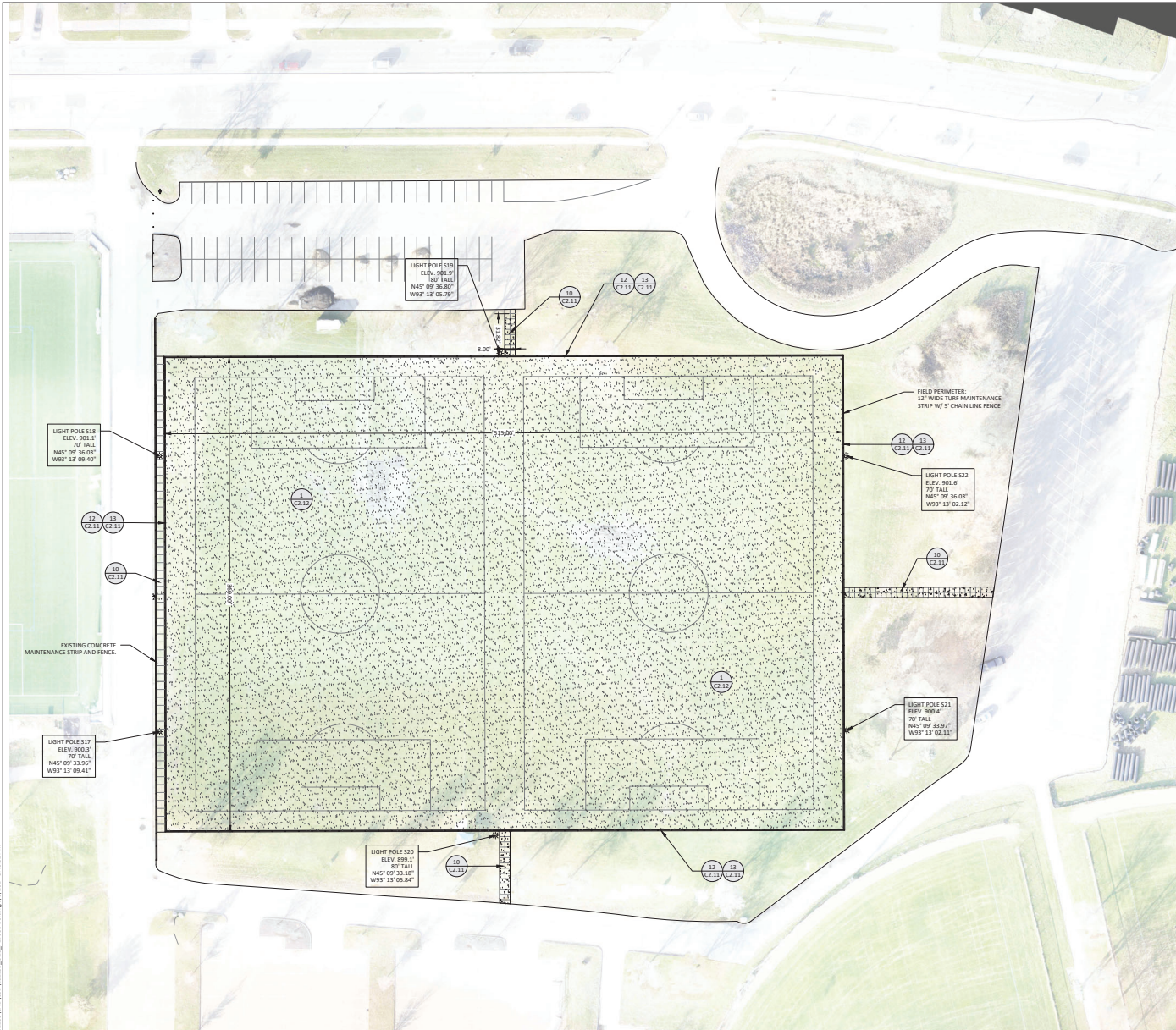
DESIGNED	RWK	NO.	ISSUED FOR	DATE
DRAWN	RWK			
CHECKED	JRP			
CLIENT PROJ. NO.				
0V1.131841				

NATIONAL SPORTS CENTER, MINNESOTA
FIELDS 25-28 AND GRAVEL DRIVE
SITE LAYOUT AND FINISHING PLAN

SHEET

C1.12

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17 UNAMKED: MINN 1311841 (2/24/2024) 1311841 C1.3 140555-56.dwg 17/03/24 1:48:52 PM



NOTES:

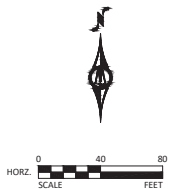
1. REFER TO SHEET C1.0 - TITLE SHEET FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. ALL DISTURBED AREAS WHICH ARE NOT WITHIN THE FIELDS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED.
4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL ID NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE WALK
- SYNTHETIC TURF FIELD
- PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
- FENCING KEY NOTE
- PROPOSED MANHOLE (MH)

FENCING KEY NOTES

- 5' HIGH CHAIN LINK FENCE WITH TOP AND BOTTOM RAIL
- 4' WIDE, 5' HIGH SINGLE SWING GATE WITH LOCKING DEVICE
- 14' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD
- 20' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD



PRELIMINARY DRAFT - FOR AGENCY REVIEW ONLY

DIMKE
EXCAVATING INC.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY R. POMEROY
23543 05/03/24

BOLTON & MENK

7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

DESIGNED	RWK	DATE	05/03/24
DRAWN	RWK		
CHECKED	JRP		
CHECKED	OV1.131841		

NATIONAL SPORTS CENTER, MINNESOTA
FIELDS 55 & 56
SITE LAYOUT AND FINISHING PLAN

SHEET

C1.32

Equipment List For Areas Shown								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1 S5 S9 S13	100'	-	100'	TLC-LED-1500	16	16	0
4	S2 S4 S14 S16	100'	-	100'	TLC-LED-1500	5	5	0
2	S3 S15	100'	-	100'	TLC-LED-1500	10	10	0
4	S6 S8 S10 S12	100'	-	100'	TLC-LED-1200	1*	1	0
				100'	TLC-LED-1500	5	5	0
2	S7 S11	100'	-	100'	TLC-LED-1200	3*	3	0
				100'	TLC-LED-1500	10	10	0
1	S17	70'	-	70'	TLC-LED-1200	5	5	0
				60'	TLC-LED-900	2	2	0
3	S18 S21-S22	70'	-	70'	TLC-LED-1200	5	5	0
1	S19	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2	2	0
1	S20	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2/3*	5	0
22	Totals					203	203	0

*Above Grade level relative to the field
 *This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 200
 0' 200' 400'
 ENGINEERED DESIGN By: Matt Sullivan • File #232347B-Spill North_A • 16-May-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

National Sports Center

Blaine, MN 55449

Grid Summary

Name Property Spill - 109th Ave
 Spacing 30.0' x 10.0'
 Height 3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.04
Maximum	0.25
Minimum	0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	65
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C,D,E,F,G,H
No. of Luminaires	203
Total Load	269.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

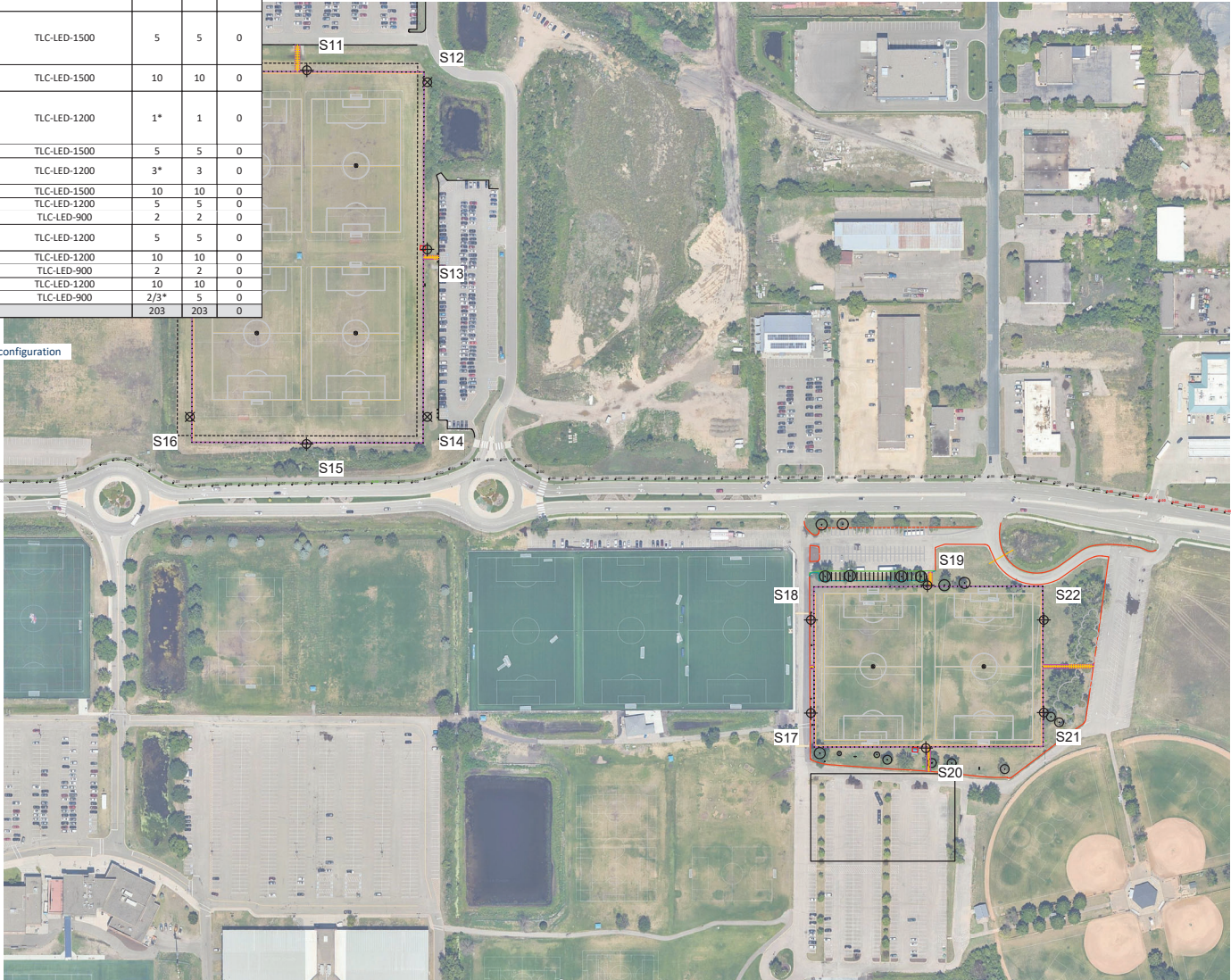


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ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1 S5 S9 S13	100'	-	100'	TLC-LED-1500	16	16	0
4	S2 S4 S14 S16	100'	-	100'	TLC-LED-1500	5	5	0
2	S3 S15	100'	-	100'	TLC-LED-1500	10	10	0
4	S6 S8 S10 S12	100'	-	100'	TLC-LED-1200	1*	1	0
				100'	TLC-LED-1500	5	5	0
2	S7 S11	100'	-	100'	TLC-LED-1200	3*	3	0
				100'	TLC-LED-1500	10	10	0
1	S17	70'	-	70'	TLC-LED-1200	5	5	0
				60'	TLC-LED-900	2	2	0
3	S18 S21-S22	70'	-	70'	TLC-LED-1200	5	5	0
1	S19	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2	2	0
1	S20	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2/3*	5	0
22				Totals		203	203	0

*Above Grade level relative to the field
 *This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 250

0' 250' 500'

ENGINEERED DESIGN By: Matt Sullivan • File #232347B-Spill South_A • 16-May-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

National Sports Center

Blaine, MN 55449

Grid Summary

Name Property Spill - 105th North Side
 Spacing 30.0' x 10.0'
 Height 3.0' above grade

Illumination Summary

		MAINTAINED HORIZONTAL FOOTCANDLES
		Entire Grid
Scan Average	0.01	
Maximum	0.15	
Minimum	0	
Avg/Min	-	
Max/Min	-	
UG (adjacent pts)	0.00	
CU	0.00	
No. of Points	119	
LUMINAIRE INFORMATION		
Applied Circuits	A,B,C,D,E,F,G,H	
No. of Luminaires	203	
Total Load	269.46 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

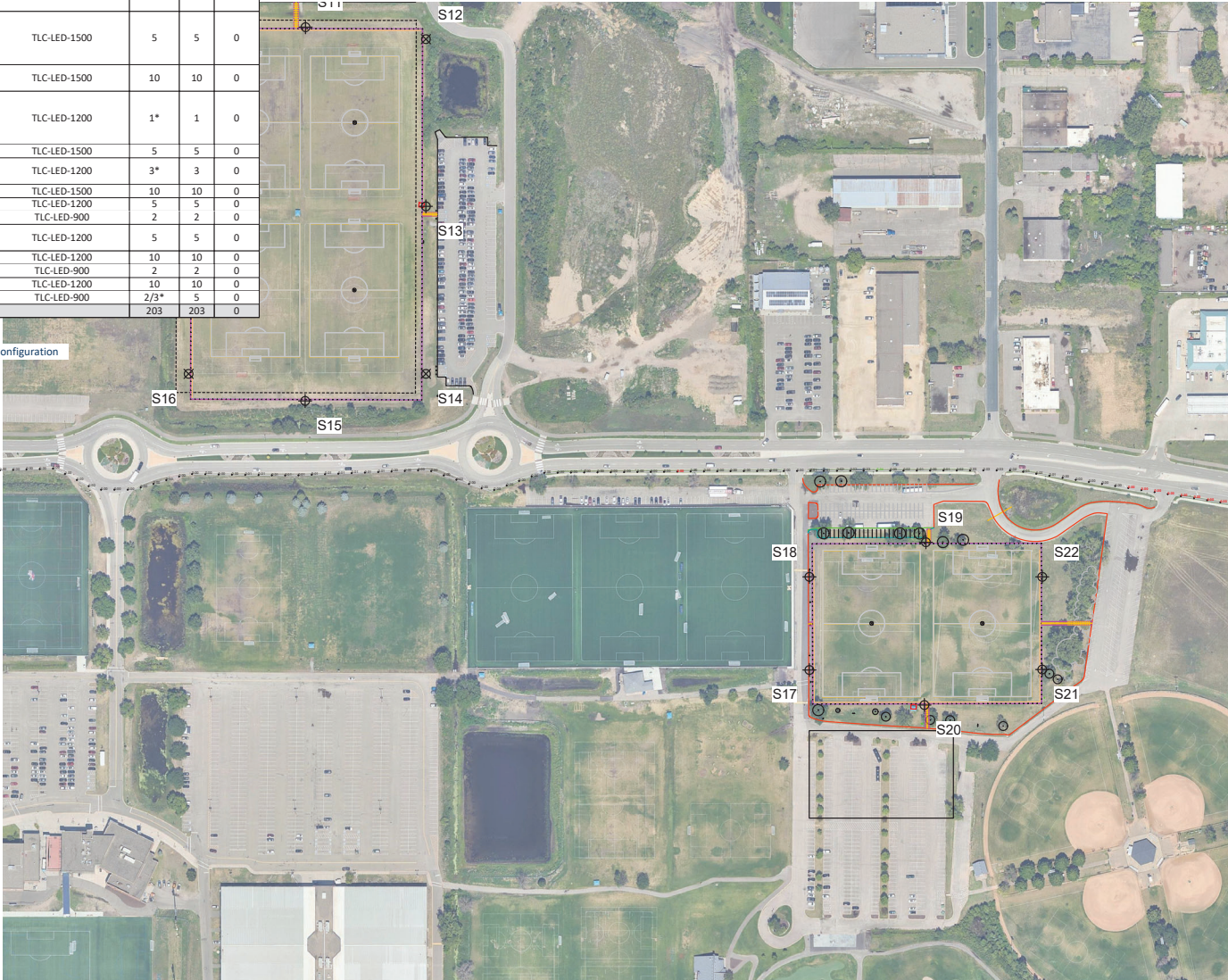


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ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1 S5 S9 S13	100'	-	100'	TLC-LED-1500	16	16	0
4	S2 S4 S14 S16	100'	-	100'	TLC-LED-1500	5	5	0
2	S3 S15	100'	-	100'	TLC-LED-1500	10	10	0
4	S6 S8 S10 S12	100'	-	100'	TLC-LED-1200	1*	1	0
				100'	TLC-LED-1500	5	5	0
2	S7 S11	100'	-	100'	TLC-LED-1200	3*	3	0
				100'	TLC-LED-1500	10	10	0
1	S17	70'	-	70'	TLC-LED-1200	5	5	0
				60'	TLC-LED-900	2	2	0
3	S18 S21-S22	70'	-	70'	TLC-LED-1200	5	5	0
1	S19	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2	2	0
1	S20	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2/3*	5	0
22				Totals		203	203	0

*Above Grade level relative to the field
 *This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 250
 0' 250' 500'

ENGINEERED DESIGN By: Matt Sullivan • File #232347B-Spill South_A • 16-May-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

National Sports Center

Blaine, MN 55449

Grid Summary

Name	Property Spill - 105th South Side
Spacing	30.0' x 10.0'
Height	3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.00
Maximum	0.04
Minimum	0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	118
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C,D,E,F,G,H
No. of Luminaires	203
Total Load	269.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

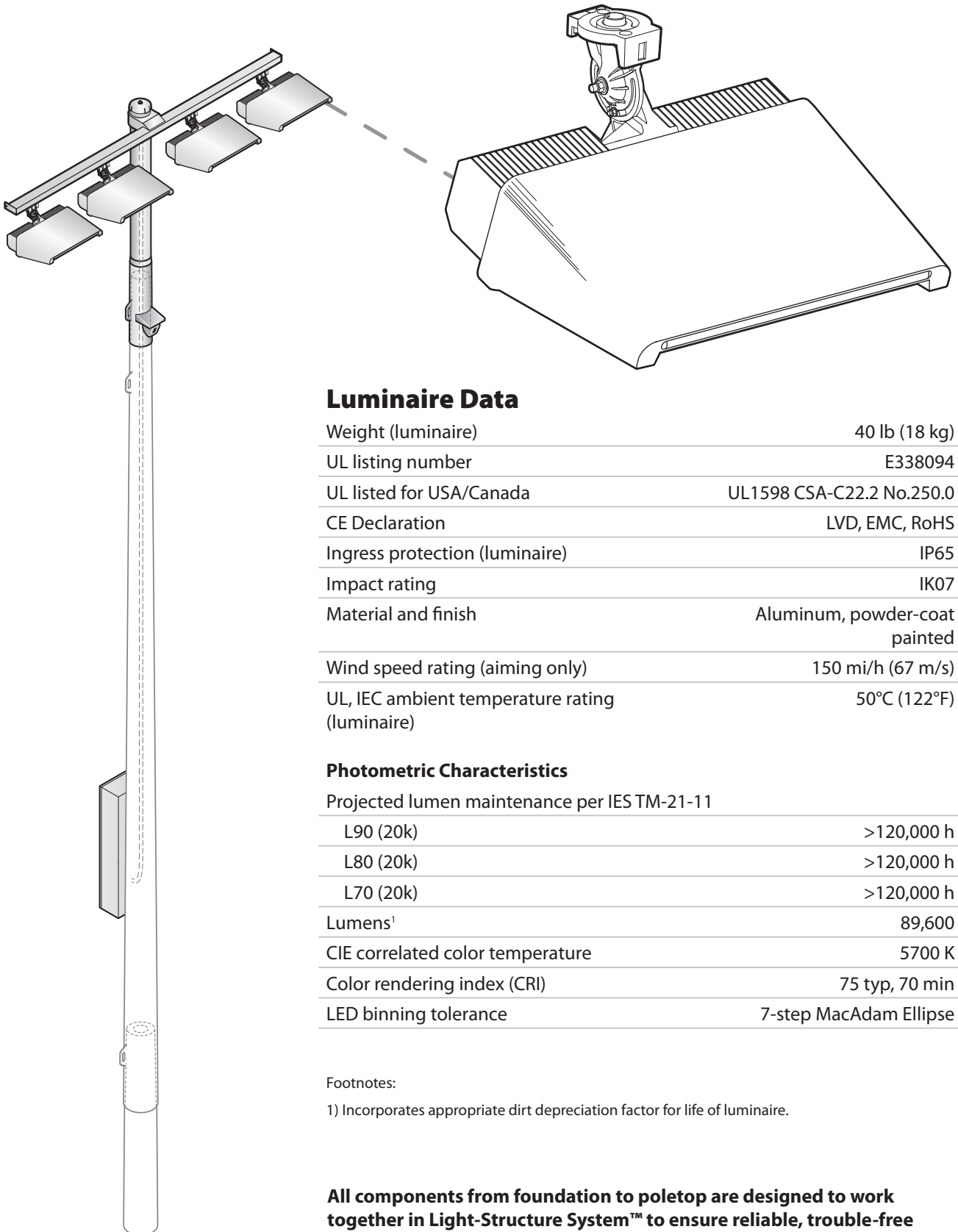
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

We Make It Happen.

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ILLUMINATION SUMMARY

Luminaire and Driver – TLC-LED-900



Luminaire Data

Weight (luminaire)	40 lb (18 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	89,600
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-900

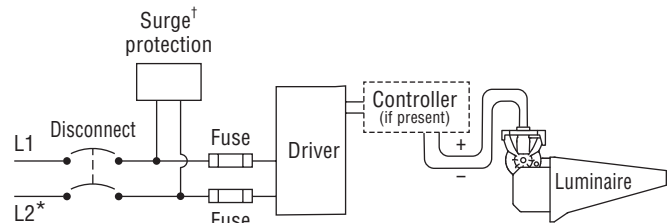
Driver Data

Typical Wiring

Electrical Data

Rated wattage¹

Per driver	890 W
Per luminaire	890 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	25 – 100%
Range, light output	30 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

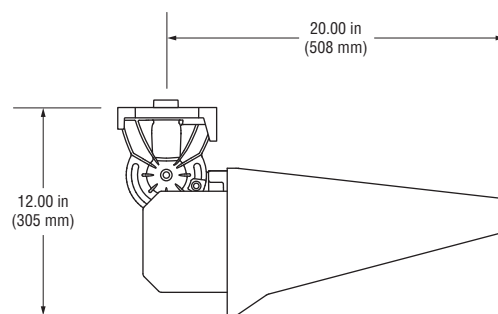
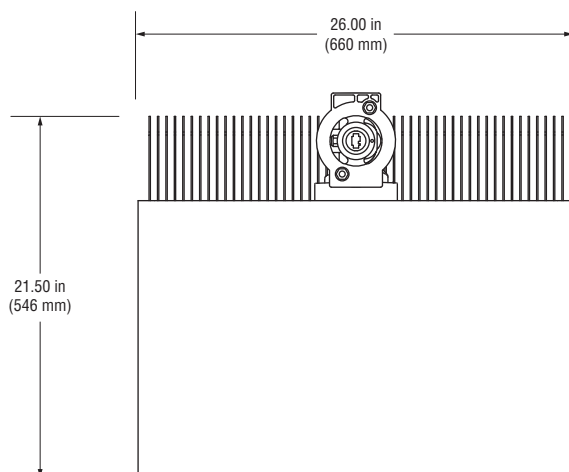
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	5.50 A	5.29 A	5.00 A	4.78 A	4.58 A	3.97 A	3.17 A	2.90 A	2.75 A	2.65 A	2.29 A

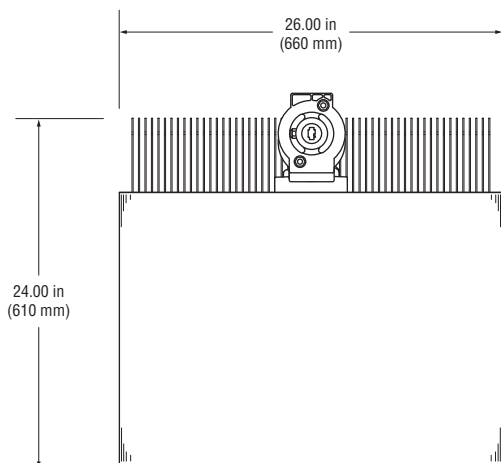
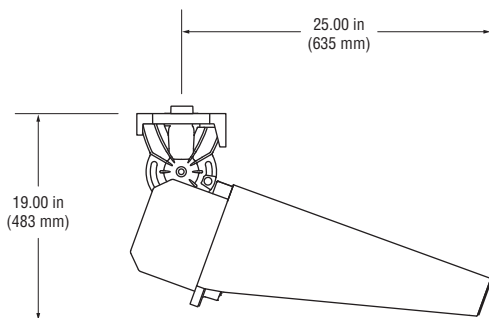
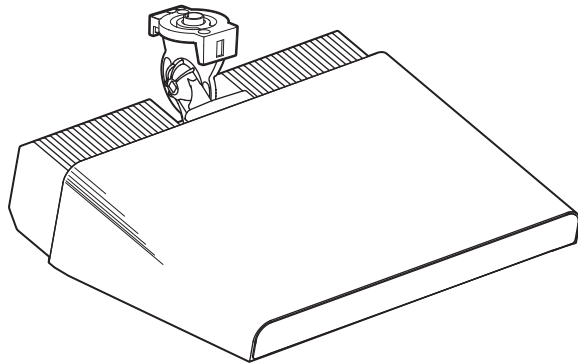
Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	111,520
CIE correlated color temperature	5700 K
Color rendering index (CRI)	90 typ
LED binning tolerance	7-step MacAdam Ellipse
Television lighting consistency index (TLCI)	75 min

Footnotes:

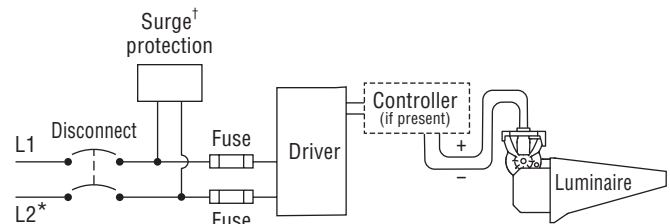
1) Incorporates appropriate dirt depreciation factor for life of luminaire.

Driver Data

Typical Wiring

Electrical Data

Rated wattage ¹	
Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μ s
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	14 – 100%
Range, light output	19 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%



* If L2 is neutral then not switched or fused.

† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire²	7.26 A	6.98 A	6.60 A	6.31 A	6.05 A	5.24 A	4.18 A	3.82 A	3.63 A	3.50 A	3.03 A

Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





City of Blaine

Planning Commission

July 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

5. Public Hearing

- 5.2.** 2024-236 Case File No. 24-0038 // National Sports Center // 1700 105th Avenue NE
The applicant is requesting a conditional use permit to allow for freestanding lighting up to 100 feet in the Regional Recreation (RR) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0038 was opened at 7:27PM. As no one wished to appear, the public hearing was closed at 7:28PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0038 based on the following conditions:

Case 24-0038:

1. Lighting is limited to the locations and heights shown on the attached site plan.
2. A building permit issued by the City and an electrical permit issued by the State is required prior to installation.
3. Lighting is subject to approval by the Federal Aviation Administration (FAA). Proof of FAA approval shall be submitted to the City prior to approval of building permits for the lighting installation.
4. Post-installation light intensity readings shall be provided along the northern edge of the northern property (adjacent to the 109th Avenue right-of-way).
5. Installation of cellular equipment is not permitted on the light poles without a separate Conditional Use Permit (CUP).

Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the August 5, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-144

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Administration - Erik Thorvig, Community Development Director

Agenda Item # 11.1

Resolution Approving Building Inspections Service Contract with Rum River Inspections

Executive Summary

Background

The Building Inspections Department is responsible for completing the plan review and completing inspections for all activity within the city that requires a building permit. The department consists of the chief building official, three commercial inspectors, a plumbing inspector, five residential inspectors and five permit technicians. According to Keystone Reports, the City of Blaine currently ranks sixth for suburbs in new home construction to date in 2024 (149 permits issued). Blaine has historically been in the top 10 for new residential permits for suburban communities for the last 20 years. In 2023, the total residential and commercial value for permits issued was \$294,441,138. This was the fourth-highest amount dating back to 2007. In 2022, Blaine experienced the highest overall value ever, exceeding \$300,000,000. In 2023, there were 4,692 permits issued by the department and over 20,000 inspections completed. This data shows the high level of construction activity the building inspections department manages.

With residential activity expected to continue at consistent levels and current and anticipated demand in commercial construction in 2024 and beyond, the department analyzed the needs to ensure high levels of customer service can be accomplished. Timely plan review and inspections are critical for residents, business owners, contractors and home builders. The department will experience the retirement of a residential inspector on August 1, 2024. Instead of hiring another residential inspector, the plan is to replace this position with a commercial inspector given the current and anticipated commercial construction demand. This will leave the residential inspections side of the department with one less inspector. A residential building inspector has been requested in the 2025 budget.

In 2022, the City of Blaine utilized Rum River Inspection Services to assist the department with inspections. This service worked well and therefore, staff have researched hiring a building inspection

consulting firm to assist with residential inspections for the remainder of 2024. Quotes were requested from various companies for a full-time inspector during the months of August, September and October and half-time in November and December. Seven companies were contacted. However, given the specialized nature of this service, only one company responded, Rum River Inspection Services.

The rates proposed are \$95/hour. This equates to:

August 6 - November 1: 504 hours @ \$95/hour = \$47,880

November 4 - December 23: 132 hours @ \$95/hour = \$12,540

TOTAL: \$60,420

The department has had a vacancy for the budgeted plumbing inspector position since January 1, 2024. This position is anticipated to be filled in September. The vacancy savings from January 1, 2024 to August 1, 2024 is \$70,784. Therefore, there are sufficient funds available in the building inspections budget to pay for the service.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Not applicable.

Financial Impact

The rates proposed are \$95/hour. This equates to:

August 6 - November 1: 504 hours @ \$95/hour = \$47,880

November 4 - December 23: 132 hours @ \$95/hour = \$12,540

TOTAL: \$60,420

The department has had a vacancy for the budgeted plumbing inspector position since January 1, 2024. This position is anticipated to be filled in September. The vacancy savings from January 1, 2024 to August 1, 2024 is \$70,784. Therefore, there are sufficient funds available in the building inspections budget to pay for the service.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 2024 Blaine Supplemental Contract



City of Blaine

Signature Copy

Resolution: RES 24-144

Resolution Approving Building Inspections Service Contract with Rum River Inspections

WHEREAS, the City of Blaine is seeking building inspections contracting services; and

WHEREAS, quotes were requested for service and Rum River Inspections Services was the only company to respond; and

WHEREAS, a contract has been submitted to the City of Blaine to provide services between August 6, 2024, through December 23, 2024; and

WHEREAS, the City of Blaine purchasing policy requires approval by the City Council for any expenditure over \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby approves a contract with Rum River Inspection Services and hereby authorizes the mayor and city manager to execute any documents related to the contract.

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
ANOKA COUNTY
STATE OF MINNESOTA**

AGREEMENT FOR BUILDING OFFICIAL SERVICES

This Agreement for Building Official Services (“Agreement”) is entered into on this 15th day of July, 2024, by and between the City of Blaine, a Minnesota municipality, 10801 Town Square Drive NE, Blaine, MN 55449 (“Jurisdiction”) and Rum River Ventures, LLC DBA Rum River Consultants, a Minnesota limited liability company, 23306 Cree Street NW, Suite 103, St. Francis, Minnesota 55070 (“Contractor”). The Jurisdiction and the Contractor may hereinafter be referred to separately as a “party” or collectively as the “parties.”

RECITALS

WHEREAS, the Jurisdiction needs professional services to fulfill the needs of their building inspection services pursuant to Minn. Stat. § 326B.133; and

WHEREAS, the Contractor has substantial experience as a Building Official and providing building department services implementing the State Building Code and is otherwise qualified to assist the Jurisdiction on an as needed basis for the same; and

WHEREAS, the Jurisdiction desires to contract with the Contractor to act as a Building Official to provide building inspection services for the Jurisdiction effective August 5, 2024; and

WHEREAS, the Contractor is engaged in an independent business and has complied with all federal, state, and local laws regarding business permits and licensing of any kind that may be required to carry out said business and the tasks as set forth in this Agreement; and

WHEREAS, the Contractor is an independent contractor and may be engaged to perform the same or similar activities for other municipalities during the Term of this Agreement and the Contractor shall not work solely on behalf of the Jurisdiction.

NOW, THEREFORE, for the reasons set forth above, and in consideration of the mutual promises and covenants made herein, it is agreed as follows:

1. **Services.** The Contractor shall provide services to the Jurisdiction on an as requested basis beginning on the 5th day of August, 2024 for the prices set forth on Exhibit A attached hereto (the “Services”). The Contractor shall perform the Services in

the capacity of a Certified Building Official, at the direction of the Designated Chief Building Official, under Minn. Stat. §326B.133, in accordance with the Minnesota State Building Code, applicable Jurisdiction Ordinances, and applicable Minnesota law. The Contractor reserves the right to change the prices and services offered in Exhibit A. The Contractor shall provide the Jurisdiction sixty (60) days written notice in advance of any such proposed changes. The Jurisdiction agrees that while performing the Services, the Contractor is acting as a public official on the Jurisdiction's behalf.

2. **Term.** This Agreement shall commence on the date first written above and be renewed automatically each calendar year (collectively referred to herein as the "Term"), unless otherwise terminated as provided herein. With the execution of this Agreement, it is the intention of the Contractor and the Jurisdiction to review this Agreement annually.

3. **Performance.** The Contractor shall complete the performance of building inspection services in accord with the conditions described in this Agreement. If any additional work outside the scope of building inspection services is contemplated, the Jurisdiction and the Contractor will mutually agree to the parameters of the additional work and anticipated costs as well as timeframe for completion. The Contractor shall maintain licenses by the State of Minnesota as a Certified Building Official and by the Minnesota Pollution Control Agency as a Certified Inspector for on-site septic systems. The Contractor shall perform the Services in a manner consistent with that of a reasonable and prudent Building Official. If any work is requested outside of the scope of the Services set forth in Exhibit A, such work shall not commence until the Contractor and the Jurisdiction agree to the terms, scope, price, and other details in writing (including via electronic mail). Such additional work shall still be subject to the terms and conditions of this Agreement.

4. **Indemnification, Hold Harmless, and Defend.** Any claims that arise against the Contractor, its agents, servants, or employees as a consequence of any act of malice and without good faith on the part of the Contractor or its agents, servants, or employees while engaged in the performance of the Agreement shall in no way be the obligation or responsibility of the Jurisdiction. The Contractor shall indemnify, hold harmless, and defend the Jurisdiction, its officers, agents, and employees against any and all liability, loss, costs, damages, expenses, claims, or actions, including reasonable attorney fees which the Jurisdiction, its officers, agents, or employees may hereafter sustain, incur, or be required to pay, arising out of services performed under this Agreement or by reason of any act of malice and without good faith of the Contractor, its agents, servants, or employees, in the execution, performance, or failure to adequately perform the Contractor's obligations pursuant to this Agreement.

This Agreement to hold harmless and indemnify shall not apply to any claim arising out

of a situation where the Contractor has previously notified the Jurisdiction in writing of a failure by an owner or permit applicant to comply with the appropriate Code and the Jurisdiction fails to enforce the Code.

Nothing in this Agreement shall constitute a waiver by the Jurisdiction or the Contractor of any statutory limits or immunities from liability, including but not limited to MN Rules 1300.0110, Subpart 9, and Minnesota Statute §466.04.

5. **Independent Contractor.** The Contractor shall perform the Services as an independent contractor of the Jurisdiction, and not as an employee. No withholdings or deductions shall be made from payments due to the Contractor. The Contractor shall not be eligible for benefits, workers compensation, or unemployment benefits. To the extent allowable by law, the Contractor may subcontract the performance of certain administrative or other duties under the Agreement.

6. **Insurance.** During the Term of this Agreement, the Contractor shall maintain the following and will provide the Jurisdiction with evidence of the same upon request: (1) Commercial general liability insurance coverage with a policy limit of at least \$1,500,000 per occurrence; (2) Business automobile liability coverage with a total liability limit of at least \$1,500,000; and (3) Workers' compensation insurance. If the Contractor is not required by law to carry workers' compensation insurance, in place of proof of workers' compensation insurance, the Contractor may provide a written statement of exemption specifying the particular provision of Minn. Stat. §176.041 that exempts the Contractor from having to carry such coverage. If the Contractor is required by law to carry workers' compensation insurance, the Contractor shall, at the time of execution of this Agreement, furnish evidence satisfactory to the Jurisdiction that the Contractor maintains insurance coverage pursuant to the terms of this Agreement. Jurisdiction shall be named as an additional insured on the commercial general liability insurance policy, providing proof of the same to Jurisdiction upon request.

7. **Warranty of Workmanship and Timely Completion.** The Contractor warrants that all work completed for and within the Jurisdiction shall be done in a workmanlike and timely manner in accordance with applicable industry standards. If the Jurisdiction receives complaints or comments regarding inadequate performance, the Jurisdiction is to inform the Contractor in writing as soon as practical and allow the Contractor the ability to address and answer to said complaint or comment.

8. **Amendments.** Any alterations, variations, modifications, or changes of any provisions of this Agreement shall only be valid when they have been reduced to writing and signed by the Jurisdiction and the Contractor.

9. **Regulatory Compliance.** The Contractor shall abide by all federal, state,

and local laws, statutes, ordinances, rules, and regulations now in effect or hereinafter adopted pertaining to this Agreement or to the facilities, programs, and staff for which the Contractor is responsible. The Contractor shall procure, at the Contractor's expense, all licenses, or other rights required for the provision of the Services. Any violation of federal, state, or local laws, statutes, ordinances, rules, or regulations, as well as loss of any applicable license, permit, or certification by the Contractor shall constitute a material breach of this Agreement, regardless of the reason and whether or not intentional, and shall entitle the Jurisdiction to terminate this Agreement effective as of the date of such violation, failure, or loss.

10. **Data Practices Compliance.** The Contractor will have access to data collected or maintained by the Jurisdiction to the extent necessary to perform the Contractor's obligations under this Agreement. The Contractor agrees to maintain all data obtained from the Jurisdiction in the same manner as the Jurisdiction is required under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. The Contractor will not release or disclose the contents of data classified as not public to any person except at the written direction of the Jurisdiction. Upon termination of this Agreement, the Contractor agrees to return all data pertaining to the Jurisdiction within thirty (30) days of Agreement termination.

11. **Termination.** Either party may terminate this Agreement by providing sixty (60) days written notice to the other party. In the event of a material breach by either party, the Agreement may be terminated with ten (10) days written notice to the other party. If the Jurisdiction elects to terminate based upon an alleged material breach of the Agreement by the Contractor, the Contractor shall have ten (10) days (or the least amount of time reasonably necessary if longer than ten (10) days) to cure the breach.

12. **Billing and Payment.** Invoices shall be submitted periodically (customarily monthly) and are due and payable within thirty-five (35) days of receipt by the Jurisdiction. Past due balances may accrue interest at a rate of 1.0% per month (or the maximum rate of interest permitted by law, if less).

13. **Choice of Law and Venue.** This Agreement is being executed in and is intended to be performed in the State of Minnesota and shall be construed and enforced in accordance with Minnesota law. The parties hereto consent and agree that any legal action arising from or related to the Agreement shall be in Anoka County District Court, State of Minnesota.

14. **Severability.** The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid, or otherwise unenforceable, such rendering shall not affect the validity and enforceability of the remainder of this Agreement.

15. **Merger.** The Parties acknowledge and represent that no promise or representation not contained in this Agreement has been made to them and acknowledge and represent that this Agreement contains the entire understanding between the Parties and contains all terms and conditions between them.

16. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. For purposes of this Agreement, the use of email, or other electronic medium shall have the same force and effect as an original signature.

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement, both in duplicate, on the day and year first above written.

JURISDICTION

Michelle Wolfe, City Manager

CONTRACTOR

Andy J. Schreder, Chief Building Official & Owner

Exhibit A
Services

1. Inspection Services and Additional Requested Work.

- a. On-call and as needed general building inspection services during normal business hours (8:00 am - 4:30 pm, Monday through Friday). These Services will be provided in minimum increments of four (4) hours and billed as follows:
 - i. \$95.00 per hour if the Jurisdiction provides a vehicle to perform field inspections or;
 - ii. \$95.00 per hour if the Contractor provides a vehicle to perform field inspections.
 - iii. The Contractor reserves the right to charge additional hourly fees as needed to become familiar with projects.
 - iv. Inspection-related time will include necessary review of the project file, including travel time to the various inspection(s) while within the jurisdiction limits.
 - v. Contractor will review any residential construction plans upon request by the Designated Chief Building Official at a rate of sixty-five percent (65%) of the calculated permit fee based on the following valuation data table:

Total Valuation	Permit Fee
\$1.00 to \$2,000.00	\$100.00 Minimum
\$2,001.00 to \$25,000.00	\$83.50 for the first \$2,000.00 plus \$16.55 for each additional \$1,000.00 or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$464.15 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$764.15 for the first \$50,000.00 plus \$8.45 for each additional \$1,000.00 or fraction thereof, to and including \$100,000
\$100,001.00 to \$500,000.00	\$1,186.65 for the first \$100,000.00 plus \$6.75 for each additional \$1,000.00 or fraction thereof, to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$3,886.65 for the first \$500,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000; and
\$1,000,001.00 and up	\$6,636.65 for the first \$1,000,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof

- b. Response to emergency situations outside of normal business hours (Monday through Friday, 8:00 am to 4:30 pm) to evaluate building integrity and allowances to reoccupy will be done at an hourly rate of \$125.00 with a 2-hour minimum.



City of Blaine Staff Report

File Number: RES 24-151

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.2

Resolution Accepting a Bid from Veit & Company, Inc. in the Amount of \$126,610.00 for the 2024 Storm Sewer Lining Project, Project No. 24-51

Executive Summary

Accept a bid and approve a contract with Veit & Company, Inc. for the 2024 Storm Sewer Lining Project, Project No. 24-51. This project was approved in the 2023 Budget.

The project consists of the rehabilitation of existing storm sewer pipelines by the installation of a 'cured in-place pipe' (CIPP) lining for various storm pipes throughout the City as shown in the plans attached to this item.

Background

Bids were received electronically at 10:00 AM, July 23, 2024, for Project No. 24-51. A total of two bids were received, ranging from \$126,610.00 to \$187,613.04. The 2 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$100,100.00
Veit & Company, Inc.	\$126,610.00
Insituform Technologies USA, LLC	\$187,613.04

Bids have been checked and tabulated, and it has been determined that Veit & Company, Inc. of Rogers, Minnesota is the lowest bidder. The Engineering Department has worked with Veit & Company, Inc. on previous contracts and recommends that the low bid be accepted, and a contract entered into with Veit & Company, Inc. City Council is also asked to approve a 10% contingency to bring the total project budget to \$139,271.00. The funding source for this project is the Storm Water Capital Fund and there are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

This project was previously authorized as part of the 2023-2027 Storm Sewer Capital Improvement Program (CIP), which was adopted via [resolution 22-201](#) on December 5, 2022. The CIP included \$250,000 for CIPP Lining at 99th Ave from Pleasure Creek to Jackson Street, and \$100,000 for General CIPP lining. This activity has been funded through revenue bonds, which were sold on December 5, 2023, and included in [resolution 23-195](#). The annual debt service payments are anticipated to be repaid by user fees from the Storm Sewer Utility Fund. The project scope has been revised, and the bid costs have come in lower than the adopted budget.

The original 99th Avenue project identified the lining of approximately 1,500 linear feet of storm sewer underneath 99th Avenue. When preliminary design work began, it was determined that any issues with the pipe had been repaired during the street replacement project that occurred in 2021 and a lining was no longer necessary.

In 2023 Public Works staff conducted an emergency repair on a section of storm sewer located near 101st Avenue and Baltimore Street and identified the remaining pipe as a high priority section of pipe to be lined. Lining storm sewer pipe increases the structural integrity and drainage capability of the piping system, and extends the lifespan of the pipe by up to 50 years. This pipe lining project is proposed to utilize the budget originally bonded for the 99th Avenue lining project.

Additionally, in spring of 2024 Public Works identified a failing section of storm sewer pipe on Naples Circle near 117th Lane. This lining project is proposed to be funded from the 2023 Capital Budget - General CIPP.

2023-2027 Capital Improvement Plan			
Project Name	Project Number	2023 Appropriated Amount	Amending Appropriation Including Contingency
CIPP Lining - 99th Ave - Pleasure Creek to Jackson St	U2451	\$250,000	\$105,930
CIPP Lining Annual - Storm Sewer Lining Contract	U2451-1	\$100,000	\$33,341
TOTAL		\$350,000	\$139,271

To date, no expenditures have been encumbered. This is due to the smaller scale of project engineering services that were able to be conducted by staff, not a consultant. Staff anticipates improvements to begin and be completed in 2024.

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 2024 Storm Sewer Lining Map



City of Blaine

Signature Copy

Resolution: RES 24-151

Resolution Accepting a Bid from Veit & Company, Inc. in the Amount of \$126,610.00 for the 2024 Storm Sewer Lining Project, Project No. 24-51

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 24-51, said bids were received on July 23, 2024, electronically opened and tabulated according to law, and the following 2 bids were received complying with the advertisement:

Veit & Company, Inc.	\$126,610.00
Insituform Technologies USA, LLC	\$187,613.04

AND WHEREAS, Veit & Company, Inc. of Rogers, 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 Veit & Company, Inc. for the designated improvements in the amount of \$126,610.00.
2. A 10% contingency is hereby approved to bring the total project budget to \$139,271.00 and the City Manager or their 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 bidders will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

BE IT FURTHER RESOLVED, that the City Council of the City of Blaine hereby authorizes the following project and budget amendments associated with the 2024 Storm Sewer Lining Project:

2023-2027 Capital Improvement Plan			
Project Name	Project Number	2023 Appropriated Amount	Amending Appropriation Including Contingency
CIPP Lining - 99th Ave - Pleasure Creek to Jackson St	U2451	\$250,000	\$105,930

CIPP Lining Annual - Storm Sewer Lining Contract	U2451-1	\$100,000	\$33,341
TOTAL		\$350,000	\$139,271

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.



Signed by 

 Tim Sanders, Mayor

Signed by 

 Cathy Sorensen, CMC, City Clerk

CONSTRUCTION PLANS FOR: IMPROVEMENT PROJECT 24-51 2024 BLAINE STORM SEWER LINING PROJECT

PROJECT LOCATION MAP

LEGEND

EXISTING

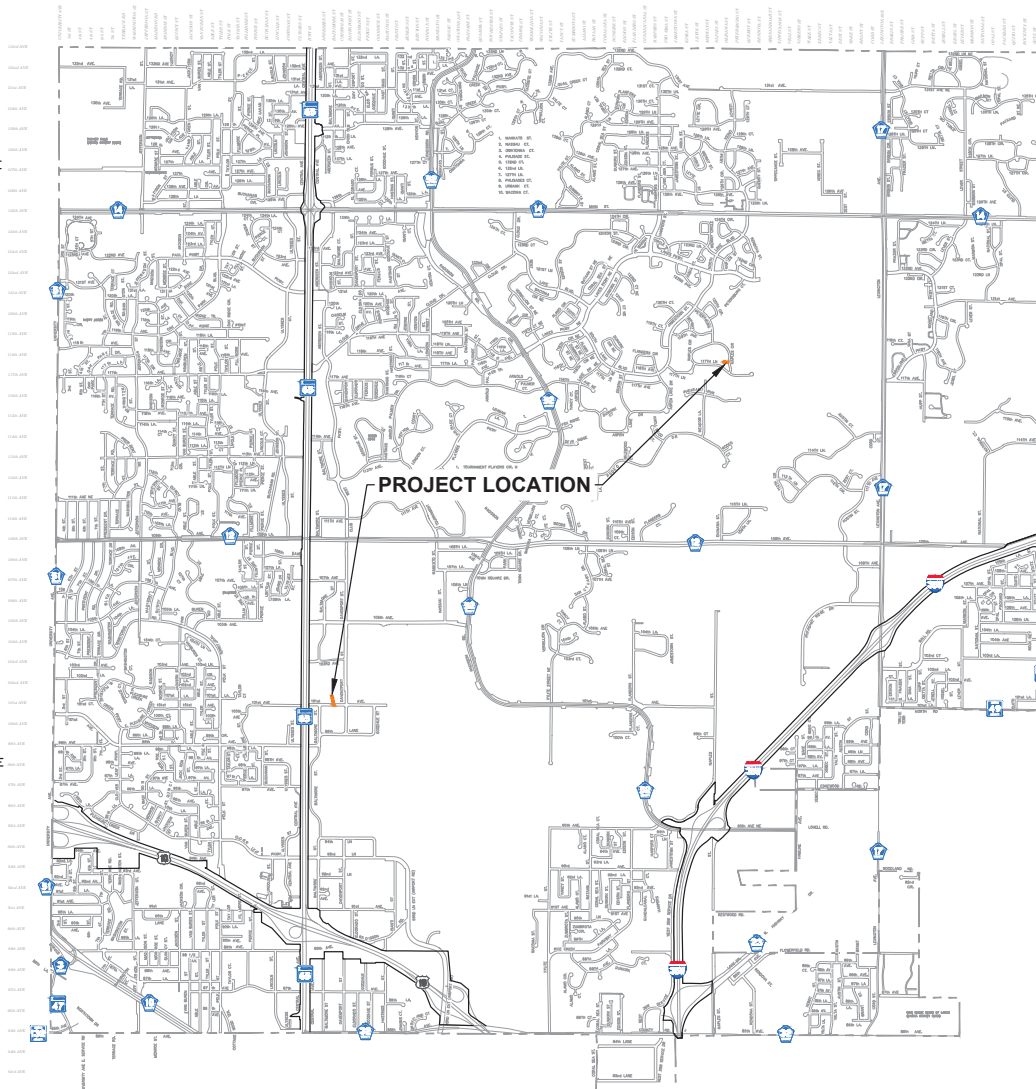
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, VALVE & MANHOLE
- CULVERT
- BULKHEAD
- UNDERGROUND TELEPHONE LINE
- TELEPHONE MANHOLE
- UNDERGROUND ELECTRIC LINE
- ELECTRIC MANHOLE
- GAS MAIN & VALVE
- STREET LIGHT
- MAILBOX
- TRAFFIC SIGN
- STREET SIGN
- POWER POLE W/ GUY WIRE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH - SHRUB
- HEDGE
- WOODED AREA
- FENCE
- GUARD RAIL
- DITCH
- TRAFFIC SIGNAL POLE
- HANDHOLE
- CONCRETE CURB & GUTTER
- BITUMINOUS CURB
- CONCRETE PAVEMENT
- BUILDING
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- RIGHT OF WAY LINE

PROPOSED

- CONSTRUCTION LIMITS
- CONSTRUCTION CENTERLINE
- RIGHT OF WAY LINE
- STORM SEWER & MANHOLE
- WATERMAIN, HYDRANT, VALVE & MANHOLE
- CULVERT
- CATCH BASIN
- BULKHEAD
- CONCRETE CURB & GUTTER

NOTES:

- THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBEROPTIC, ELECTRIC, CABLE TV AND PIPELINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL BEFORE COMMENCING AND CONSTRUCTION OR EXCAVATION. GOPHER STATE ONE CALL SYSTEM: 1-800-252-1969
- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHANCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
- ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MUTCD, INCLUDING FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS - CURRENT EDITION.
- THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2020 EDITION OF THE MATERIALS LAB SUPPLEMENTAL FOR CONSTRUCTION SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.



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

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 under the laws of the State of Minnesota.

BRENT LARSON, PE

Date: 6/28/24 Minnesota Lic. No. 45850

INDEX TO PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	QUANTITIES, DETAILS AND NOTES
3	101ST AVENUE PIPE LINING
4	NAPLES STREET PIPE LINING

PROJECT LOCATION

SHEET NO. 1 OF 4 SHEETS



City of Blaine Staff Report

File Number: RES 24-159

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Administration - Jason Zimmerman, Finance Director, Erik Thorvig, Community Development Director

Agenda Item # 11.3

Resolution Authorizing an Interfund Loan Utilizing the Strategic Priorities and Closed Bond Funds to Support the Acquisition of Property Located at 2043 105th Avenue

Executive Summary

Consider approving an interfund loan utilizing the Strategic Priorities and Closed Bond Funds to support the purchase agreement for 2043 105th Avenue.

Background

In connection with the proposed purchase agreement for the property located at 2043 105th Avenue, internal funding should be identified, as well as the terms and conditions of the interfund loan.

While the intent is for the City to reimburse itself from the sale of Tax Increment Financing (TIF) Bonds, should the Council support the establishment of a TIF district and associated agreements, the Strategic Priorities and Closed Bond Funds have been identified by staff to serve as an interim financing mechanism.

City staff, along with representatives from Baker Tilley and Eckberg Lammers, have been in discussions with the 105th Avenue development team regarding the permanent financing to facilitate eligible TIF costs, subject to the proposed TIF district's fiscal capacity. While several documents, including a minimum assessment agreement, TIF Plan, and formal creation of the new district need to occur before bonds can be sold, current estimates indicate all actionable items coming before the Council for approval in approximately the next 90 days to allow for bond proceeds to be receipted before 2024 year-end.

With the recommendation to utilize the Strategic Priorities Fund, the Council adopted policy requires specific benchmarks be met as well as five affirmative votes to utilize available funds. Per the policy, it is the intention of the City Council that the Strategic Priorities Fund be used only after careful deliberation

and for two primary purposes:

- As a funding source for items considered to be of high priority for accomplishing established strategic initiatives
- As a supplemental, levy-stabilizing funding source from which to draw to maintain basic service levels in the event of an economic downturn

The policy further states that:

Expenditures or transfers from the Strategic Priorities Fund shall be made only after careful deliberation by the City Council. Use of funds for strategic initiatives must:

1. Identify that the project has sufficient community-wide benefit which is consistent with established strategic initiatives, City goals, or programs
2. The project will advance or achieve one or more of the strategic initiatives identified in the City's adopted Strategic Plan

Acquisition of the property located at 2043 105th Avenue is within the scope of the Strategic Priorities policy, as this purchase will lead to community-wide benefit and is consistent with the City's strategic plan outcome of Economic Development as it advances the 105th Avenue Redevelopment Area.

The attached resolution provides an interfund loan with the following stipulations:

- The total interfund loan is not to exceed \$4,100,000
 - Strategic Priorities Fund to provide up to \$3,100,000
 - Closed Bond Fund to provide up to \$1,000,000
- The interfund loan is issued at zero percent interest
- The loan automatically terminates if TIF bonds are approved and sold by the City
- If the City of Blaine fails to issue TIF bonds by December 31, 2025, the interfund loan is subject to termination and the Strategic Priorities Fund and Closed Bond Fund are required to transfer funds to cover the acquisition related costs, consistent with the not to exceed amounts noted above

Strategic Plan Relationship

Acquisition of the proposed property will further advance the 105th Avenue Redevelopment Area and Economic Development has been identified as an outcome in the City of Blaine's Strategic Plan.

Board/Commission Review

None

Financial Impact

The use of the Strategic Priorities and Closed Bond Funds is intended to operate as a short term financing bridge through the establishment of a TIF District and the issuance of bonds, should the Council support those actions. Should TIF bonds be sold by year-end 2025, the attached resolution includes a provision to eliminate the interfund loan while requiring the Strategic Priorities Fund and Closed Bond Fund to transfer funds for the acquisition related costs, consistent with the amounts included in the original loan.

The result of the loan would leave the Strategic Priorities and Closed Bond Funds at a near zero cash position until further financing materializes. This is important as:

- The Strategic Priorities Fund serves to provide funding for unforeseen opportunities that arise outside of the City's normal operating model
- The Closed Bond Fund serves to assist with cash flow management for bonded projects and the collection of property taxes/assessments

Public Outreach/Input

None

Staff Recommendation

Approval of the resolution providing the interfund loan to finance the proposed property acquisition.

Five affirmative votes are required to utilize the Strategic Priorities Fund.

Attachment List

1. Strategic Priorities Fund Use Policy



City of Blaine

Signature Copy

Resolution: RES 24-159

Resolution Authorizing an Interfund Loan Utilizing the Strategic Priorities and Closed Bond Funds to Support the Acquisition of Property Located at 2043 105th Avenue

WHEREAS, the Blaine City Council, in May 2019, established the city's Strategic Priorities Fund; and

WHEREAS, on September 7, 2022, the Blaine City Council ("City Council") approved the city's Use of Strategic Priorities Fund Policy; and

WHEREAS, the adopted policy provides for the use of Strategic Priorities funds for projects or expenditures that have sufficient community-wide benefit consistent with established strategic initiatives, City goals, or programs; and the project or expenditure will advance or achieve one or more of the strategic initiatives identified in the City's adopted Strategic Plan; and

WHEREAS, after careful deliberation, the City Council has determined that the use of Strategic Priorities for the purchase of 2043 105th Avenue meets the requirements of Strategic Priorities Policy in that:

1. Economic Development has been identified as an outcome in the City of Blaine Strategic Plan; and
2. The purchase of 2043 105th Avenue will lead to community-wide benefit by advancing the 105th Avenue Redevelopment Area; and

WHEREAS, The City Council is currently considering establishing a tax increment financing district ("TIF District") in support of the 105th Avenue Redevelopment Area; and

WHEREAS, The property located at 2043 105th Avenue is within the 105th Avenue Redevelopment Area and proposed TIF District; and

WHEREAS, The City Council desires to provide an interfund loan to facilitate financing the purchase of 2043 105th Avenue; and

WHEREAS, The City Council has identified the Strategic Priorities and Closed Bond Funds to provide funding.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine hereby approves an interfund loan up to \$4,100,000 in connection with the acquisition of the property located at 2043 105th Avenue.

BE IT FURTHER RESOLVED by the City Council of the City of Blaine as follows:

1. The total interfund loan is not to exceed \$4,100,000
 - Strategic Priorities Fund to provide up to \$3,100,000
 - Closed Bond Fund to provide up to \$1,000,000
2. The interfund loan is issued at zero percent interest subject to further revision by the City Council
3. The loan automatically terminates if TIF bonds are approved and sold by the city to support the 105th Avenue Redevelopment Area
4. If the City of Blaine fails to issue TIF bonds by December 31, 2025, the interfund loan is subject to termination and the Strategic Priorities Fund and Closed Bond Fund are required to transfer funds to cover the acquisition related costs, consistent with the, not to exceed, amounts noted above

PASSED by the City Council of the City of Blaine this 5th day of August 2024.



Signed by

Tim Sanders, Mayor

Signed by

Cathy Sorensen, CMC, City Clerk

USE OF STRATEGIC PRIORITIES FUNDS POLICY

Adopted September 7, 2022

History of the Strategic Priorities Fund

On December 15, 2016, the Blaine City Council adopted a resolution accepting the determination of the North Suburban Hospital District (NSHD) to dissolve and petitioned the NSHD to proceed with the requirements of dissolution. In early 2019 the NSHD adopted a formal dissolution plan and a resolution directing the transfer of NSHD funds.

On April 1, 2019, pursuant to the dissolution plan and resolution, the City Council accepted a check for \$2,648,000 from the NSHD, representing Blaine's share of funds remaining after the dissolution of the hospital district. At the May 6, 2019 Workshop, the Council consensus regarding these funds was to (1) create a separate fund to be used pursuant to Council priorities as established at a later date and (2) set aside \$100,000 of the proceeds to be used as a matching grant to assist in funding for the new Veterans Memorial Park. Per this direction, the City's Strategic Priorities Fund was established and on October 7, 2019 a payment of \$100,000 to Veterans Memorial Park was approved.

In 2021, the City Council directed that \$325,000 of the city's general tax levy be allocated to the Strategic Priorities Fund and in December 2021, the council authorized the transfer of \$4.2 million of unrestricted General Fund reserves to the Strategic Priorities Fund. For 2022, Council directed that \$250,000 of the city's general levy be allocated to the fund. At the adoption of this policy, the Strategic Priorities Fund has a balance of roughly \$7.3 million.

Since the inception of the Strategic Priorities Fund, the City Council has expressed its intent to develop a policy that governs expenditures from the fund. Per Council discussions, it was intended that the fund be used only for items that the Council considers to be of high priority for accomplishing established strategic initiatives. Additionally, Council has expressed a desire to establish a strategy whereby, in the event of an economic downturn, the City would have a funding source from which to draw to maintain basic service levels without putting undue pressure on the tax levy. This policy incorporates the above parameters and is modeled after the City's Capital Improvement Fund Policy, including the requirement that expenditures from the fund must be supported by at least five (5) affirmative votes of the Council.

Policy Statement

It is intention of the city council that the Strategic Priorities Fund be used only after careful deliberation and for two primary purposes:

- As a funding source for items considered to be of high priority for accomplishing established strategic initiatives
- As a supplemental, levy-stabilizing funding source from which to draw to maintain basic service levels in the event of an economic downturn

Strategic Initiatives

Expenditures or transfers from the Strategic Priorities Fund shall be made only after careful deliberation by the City Council. Use of funds for strategic initiatives must:

1. Identify that the project has sufficient community-wide benefit which is consistent with established strategic initiatives, city goals, or programs.
2. The project will advance or achieve one or more of the strategic initiatives identified in the City's adopted Strategic Plan

The specific project to be funded and the amount of funds to be appropriated for the project shall be incorporated into an authorizing resolution adopted by an affirmative vote of at least five councilmembers.

Supplemental Levy Stabilization

Use of funds to supplement the General Fund Budget to avoid large fluctuation in the city's property tax levy shall be **considered** only when conditions of an economic downturn exist as established in this policy and measured by:

- A decline in the City's overall taxable property value of 0.5%
- A decline in non-property tax revenue equal to 5% of annual budgeted revenue
- A mid-year decline in revenue to the extent that the General Fund's reserves would be depleted but for a transfer from the Strategic Priorities Fund.

The specific amount to be appropriated for use a supplemental General Fund revenue source shall be incorporated into an authorizing resolution adopted by an affirmative vote of at least five councilmembers.

In addition to funds currently on hand in the Strategic Priorities Fund, the city council may at any time and at its discretion, direct that funds be deposited into the fund. Once placed into the Strategic Priorities Fund, the funds shall be subject to the requirements of this policy.



City of Blaine Staff Report

File Number: RES 24-138

Agenda Date	Status
August 5, 2024	
In Control	File Type
City Council	Resolution

Administration - Erik Thorvig, Community Development Director

Agenda Item # 11.4

Resolution Authorizing a Purchase Agreement for 2043 105th Avenue NE.

Executive Summary

Background

The City of Blaine has identified the 105th Redevelopment Area as a priority redevelopment area in the 2030 and 2040 comprehensive plans. The comprehensive plan states that the "EDA/City should continue to explore land assembly options with willing sellers as they come up". The EDA/City has been active in acquiring property within the 105th Redevelopment District since 2016. A master developer was selected for the project in 2022 and significant work has occurred over the last 18 months to advance the redevelopment project. Property acquisition has continued to occur after the master developer was selected to secure property to complete the overall redevelopment project. The EDA has been the purchaser of other properties within the redevelopment area. However, due to the funding source for the purchase, the City will act as the buyer.

City staff have been in communication with the property owner of 2043 105th Avenue NE for several years attempting to negotiate a purchase price. Several closed sessions have been held to discuss acquisition strategy. At a closed session on August 17, 2023, direction was provided by the City Council regarding a purchase price. Over the last year, the City Attorney has been working directly with the property owner and their attorney to finalize a purchase price, agreement and closing date for the property. A purchase agreement has been agreed upon by both parties.

The purchase price is \$3,988,200, which is consistent with the direction given by the City Council at the August 17, 2023, workshop. This equates to \$171/sf based on building square footage. This is consistent with other recent purchases in the 105th Avenue Redevelopment area. Closing will occur in August. There are four existing tenants within the building. The original leases have expired, and all tenants are on month-to-month leases and will be assumed by the City after purchase. The tenants are aware of the purchase and the City's plan for the property. Demolition of buildings within the redevelopment

area is planned in 2024/2025. The City will work with existing tenants on relocation to another space prior to demolition.

Strategic Plan Relationship

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

Board/Commission Review

Not applicable.

Financial Impact

The purchase price is \$3,988,200 plus closing costs. An accompanying agenda item addresses the funding sources for the purchase. Given the urgency, existing city funds are necessary for the purchase. Ultimately, TIF bonds are planned to be sold which would reimburse the city funds being used for the purchase.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Purchase Agreement



City of Blaine

Signature Copy

Resolution: RES 24-138

Resolution Authorizing a Purchase Agreement for 2043 105th Avenue NE.

WHEREAS, the 105th Redevelopment Area has been identified in the City's Comprehensive and Strategic Plans; and

WHEREAS, the City/EDA has been active in acquiring property within the 105th Redevelopment Area to advance redevelopment plans; and

WHEREAS, a purchase agreement has been prepared for purchase of the property at 2043 105th Avenue NE.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that here approves the purchase of 2043 105th Avenue based on the terms of the purchase agreement and hereby authorizes the City Manager and Mayor to execute all agreements and paperwork necessary to complete the purchase.

PASSED by the City Council of the City of Blaine this 5th day of August, 2024.

PURCHASE AGREEMENT

THIS AGREEMENT is made as of _____, 2023, between Ernst Properties, LLC, a Minnesota limited liability company ("Seller"), and the Blaine Economic Development Authority, a political subdivision under the laws of the State of Minnesota ("Buyer").

In consideration of this Agreement, Seller and Buyer agree as follows:

1. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following property (collectively the "Property").

(a) Real Property. The real property and fixtures located in Anoka County, located at 2043 105th Avenue., Blaine MN, 55449 legally described on the attached **Exhibit A** ("Land"), together with all easements and rights benefiting or appurtenant to the Land (collectively the "Real Property").

(b) Leases.

2. Purchase Price and Manner of Payment. The total purchase price ("Purchase Price") to be paid by Buyer to Seller for the Property shall be XXXXXXXX which Purchase Price shall be payable at Closing. Buyer is not required to submit earnest money.

3. Contingencies.

(a) The obligations of Buyer under this Agreement are contingent upon each of the following:

(1) Representations; Warranties. The representations and warranties of Seller contained in this Agreement must be true now and on the Closing Date as if made on the Closing Date.

- (2) Title. Title to the Property shall be acceptable to Buyer in Buyer's sole discretion, in accordance with the requirements and terms of Section 6 below.
 - (3) Performance of Seller's Obligations. Seller shall have performed all of the obligations required to be performed by Seller under this Agreement, as and when required by this Agreement. Included within the obligations of Seller under this Agreement shall be the following:
 - (i) Seller shall allow Buyer, and Buyer's agents, access to the Property without charge and at all reasonable times on reasonable notice for the purpose of Buyer's investigation and testing of the same. Buyer shall pay all costs and expenses of such investigation and testing. No destructive or invasive testing shall be conducted without Seller's prior written consent. Unless otherwise agreed by Seller, Buyer shall, at its expense, restore the Property to substantially the same condition it was in prior to Buyer's inspection or testing.
 - (ii) Seller shall execute such applications, covenants, plat or other documents as may be reasonably required by Buyer in order to make use of the Property which Buyer intends.
 - (5) Document Review. Buyer shall have determined, on or before the Closing Date, that it is satisfied with its review and analysis of the Title Evidence to the Property.
- (b) The obligations of Seller under this Agreement are contingent upon each of the following:
- (1) Representations; Warranties. The representations and warranties of Buyer contained in this

Agreement must be true now and on the Closing Date as if made on the Closing Date.

(2) Performance of Buyer's Obligations. Buyer shall have performed all the obligations required to be performed by Buyer under this Agreement, as and when required by this Agreement.

(c) If any such contingency has not been satisfied on or before the Closing Date, then this Agreement may be terminated, at the appropriate party's option, by written notice to the other party. Such notice of termination may be given at any time on or before the Closing Date. Upon such termination, neither party will have any further rights or obligations regarding this Agreement, or the Property and the parties shall execute a written cancellation of this Agreement. All of the contingencies set forth in this Agreement are specifically stated and agreed to be for the sole and exclusive benefit of the benefitted party and such party shall have the right to unilaterally waive any contingency by written notice to the other party.

4. Closing. The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before **March 31, 2024 (the "Closing Date")**. The closing shall take place at the office of the Title Company that provides the Title Commitment pursuant to Section 6 below (the "Title Company"), or at such other place as may be agreed to. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

(a) Seller's Closing Documents. On the Closing Date, Seller shall execute and/or deliver to Buyer the following (collectively "Seller's Closing Documents"):

(1) Deed. A Warranty Deed, in form reasonably satisfactory to Buyer ("Warranty Deed"), conveying the Real Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances hereafter defined.

(2) Title Policy. The Title Policy, or a suitably marked up Commitment for Title Insurance

initialed by the Title Company, in the form required by this Agreement.

- (3) Opinion of Seller's Counsel. An opinion of Seller's counsel, dated as of the Closing Date, in form reasonably satisfactory to Buyer, that Seller has been duly organized and is in good standing under the laws of the State of Minnesota; that Seller is duly qualified to transact business in the State of Minnesota; that Seller has the requisite power and authority to enter into and perform this Agreement, and those Seller's Closing Documents signed by it; that such documents have been duly authorized by all necessary action on the part of the Seller and duly executed and delivered; that the execution, delivery and performance by Seller of such documents do not conflict with or result in a violation of Seller's Articles of Organization or Operating Agreement or any judgment, order or decree of any court or arbiter to which Seller is a party; that such documents are valid and binding obligations of Seller, enforceable in accordance with their terms.
- (4) Seller's Affidavit. An Affidavit of Title by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving Seller or the Real Property; that there has been no skill, labor or material furnished to the Real Property for which payment has not been made or for which mechanics' liens could be filed; and that there are no other unrecorded interests in the Real Property, together with whatever standard owner's affidavit and/or indemnity which may be required by the Title Company to issue an Owner's Policy of Title Insurance with the standard exceptions waived.
- (5) FIRPTA Affidavit. A non-foreign affidavit, properly executed and in recordable form, containing such information as is required by IRC Section 1445(b)(2) and its regulations.

- (6) Owner's Duplicate Certificate of Title. The Owner's Duplicate Certificate of Title, if any, regarding the Real Property.
 - (7) IRS Form. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Form 1099.
 - (8) Well Certificate. A statement in the Warranty Deed that there are no "Wells" on the Property to Seller's knowledge, or if there are "Wells", a Well Certificate in the form required by law.
 - (9) Other Documents. All other documents reasonably determined by Buyer to be necessary to transfer the Property to Buyer free and clear of all encumbrances.
- (b) Buyer's Closing Documents. On the Closing Date, Buyer will execute and/or deliver to Seller the following (collectively "Buyer's Closing Documents"):
- (1) Purchase Price. The Purchase Price by cashier's check or wire transfer.
 - (2) Title Documents. Such affidavits of Purchaser, Certificate of Real Estate Value or other documents as may be reasonably required by the Title Company to record the Seller's Closing Documents and issue the Title Insurance Policy required by this Agreement.

5. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

- (a) Title Insurance and Closing Fee. Seller will pay all costs of Title Evidence, and the reasonable and customary fees charged by the Title Company for any escrow regarding Buyer's Objections. Buyer will pay all premiums required for the issuance of an ALTA Owner's Title Insurance Policy. Seller and Buyer will each pay one-half of any reasonable and customary closing fee or charge imposed by any closing agent designated by the Title Company.

- (b) Deed Tax. Seller shall pay all state deed tax regarding the Warranty Deed to be delivered by Seller under this Agreement.
- (c) Real Estate Taxes and Special Assessments. Seller will pay on or before the Closing Date, all special assessments levied, pending or constituting a lien against the Real Property as of the Closing Date including without limitation, any installments of special assessments including interest payable with general real estate taxes in the year of Closing. General real estate taxes and installments of special assessments payable in all years prior to the year of Closing will be paid by Seller. General real estate taxes payable in the year of Closing shall be prorated by Seller and Buyer as of the Closing Date based upon a calendar year. Seller shall pay all deferred real estate taxes or special assessments which may become payable as a result of the sale contemplated hereby. If the amount of such general real estate taxes and installments of special assessments payable therewith cannot be determined on the Closing Date, Seller will deposit with the Title Company, from the Purchase Price, an amount equal to 110% of the most current estimate of such taxes and special assessment installments, assuming for estimating purposes that the Real Property will be fully assessed. Such deposit will be held in escrow by the Title Company and all interest earnings on such deposit will be paid to Seller. The Title Company will retain such deposit to pay Seller's share of the actual general real estate taxes payable in year of Closing and installments of special assessments including interest payable therewith, paying any excess over to Seller. Seller will pay any deficiency, when such general real estate taxes and installments of special assessments including interest payable therewith are known.
- (d) Recording Costs. Seller will pay the costs of recording all documents necessary to place record title in the condition warranted in this Agreement. Buyer will pay the cost of recording all other documents.
- (e) Other Costs. All other operating costs of the Property, will be allocated between Seller and Buyer

as of the Closing Date, so that Seller pays that part of such other operating costs payable before the Closing Date, and Buyer pays that part of such operating costs payable on and after the Closing Date.

- (f) Attorney's Fees. Each of the parties will pay its own attorneys fees, except that a party defaulting under this Agreement, or under any closing document, will pay the reasonable attorney's fees and court costs incurred by the prevailing party to enforce its rights regarding such default.

6. Title Examination. Title Examination will be conducted as follows:

- (a) Seller's Title Evidence. Seller shall, within fifteen (15) days after the date of this Agreement, furnish the following (collectively the "Title Evidence") to Buyer:

- (1) Title Evidence. Seller shall, at its cost, provide a Commitment for an ALTA Owner's Policy of Title Insurance to be issued by _____ insuring title to the Real Property, deleting standard exceptions and including affirmative insurance regarding zoning, appurtenant easements, and such other matters as may be identified by Buyer, in the amount of the Purchase Price.

- (b) Buyer's Objections. Within fifteen (15) days after receiving the last of the Title Evidence, Buyer will make written objections to Seller ("Objections") to the form and/or contents of the Title Evidence. Buyer's failure to make Objections within such time period will constitute a waiver of Objections. Any matter shown on such Title Evidence and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller will have thirty (30) days after receipt of the Objections to cure the Objections, during which period the Closing Date will be postponed as necessary. Seller shall use commercially reasonable efforts to correct any Objections. To the extent an Objection can be satisfied by the payment of a reasonably ascertainable amount of money, Buyer shall have the right to apply such portion of the cash

payable to Seller at the Closing to satisfaction of such Objection and the amount so applied shall reduce the amount of cash payable to Seller at the Closing. If the Objections are not cured within such 30-day period, Buyer will have the option to do any of the following:

- (1) Terminate this Agreement by notice to Seller.
- (2) Withhold from the Purchase Price an amount which, in the reasonable judgment of the Title Company, is sufficient to assure cure of the Objections. Any amount so withheld will be placed in escrow with Title, pending such cure. If Seller does not cure such Objections within ninety (90) days after such escrow is established, Buyer may then cure such Objections and charge the costs of such cure (including reasonable attorney's fees) against the escrowed amount. If such escrow is established, the parties agree to execute and deliver such documents as may be reasonably required by the Title Company, and Seller agrees to pay the reasonable charges of the Title Company to create and administer the escrow.
- (3) Waive the Objections and proceed to Closing.

7. Operation Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the Closing Date (the "Executory Period"), Seller shall operate and maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance and insurance against loss by fire, windstorm and other hazards, casualties and contingencies, including vandalism and malicious mischief. Seller shall execute no contracts, leases or other agreements regarding the Property during the Executory Period that are not terminable on or before the Closing Date, without the written consent of Buyer, which consent may be withheld by Buyer at its sole discretion.

Seller must ensure that all tenants, other than the tenant identified in **Exhibit B** (the "Permitted Tenant"), have vacated the Property prior to Closing.

8. Representations and Warranties.

(a) Seller represents and warrants to Buyer as follows:

- (1) Authority. Seller is duly organized and is in good standing under the laws of the State of Minnesota; Seller is duly qualified to transact business in the State of Minnesota; Seller has the requisite power and authority to enter into and perform this Agreement and those Seller's Closing Documents signed by it; such documents have been duly authorized by all necessary action on the part of Seller and have been duly executed and delivered; such execution, delivery and performance by Seller of such documents does not conflict with or result in a violation of Seller's Articles of Organization or Operating Agreement, or any judgment, order, or decree of any court or arbiter to which Seller is a party; such documents are valid and binding obligations of Seller, and are enforceable in accordance with their terms, subject only to bankruptcy, insolvency, reorganization, moratorium or similar laws at the time in effect affecting the enforceability of rights of creditors generally and by general equitable principles which may limit the right to obtain equitable remedies.
- (2) Title to Property. Seller owns the Property, free and clear of all encumbrances except the Lease identified on the attached **Exhibit B** and Permitted Encumbrances identified on the attached **Exhibit C** attached (the "Permitted Encumbrances").
- (3) Utilities. Seller has received no notice of actual or threatened reduction or curtailment of any utility service now supplied to the Real Property.
- (4) Rights of Others to Purchase Property. Seller has not entered into any other contracts for sale of the Property, nor are there any rights of first refusal or options to purchase the Property or any other rights of others that might prevent the consummation of this Agreement.

- (5) Seller's Defaults. Seller is not in default concerning any of its obligations or liabilities regarding the Property.
 - (6) FIRPTA. Seller is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate" as those terms are defined in Section 1445 of the Internal Revenue Code.
 - (7) Proceedings. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or, to Seller's knowledge, threatened against Seller or any portion of the Property.
 - (8) Agents and Employees. No management agents or other personnel employed in connection with the operation of the Property have the right to continue such employment after the Closing Date. There are no claims for brokerage commission or other payments with respect to the existing Property, including leases which will survive and remain unpaid after the Date of Closing.
 - (9) Wells. The Seller certifies and warrants that the Seller does not know of any "Wells" on the described Property within the meaning of Minnesota Statutes. This representation is intended to satisfy the requirements of that statute.
 - (10) Storage Tanks. No above-ground or underground tanks are currently located on or under the Property. To Seller's knowledge, any tanks formerly on or under the Property have been removed in compliance with any applicable Federal, state and local statutes, regulations, ordinances and other regulatory requirements.
- (b) Buyer represents and warrants to Seller that Buyer is duly organized and is in good standing under the laws of the State of Minnesota; Buyer is duly qualified to transact business in the State of Minnesota; Buyer has the requisite power and authority to enter into and perform this Agreement and those Buyer's Closing Documents signed by it; such documents have been duly

authorized by all necessary action on the part of Buyer and have been duly executed and delivered; such execution, delivery and performance by Buyer of such documents does not conflict with or result in a violation of law pertaining to Buyer or any judgment, order, or decree of any court or arbiter to which Buyer is a party; such documents are valid and binding obligations of Buyer, and are enforceable in accordance with their terms subject only to bankruptcy, insolvency, reorganization, moratorium or similar laws at the time in effect affecting the enforceability of rights of creditors generally and by general equitable principles which may limit the right to obtain equitable remedies.

9. Damage. If, prior to the Closing Date, all or any part of the Property is damaged by fire, casualty, the elements or any other cause, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised by notice to Seller within thirty (30) days after Seller's notice), this Agreement shall terminate, in which event neither party will have any further obligations under this Agreement. If Buyer fails to elect to terminate despite such damage, and the Property is not substantially damaged, Seller shall promptly commence to repair such damage and return the Property to its condition prior to such damage. If such damage shall be completely repaired prior to the Closing Date, then there shall be no reduction in the Purchase Price and Seller retain the proceeds of all insurance related to such damage. If such damage shall not be completely repaired prior to the Closing Date but Seller is diligently proceeding to repair, then Seller shall complete the repair after the Closing Date and shall be entitled to receive the proceeds of all insurance related to such damage after repair is completed; provided, however, Buyer shall have the right to delay the Closing Date until repair is completed. If Seller shall fail to diligently proceed to repair such damage then Buyer shall have the right to require a closing to occur and the Purchase Price (and specifically the cash portion payable at the Closing Date) shall be reduced by the cost of such repair, or at Buyer's option, the Seller shall assign to Buyer all right to receive the proceeds of all insurance related to such damage and the Purchase Price shall remain the same. If Buyer fails to terminate this Agreement despite such damage, and the Property is substantially damaged to the extent that it cannot continue its current use, Seller

shall retain the insurance proceeds and there shall be no reduction in the Purchase Price.

10. Condemnation. If, prior to the Closing Date, eminent domain proceedings are commenced against all or any part of the Property by an entity other than Buyer, Seller shall immediately give notice to Buyer of such fact and at Buyer's option (to be exercised within thirty (30) days after Seller's notice), this Agreement shall terminate, in which event neither party will have further obligations under this Agreement. If Buyer shall fail to give such notice, then there shall be no reduction in the Purchase Price, and Seller shall assign to Buyer at the Closing Date all of Seller's right, title, and interest in and to any award made or to be made in the condemnation proceedings.

Prior to the Closing Date, Seller shall not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without prior notice to Buyer.11. Broker's Commission. The same commission will be \$87,251.29, to be paid by Seller at closing to G&E Real Estate Management Services, Inc. d/b/a "Newmark."

12. Mutual Indemnification. Seller and Buyer agree to indemnify each other against, and hold each other harmless from, all liabilities (including reasonable attorneys' fees in defending against claims) arising out of the ownership, operation or maintenance of the Property for their respective periods of ownership. Such rights to indemnification will not arise to the extent that (a) the party seeking indemnification actually receives insurance proceeds or other cash payments directly attributable to the liability in question (net of the cost of collection, including reasonable attorneys' fees) or (b) the claim for indemnification arises out of the act or neglect of the party seeking indemnification. If and to the extent that the indemnified party has insurance coverage, or the right to make claim against any third party for any amount to be indemnified against as set forth above, the indemnified party will, upon full performance by the indemnifying party of its indemnification obligations, assign such rights to the indemnifying party or, if such rights are not assignable, the indemnified party will diligently pursue such rights by appropriate legal action or proceeding and assign the recovery and/or right of recovery to the indemnifying party to the extent of the indemnification payment made by such party.

13. Assignment. Neither party may assign its rights under this Agreement before or after the Closing without the prior

written consent of the other party. Any such assignment will not relieve such assigning party of its obligations under this Agreement.

14. Survival. The representations and warranties of the parties shall survive and be enforceable after the Closing for a period of one year.

15. Notices. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement if it is directed to the party by delivering it personally; or if mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid; or if transmitted by facsimile, copy followed by mailed notice as above required; or if deposited cost paid with a nationally recognized, reputable overnight courier; properly addressed as follows:

If to Seller: Ernst Properties, LLC
PO Box 591
Cross Lake, MN 56442
Attn: Sue Kavanaugh

If to Buyer: Blaine Economic Development Authority
10801 Town Square Drive
Blaine, MN 55449
Attn: Erik Thorvig

Notices shall be deemed effective on the earlier of the date of receipt or the date of deposit as aforesaid; provided, however, that if notice is given by deposit that the time for response to any notice by the other party shall commence to run one business day after any such deposit. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified ten (10) days prior to the effective date of such change.

16. Captions. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

17. Entire Agreement; Modification. This written Agreement and its Exhibits constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no

waiver of any of its terms will be effective unless in a writing executed by the parties.

18. Binding Effect. This Agreement binds and benefits the parties and their successor and assigns.

19. Controlling Law. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

20. Remedies. If Buyer defaults in the performance of this agreement due to no fault of Seller, then Seller may, as its sole and exclusive remedy, terminate this agreement in accordance with Minn. Stat. §559.21. The termination of this Agreement will be the sole remedy available to Seller for such default by Buyer, and Buyer will not be liable for damages or specific performance. If Seller defaults under this Agreement, Buyer may seek specific performance of this Agreement provided that an action is commenced by Buyer within one hundred eighty (180) days after the occurrence of Seller's default. If Seller defaults under this Agreement, Buyer shall have no right to seek damages from Seller for Buyer's loss of its bargain in failing to acquire the Property, but Buyer shall have the right to seek recovery, as damages from Seller, all of Buyer's out-of-pocket costs and fees including without limitation attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the closing, obtaining financing commitments, investigating the status, title and condition of the Property, and other similar and reasonable costs and expenses.

21. Waiver of Relocation. Seller agrees that Seller will be displaced or relocated as a result of the purchase of the Property by the Buyer. Seller waives any rights it may have under the Uniform Relocation Act of 1970, and the regulation adopted pursuant thereto by the United States Department of Housing and Urban Development, and any applicable Minnesota law relating to relocation.

22. Personal Property; Fixtures. Seller shall remove all personal property owned by Seller from the Property by the Closing Date. Personal property shall mean anything not affixed to the structure or land other than that owned by the Permitted Tenant. Seller shall have the right, at its sole expense, to remove the overhead crane equipment and the overhead heating equipment on the Property (collectively: the "Fixtures") from

the Property. Seller shall coordinate with the Permitted Tenant on the removal of the Fixtures so as not to unreasonably interfere with the Permitted Tenant's occupancy of, and vacation from, the Property. Seller shall have access to the Property to remove the Fixtures until April 30, 2023, or until thirty (30) days after the Permitted Tenant has fully vacated the Property (in Buyer's reasonable determination), whichever period is shorter. Buyer shall notify the Seller if the Permitted Tenant fully vacates the property prior to March 31, 2023. Costs to remove any personal property owned by Seller that is not removed from the Property by Seller shall be the responsibility of Seller. No other activity in the Property after Closing is permitted by Seller and Buyer is not liable for any injuries, theft, or damage that may occur as a result of Seller accessing the Property to remove personal property or the Fixtures.

Seller and Buyer have executed this Agreement as of the date first written above.

SELLER:

Ernst PROPERTIES, LLC

By: _____
Sue Kavanaugh

BUYER:

BLAINE ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

Its: Executive Director

By: _____

Its: President

EXHIBIT A
PROPERTY DESCRIPTION

PID: 21-31-23-24-0016

The south 435 feet of the East 200 feet of the West 400 feet of the
Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 31, Range 23

