City of Blaine
City Council Workshop

September 9, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

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

2. Roll Call

3. New Business

3.1. 2024-392 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update
Sponsors: Scott Johnson, Director of Administrative Services

3.2. 2024-417 Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - 105th Avenue EDA/City Land Sales
Sponsors: Erik Thorvig, Community Development Director

3.3. 2024-403 105th Redevelopment Area Schedule of Actions
Sponsors: Erik Thorvig, Community Development Director

3.4. 2024-348 2025-2029 Parks and Open Space Capital Improvement Plan
Sponsors: Jason Zimmerman, Finance Director

3.5. 2024-372 2025-2029 Transportation Capital Improvement Plan
Sponsors: Jason Zimmerman, Finance Director

3.6. 2024-368 2025 Facilities Operating Budget and 2025-2029 Facilities Capital Improvement Plan
Sponsors: Jason Zimmerman, Finance Director

4. Other Business

4.1. 2024-418 Preliminary Tax Levy Follow-up
Sponsors: Jason Zimmerman, Finance Director

5. Adjournment

City of Blaine
Staff Report

File Number: 2024-392

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Scott Johnson, Director of Administrative Services

Agenda Item # 3.1

Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update

Background

Staff Recommendation

Staff will provide the Council with an update on labor negotiations.

The contract with Police Captains will expire at the end of 2024. Collective bargaining with the captains will likely start later this year. The contract for the Deputy Chief position expired at the end of 2023, however, the position is currently vacant (a recruitment process is underway.) We will know more about the the process for that contract once the position is filled. The contracts with Police Sergeants, Police Patrol Officers, and Public Works employees expire in 2025 and negotiations will take place next year.

Attorney Lida Bannink and staff will provide background on the process, initial information, and discuss the data that will be gathered to support the bargaining process.

Questions for Council

Attachment List

None

City of Blaine
Staff Report

File Number: 2024-417

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 3.2

Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - 105th Avenue EDA/City Land Sales

Background

Parcels to be discussed:
21-31-23-24-0016
21-31-23-24-0010
21-31-23-24-0013
21-31-23-24-0006
21-31-23-24-0005
21-31-23-24-0030
21-31-23-24-0002
21-31-24-24-0003
21-31-23-24-0004
21-31-23-24-0023
21-31-23-24-0025
21-31-23-24-0033
21-31-23-24-0012

Staff Recommendation

Questions for Council

Attachment List

None

City of Blaine
Staff Report
File Number: 2024-403

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 3.3

105th Redevelopment Area Schedule of Actions

Background

City staff provided an update to the City Council at a workshop on August 19, 2024. The update outlined future actions by the City Council//EDA related to the 105th Avenue Redevelopment project. Based on recent discussions between the development teams, the schedule of actions has been further refined. The following is a schedule of actions and a description of those actions which are anticipated to come before the City Council/EDA in September/October.

September 16

Parameters Resolution to sell tax abatement bonds for Event Stadium, Parameters Resolution to sell tax abatement bonds for West District Infrastructure, Parameters Resolution to sell tax increment financing bonds for the 105th Redevelopment District - Three different resolutions are proposed. For awarding a bond sale, Blaine customarily coordinates the sale process to coincide with regularly scheduled city council meetings. Typically, the city receives competitive bids the morning of a city council meeting and then the Council acts on the award resolution the same evening.

Issues such as market volatility, unique or unusual characteristics of a bond structure or the potential for lack of quorum to award the bids may result in justification to request greater flexibility in the bonding process. An alternative to the traditional bonding method is considering a resolution process which permits a separately designated committee to authorize awarding of the sale. This option is referred to as a "Parameters Resolution" approach.

The process involves the Council adopting a parameters resolution prior to the sale date. The resolution authorizes the formation of a pricing committee consisting of the city manager and finance director. The pricing committee is then authorized by the parameters resolution to sign a contract (the bond purchase agreement) to sell bonds to an underwriter, so long as several financial benchmarks and other conditions (parameters) are satisfied. Those parameters are explicitly identified in the resolution. Typically, the resolution will identify a maximum bond amount, maximum interest rate and maturity date. For this project, other conditions will be identified specific to each bond issuance. For example, on May 20, 2024, the city council adopted a preliminary funding resolution for the event stadium with various conditions. These conditions would be included in the resolution for the parameters resolution for the event stadium. Baker Tilly, city staff and bond counsel are meeting the week of September 2 to determine appropriate parameters for each of these resolutions. Parameter requirements for each resolution will be shared with the city council at the workshop.

Approval of Master Development Agreement - The master development agreement is being finalized by both parties for consideration on September 16.

First Reading to Sell City Owned Property and EDA Public Hearing and Resolution to sell EDA Owned Property - The developer has been working with a lender to secure private financing to be used towards infrastructure improvements. Future land to be developed in the east district would be used as collateral for the loan. The bank has determined that in order to collateralize land, the developer needs to purchase all property currently owned by the EDA/City. An appraisal will be completed this week identifying the value of the property to be sold. The purchase will occur in October. As such, actions are required by both the city and EDA to sell property. Each entity has a different process. To sell city-owned land, it must be done by ordinance which requires first and second reading. To sell EDA owned land, a public hearing is required and approved by resolution. A purchase agreement will be prepared identifying terms of the purchase, including sale price, for the city and EDA to consider on September 16.

<u>October 7</u>

Public Hearing and Resolution to Establish a Tax Increment Financing (TIF) Redevelopment District - A redevelopment TIF district is proposed within the east portion of the redevelopment district. In order to establish a TIF district, a public hearing is required and a resolution approving the TIF plan.

Approval of TIF Development Agreement - Whenever a TIF district is established and TIF is provided for a project, an agreement is executed between the developer and city outlining the roles and responsibilities of both the city and developer.

Public Hearing and Resolution to Establish a Tax Abatement District - In order to sell tax abatement bonds for the event stadium and west infrastructure, the city must establish a tax abatement district which provides the authority to sell bonds. When tax abatement bonds were sold to finance the installation of turf fields at the NSC campus, new property tax revenue from the west portion of the 105th redevelopment area was identified as the repayment source of the debt. As such, a tax abatement district was created over the west portion of the district. The structure for the event stadium and west infrastructure is different. The repayment source will not be new property tax revenue, but instead a combination of developer lease payments and pooled TIF from the newly created TIF district. These repayment sources effectively cancel any tax abatement levy. However, a tax abatement area within the city still needs to be identified where property taxes could be used under a worst case scenario if other funds are not available to pay the debt service. Typically, areas that are never anticipated to be within a tax abatement or TIF district are included. Staff and Baker Tilly are identifying properties to include within the abatement area. However, again, as structured, property taxes would not be utilized from this area to cover debt service for the abatement bonds.

Second Reading for Sale of City Property - See explanation above.

Week of October 21

If parameter resolutions are approved, the city would look to sell tax abatement bonds for the west infrastructure and TIF bonds. As noted above, these sales would not be approved by the city council as the authority to sell bonds is authorized by the parameters resolution, provided all conditions are met. Bond proceeds would be available in November, which coincides with when money is needed for infrastructure work. Since the event stadium will not begin construction until early 2025, the sale of bonds for the event stadium would not need to occur until 2025.

Staff Recommendation

Discuss the information and provide feedback to staff.

Questions for Council

Attachment List

None

City of Blaine
Staff Report

File Number: 2024-348

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Jason Zimmerman, Finance Director, Haley Chapman, Accountant

Agenda Item # 3.4

2025-2029 Parks and Open Space Capital Improvement Plan

Background

The proposed 2025-2029 Parks and Open Space CIP is being presented to the City Council for review and input. Adjustments will be made to the CIP according to Council feedback, which will then be incorporated into the updated CIP and presented back to the Park Board and Natural Resources Conservation Board (NRCB) for review and recommendation.

<u>Revenues</u>
Revenue for the Parks CIP comes from four major funding sources: park dedication fees, general tax levies, billboard rental income, and wetland credit sales.

Park dedication fees are required subject to City ordinance and the fee schedule. Current estimates are consistent with 2023 actuals. With future development subject to private investment and timing difficult to pinpoint, staff recommends a conservative approach to this funding source. The required park dedication fees are as follows:

- New residential ($4,894/unit) is split with 65% going to the Parks Development Fund and 35% going to the Open Space Fund
- New commercial ($8,704/acre)
- Industrial ($6,702/acre)
    - Commercial and industrial park dedication fees are exclusively allocated to the Parks Development Fund

A general tax levy is assessed annually by the Neighborhood Park Improvement Fund. A levy can also be assessed at the Council's discretion to fund specific projects, such as the Aquatore band shell in 2022. The Council increased the levy for the Neighborhood Park Improvement Fund from $350,000 to $500,000 for 2023 to help address increased maintenance needs in the fund, specifically trails. For

2024, the tax levy was removed and supplemented with a one-time $500,000 transfer from the Strategic Priorities Fund. The 2025 CIP is shown with the $500,000 levy restored and held at that level annually through 2029.

Revenues generated from billboard rentals are allocated for neighborhood park improvement projects. The projected annual billboard revenue is consistent with existing contracts.

Wetland credit sales are allocated for open space and trail improvement projects. The projected wetland credit sales are based on current staff projections of when credits may become available. Further restoration efforts at the Wetland Sanctuary need to occur and be realized before any additional credits can be released.

Other revenue sources may include donations from outside sources and interest earned on accumulated fund balances. These funding sources are generally inconsistent and are committed for specific purposes.

Expenditures
There are three categories and funds under which park projects can be classified:

- Neighborhood Park Improvements Fund – park and trail improvements
- Parks Development Fund – development of new parks and improvements to existing regional/community parks
- Open Space Fund – improvement and maintenance of the City's open spaces and trail system

The Neighborhood Park Improvements Fund is used to maintain and replace existing infrastructure in City parks. The Blaine Park Advisory Board provides input and makes recommendations regarding the expenditures in this fund. The majority of improvements occur in neighborhood parks, which are generally smaller parks located in or near residential areas. These parks typically include a playground structure, a form of sport court area (e.g. basketball, tennis, pickleball courts), an area of green space, and a picnic pavilion or shelter. Projects include replacing playground equipment, resurfacing or replacing sport court surfaces, and repairs or improvements to parking lots and trails. As development and growth within the City slows, this fund is facing increased pressure to preserve assets across the City. Under the current trail maintenance budget, the City is able to rehabilitate approximately one to two miles of trail per year. With over 100 miles of trail in the City, additional funding could be considered to develop a more aggressive, long-term schedule.

The Parks Development Fund is used for the development of new parks and new improvements to City parks. The Blaine Park Advisory Board provides input and makes recommendations regarding the expenditures in this fund. This fund is primarily funded with park dedication fees which have statutory and city code spending restrictions. Park dedication fees must be used to acquire, develop, or improve parks based on the approved park systems plan per state statute. Per City ordinance, park dedication fees must be used for the purchase or improvement of parks, playgrounds, community centers, or other recreational facilities in accordance with the park and recreation segment of the City’s Comprehensive Plan. The City has used park dedication funds in the past for improvements to The Blaine Baseball Complex (BBC), Jim Peterson Park, Lexington Athletic Complex, Happy Acres Park, and Aquatore Park.

The Open Space Fund is used to maintain a number of designated open spaces, including the Blaine Wetland Sanctuary (BWS) and Pioneer Park. The NRCB provides input and makes recommendations regarding the expenditures in this fund. In addition to projects in the BWS, projects in this category involve the clearing of invasive species from open spaces, and restoration of native flowers, grasses and other flora.

2025-2029 Capital Improvement Plan (CIP)
Projects are proposed based on staff assessment of facilities and infrastructure, Council and community input, and the Parks Master Plan.

As a planning document, the CIP does not bind the City to the anticipated expenditures in the projected years. The CIP is not a budget, nor is it an authorization to expend funds. The authorization of the expenditures occurs through City Council action and in adoption of the annual budget. The projects listed in 2025 will come before the Council in December for formal approval and budget appropriations.

Staff believes that the proposed projects are financially feasible based on the provided 5-year projections.

A copy of the presentation will be attached before noon on the day of the meeting.

Attachments:

- *Fund Summaries – include 2023 actuals, the 2024 budget, and the proposed 2025-2029 CIP; with detailed revenue sources, project expenses/budgets, and projected cash balances*
- *Detailed Project Listing – summary of each project for the proposed CIP, with descriptions of work to be completed and staff recommendations*
- *Project Map - location of the proposed CIP projects*

Staff Recommendation

Questions for Council

Are there any questions regarding the 2025-2029 Parks and Open Space CIP?

Is there a consensus on the proposed capital plan?

Is any further information needed before adopting the 2025-2029 Parks and Open Space CIP in December?

Attachment List

1. 2025-2029 Project List
2. 2025-2029 Parks and Open Space Project Map

3. Parks CIP Fund Summaries - As of 9.1.24
4. 2025 Presentation - Parks CIP

2025-2029 Capital Improvement Plan
Parks and Open Space

402 - Neighborhood Park Improvements Fund

Aurelia Park Shelter Replacement- 2029

- Construct a new shelter at Aurelia Park for the users to have a place to gather.
- Aurelia Park needs a new park shelter. The current shelter was constructed in the late 1970's.

Austin Park Playground - 2025

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Austin Park playground is 20 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Eastside Park Playground - 2029

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Eastside Park playground is 23 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Fillmore Playground - 2028

- Remove the existing and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Fillmore Park playground is 19 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Happy Acres Park Shelter - 2027

- Construct a new shelter at Happy Acres Park for the users to have a place to gather.
- Happy Acres needs a new park shelter. The current shelter was constructed in the early 1990's. This is a very popular park, and the shelter is used by visitors who use the park along with our summer programs.

Ivy Hills Park Playground - 2025

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Ivy Hills Park playground is 18 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Jefferson Park Playground - 2026

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Jefferson Park playground is 20 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Kane Meadows Park Shelter - 2027

- Construct a new shelter at Kane Meadows Park for the users to have a place to gather.
- Kane Meadows Park needs a new park shelter. The current shelter was constructed in the late 1990's.

Lakeside Commons Park Playground - 2028

- Remove the existing playground and replace it with a new one.
- Lakeside Commons Park playground is 18 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Little League Playground - 2026

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.

- Little League Park playground is 19 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Lochness Park Shelter Replacement- 2029

- Construct a new shelter at Lochness Park for the users to have a place to gather.
- Lochness Park needs a new park shelter. The current shelter was constructed in the early 1990's. This is a very popular park, and the shelter is used by visitors and employees of Infinite Campus.

Olympia Park Playground - 2025

- Remove the existing playground and replace it with a new one.
- Olympia Park playground is 19 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Ostmans Park Playground - 2028

- Remove the existing old playground and replace it with a new one.
- Ostmans Park playground is 19 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Ostmans Park Shelter Replacement- 2029

- Construct a new shelter at Ostmans Park for the users to have a place to gather.
- Ostmans Park needs a new park shelter. The current shelter was constructed in the early 1970's.

Quincy Park Shelter Replacement- 2029

- Construct a new shelter at Quincy Park for the users to have a place to gather.
- Quincy Park needs a new park shelter. The current shelter was constructed in the early 1970's.

Sanctuary North Park Playground - 2027

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- Sanctuary North Park playground is 21 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Sanctuary South Park Playground - 2026

- Remove the existing playground and replace it with a new one.
- Sanctuary South Park playground is 20 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

South Lake Playground - 2028

- Remove the existing playground and replace it with a new one. Tear out the play curb and replace it with a concrete border.
- South Lake Park playground is 21 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Trail Improvements - Parks and Trails - Ongoing

- Repair, patch, crack fill and sealcoat older trails that need attention.
- Data that is collected from the trail pavement assessment will be used to develop a comprehensive trail improvement plan. With nearly 100 miles of trail and segments nearly 40 years of age, further investment will improve the City's trail system and provide an improved user experience.

Trees Edge Park Playground - 2027

- Remove the existing playground and replace it with a new one.

- Trees Edge Park playground is 23 years old and needs replacement. Staff generally plans to replace equipment every 18 to 20 years to ensure a well-maintained park system.

Various Parks - Fencing and Backstops - 2027/2029

- Purchase new fencing for ball field backstops and various other fencing throughout the City parks.
- The aging parks have fencing that needs replacement. Poles and fabric are also in need of replacement at various parks.

404 - Parks Development Fund

Blaine Baseball Complex Site Improvements – 2025-2026

- Site improvements for all 6 fields. Dugouts, fencing, backstops, pitching mounds, tarps, wind screens, and lighting.
- The complex has original equipment from the 1980’s and is need of replacement. This replacement is included in the Parks Master Plan.

Jim Peterson Parking Lot Expansion - 2026

- Build an additional parking lot at Jim Peterson Park.
- This project is identified in the Parks Master Plan. Jim Peterson Park is heavily used and needs additional parking to accommodate users.

Jim Peterson Wheel Park – 2027-2028

- This project is to build a new wheel park at Jim Peterson Park.
- The project was identified in the original plans for the Jim Peterson Park as well as the Parks Master Plan. This project is to enhance the park’s service level.

New Park West of Lexington Avenue/North of Main Street – 2026-2027

- Construct a new community park west of Lexington Avenue and north of Main Street.
- This park is scheduled in the Master Plan to be the final community park in the City.

405 - Open Space Development

Blaine Wetland Sanctuary Structure and Restroom - 2027

- Design and construction of a new permanent structure, including restrooms, at the Blaine Wetland Sanctuary.
- This project was identified in the Blaine Wetland Sanctuary Master Plan. This project enhances the service level of the sanctuary.

Ongoing Maintenance of Blaine Wetland Sanctuary - Ongoing

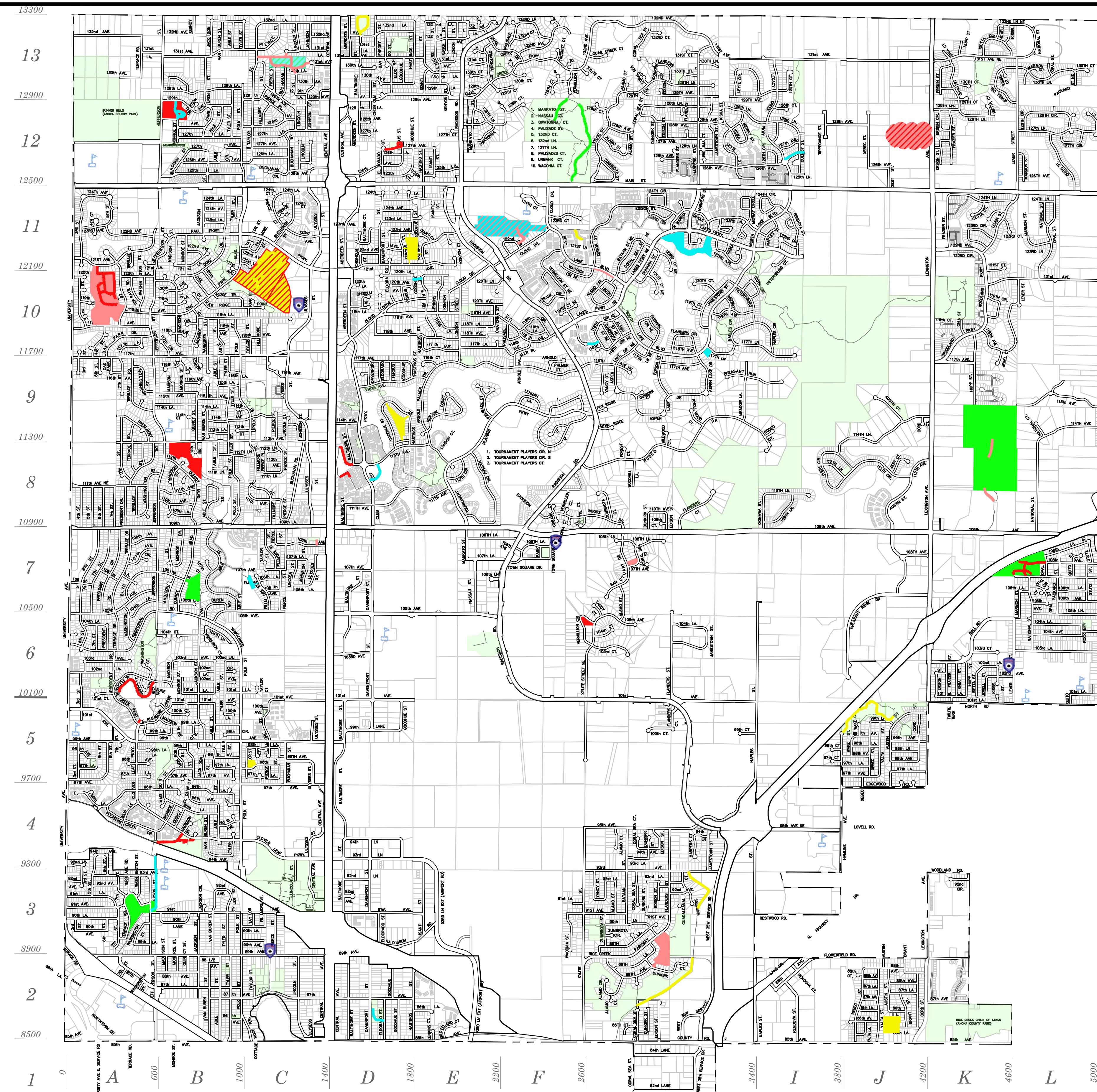
- Monitoring and maintenance of the Blaine Wetland Sanctuary other than Site 7.
- Ongoing maintenance of the Blaine Wetland Sanctuary is a grant requirement. This maintains current service levels.

Trails Development - Open Space - Ongoing

- Trail development in open spaces throughout the City, including connection points.
- Identifying where there are gaps for residents to get out and recreate.

Wetland Management - Site 7 - Ongoing

- Monitoring and maintenance of the Site 7 area in the Blaine Wetland Sanctuary.
- Ongoing maintenance is included in both the Blaine Wetland Sanctuary Master Plan and agreements with the Board of Water and Soil Resources (BWSR) and the Army Corps of Engineers. To operate a wetland bank, it is required to maintain the site per state regulatory agency requirements. This project maintains current service levels and ensures compliance with requirements.



CITY OF BLAINE

PARK CAPITAL PROJECTS 2025-2029

2025 PROJECTS

2026 PROJECTS

2027 PROJECTS

2028 PROJECTS

2029 PROJECTS

CROSS-HATCHING INDICATES PROJECT TAKES PLACE OVER MULITPLE YEARS.

1750 0 1750 3500

SCALE IN FEET

ENGINEERING DEPARTMENT

10801 Town Square Drive, Blaine, Minnesota 55449

Phone (763) 785-6172

DATE	REVISION
8/7/2024	ORIGINAL MAP

PROJECT NO.

DESIGN BY: DRAWN BY:

CHECKED BY: APPROVED BY:

AS BUILT BY:

OVERALL MAP
5 YEAR PARK CAPITAL IMPROVEMENT PROJECTS

SHEET NO. 1 OF 1 SHEETS

Aug 07, 2024 - 12:10pm
T:\Engineering\Park and Rec\Pavement Maintenance\5 yr CIP Plan\AUTOCAD\Parks Capital Projects Map 2025-2029.dwg

City of Blaine, Minnesota
Neighborhood Park Improvement Fund - 402
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Property Tax Levy	$ 494,914	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Billboard Revenue	182,936	183,000	193,000	199,000	205,000	211,000	217,000
Investment Earnings	7,843	-	5,000	5,000	5,000	5,000	5,000
Total Revenues	685,693	183,000	698,000	704,000	710,000	716,000	722,000
Capital Outlay							
Trail Maintenance	92,797	265,000	350,000	350,000	350,000	350,000	350,000
Carrara East Court Improvements	122,237	-	-	-	-	-	-
Xylite Park Playground	111,963	-	-	-	-	-	-
Sunnyside Park Playground	109,972	-	-	-	-	-	-
Court Replacements	102,182	-	-	-	-	-	-
Oak Creek Park Playground	55,107	-	-	-	-	-	-
Palmer Park Playground	55,000	-	-	-	-	-	-
Blaine Baseball Building Improvements	35,249	-	-	-	-	-	-
Lakeside Park Sport Court	15,450	-	-	-	-	-	-
West Lake Park Playground	-	120,000	-	-	-	-	-
Lakeside Park Playground	-	95,000	-	-	-	-	-
Colony Preserve Park Playground	-	60,000	-	-	-	-	-
London Park Shelter	-	50,000	-	-	-	-	-
Pioneer Park Shelter	-	50,000	-	-	-	-	-
Suzanne Park Playground	-	50,000	-	-	-	-	-
Ivy Hills Park Playground	-	-	115,000	-	-	-	-
Austin Park Playground	-	-	100,000	-	-	-	-
Olympia Park Playground	-	-	100,000	-	-	-	-
Jefferson Park Playground	-	-	-	115,000	-	-	-
Sanctuary South Park Playground	-	-	-	100,000	-	-	-
Little League Playground	-	-	-	60,000	-	-	-
Sanctuary North Park Playground	-	-	-	-	125,000	-	-
Trees Edge Park Playground	-	-	-	-	100,000	-	-
Various parks - Fencing and Backstops	-	-	-	-	75,000	-	40,000
Happy Acres Park Shelter	-	-	-	-	50,000	-	-
Kane Meadows Park Shelter	-	-	-	-	35,000	-	-
Lakeside Commons Park Playground	-	-	-	-	-	150,000	-
Ostmans Park Playground	-	-	-	-	-	110,000	-
Fillmore Playground	-	-	-	-	-	70,000	-
South Lake Playground	-	-	-	-	-	70,000	-
Eastside Park Playground	-	-	-	-	-	-	100,000
Lochness Park Shelter	-	-	-	-	-	-	100,000
Aurelia Park Shelter	-	-	-	-	-	-	50,000
Ostman's Park Shelter	-	-	-	-	-	-	50,000
Quincy Park Shelter	-	-	-	-	-	-	50,000
Total Capital Outlay	699,957	690,000	665,000	625,000	735,000	750,000	740,000
Revenues Over (Under) Expenditures	(14,264)	(507,000)	33,000	79,000	(25,000)	(34,000)	(18,000)
Other Financing Sources (Uses)							
Transfers In from Strategic Priorities	-	500,000	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	500,000	-	-	-	-	-
Net Change in Fund Balance	(14,264)	(7,000)	33,000	79,000	(25,000)	(34,000)	(18,000)
Fund Balance, January 1	267,542	253,278	246,278	279,278	358,278	333,278	299,278
Fund Balance, December 31	253,278	246,278	279,278	358,278	333,278	299,278	281,278
Cash Balance, December 31	$ 347,207	$ 340,207	$ 373,207	$ 452,207	$ 427,207	$ 393,207	$ 375,207

City of Blaine, Minnesota
Park Development Fund - 404
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Park Dedication Fees	$ 821,870	$ 1,021,662	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000
Investment Earnings	294,978	-	35,000	35,000	35,000	35,000	35,000
Total Revenues	1,116,848	1,021,662	785,000	785,000	785,000	785,000	785,000
Capital Outlay							
Sunrise Pond	868,503	-	-	-	-	-	-
Jim Peterson Park	202,029	-	-	-	-	-	-
Happy Acres Parking Lot	89,708	-	-	-	-	-	-
Lakeside Commons	48,150	-	-	-	-	-	-
Aquatore Park Shelters	24,424	-	-	-	-	-	-
Lexington Athletic Complex	16,852	-	-	-	-	-	-
Trail Pavement Assessment	11,086	-	-	-	-	-	-
Lexington Ave Monument Signage	2,600	-	-	-	-	-	-
Jim Peterson Field and Hockey Lighting	-	475,000	-	-	-	-	-
Sunrise Ponds Park	-	175,000	-	-	-	-	-
Jim Peterson Hockey Rink	-	150,000	-	-	-	-	-
Baseball Complex Site Improvements	-	150,000	400,000	100,000	-	-	-
Jim Peterson Parking Lot Expansion	-	-	-	174,950	-	-	-
New Park West of Lexington/North of Main	-	-	-	75,000	925,000	-	-
Jim Peterson Wheel Park	-	-	-	-	50,000	375,000	-
Total Capital Outlay	1,263,352	950,000	400,000	349,950	975,000	375,000	-
Revenues Over (Under) Expenditures	(146,504)	71,662	385,000	435,050	(190,000)	410,000	785,000
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfers Out to Bandshell Fund	(2,932,950)	-	-	-	-	-	-
Total Other Financing Sources (Uses)	(2,932,950)	-	-	-	-	-	-
Net Change in Fund Balance	(3,079,454)	71,662	385,000	435,050	(190,000)	410,000	785,000
Fund Balance, January 1	5,753,277	2,673,823	2,745,485	3,130,485	3,565,535	3,375,535	3,785,535
Fund Balance, December 31	2,673,823	2,745,485	3,130,485	3,565,535	3,375,535	3,785,535	4,570,535
Cash Balance, December 31	$ 2,126,812	$ 2,198,474	$ 2,583,474	$ 3,018,524	$ 2,828,524	$ 3,238,524	$ 4,023,524

City of Blaine, Minnesota
Open Space Fund - 405
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Park Dedication Fees	$ 273,423	$ 523,202	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Wetland Credit Sales	-	200,000	-	250,000	250,000	250,000	250,000
Investment Earnings	267,212	-	35,000	35,000	35,000	35,000	35,000
Total Revenues	540,635	723,202	285,000	535,000	535,000	535,000	535,000
Capital Outlay							
Lexington Ave Monument Signage	8,361	-	-	-	-	-	-
Sunrise Ponds Trail	2,350	-	-	-	-	-	-
Blaine Wetland Sanctuary Trail Development	-	1,000,000	-	-	-	-	-
Trails Development - Open Space	-	150,000	150,000	150,000	200,000	200,000	200,000
Wetland Management - Site 7	-	100,000	100,000	100,000	100,000	100,000	100,000
Ongoing Maintenance of BWS	-	50,000	50,000	50,000	50,000	50,000	50,000
BWS Structure and Restroom	-	-	-	-	750,000	-	-
Total Capital Outlay	10,711	1,300,000	300,000	300,000	1,100,000	350,000	350,000
Revenues Over (Under) Expenditures	529,924	(576,798)	(15,000)	235,000	(565,000)	185,000	185,000
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfer Out To EDA Capital Fund	-	1,524,600	-	-	-	-	-
Total Other Financing Sources (Uses)	-	1,524,600	-	-	-	-	-
Net Change in Fund Balance	529,924	947,802	(15,000)	235,000	(565,000)	185,000	185,000
Fund Balance, January 1	5,151,720	5,681,644	6,629,446	6,614,446	6,849,446	6,284,446	6,469,446
Fund Balance, December 31	5,681,644	6,629,446	6,614,446	6,849,446	6,284,446	6,469,446	6,654,446
Cash Balance, December 31	$ 5,672,733	$ 6,620,535	$ 6,605,535	$ 6,840,535	$ 6,275,535	$ 6,460,535	$ 6,645,535

2025-2029 Capital Improvement Plan

Parks and Open Space

09/09/2024

Slide 1

Statistics

Current Parks Assets Maintained

- 755 acres of parks
- 42 park shelters
- 15 park buildings
- 53 playgrounds
- 826 acres of open space
- 71 miles of trails
- 104 fields and courts

Work Completed Since 2019

- 2 acres of park land added
- 7 shelters built or refurbished
- 20 playgrounds replaced
- 14.5 acres of open space deeded
- 2.87 miles of trails refreshed*
- 18 courts painted and refurbished
- 8 basketball hoops/backboards replaced

*total for 2023 and 2024 only

2024 Projects Completed

Completed in April

Jim Peterson Lighting

Completed in July

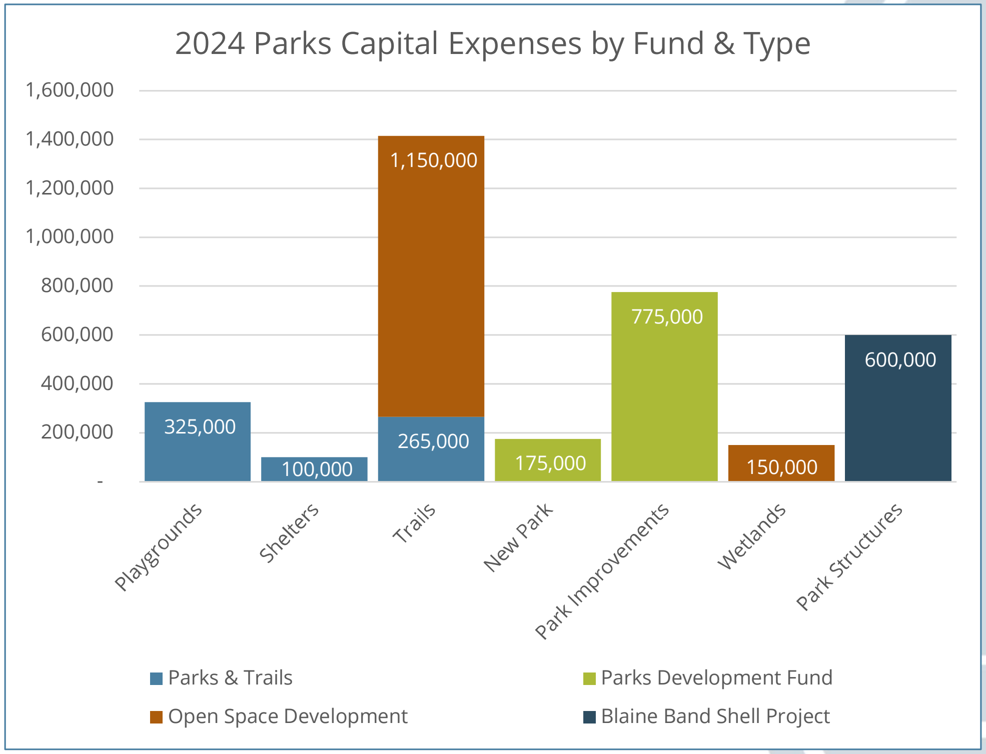
Lexington A.C. Rink

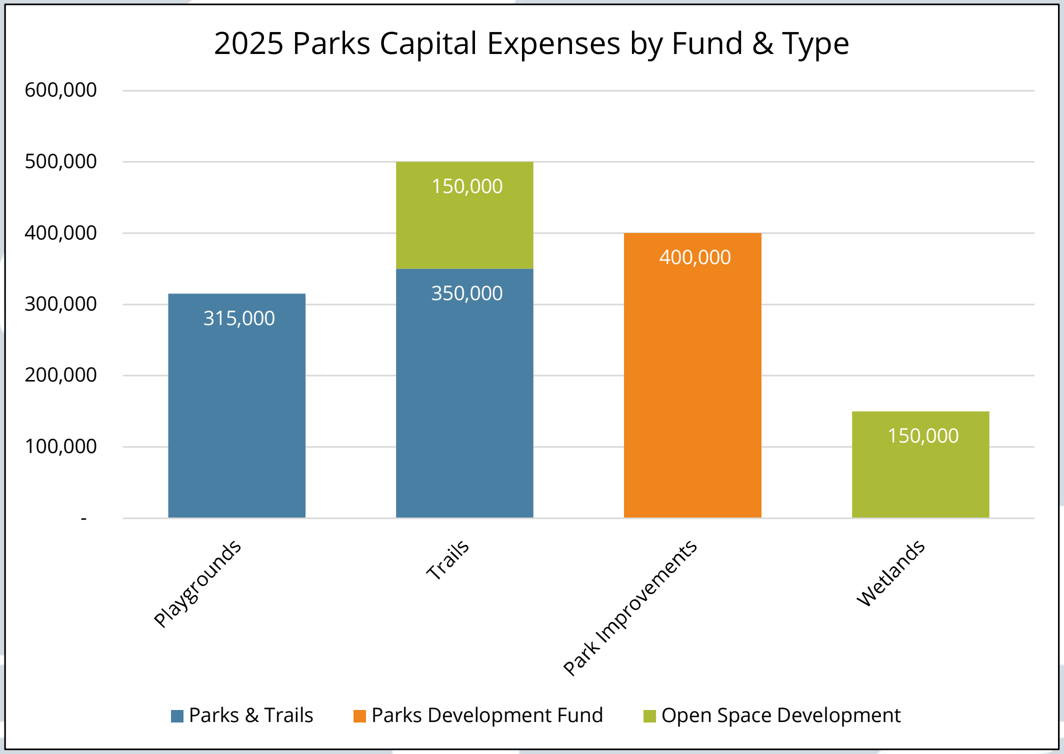
Completed in July

Aquatore Band Shell

Slide 3

Parks and Open Space Capital Comparison





Slide 4

2025 Project Highlight

Blaine Baseball Complex

- Site improvements: lights for BBC 5, netting, fencing and seating.
- Requesting $400,000

Olympia Park

- Playground replacement for the 2007 playground.
- Requesting $100,000

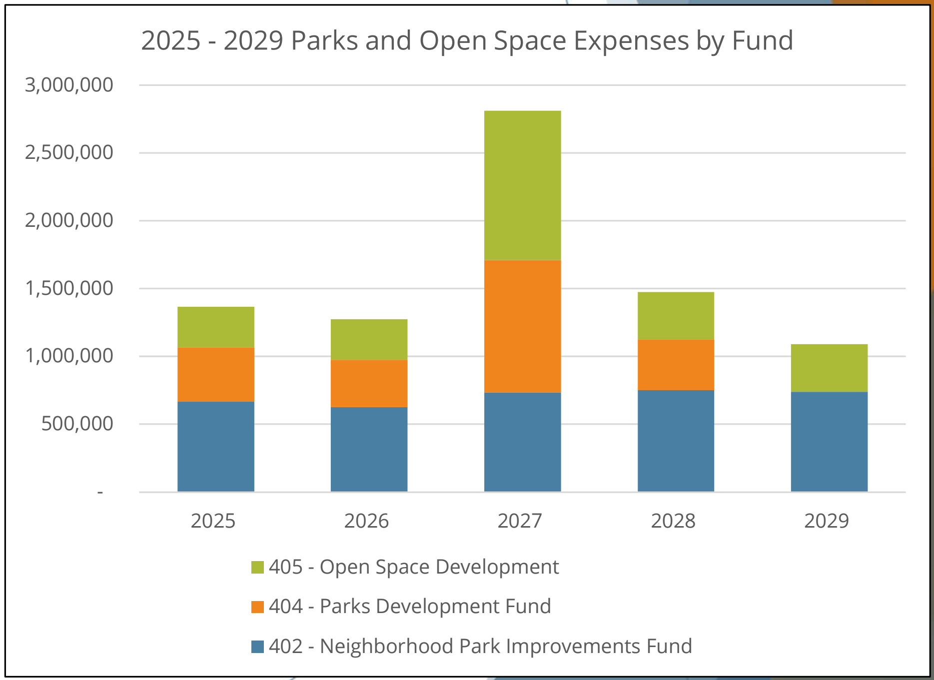
Trails

- Trail Maintenance – sealcoating, overlay, patching and replacement of 2.15 miles.
- Requesting $350,000 annually

Slide 5

CIP Highlights Beyond 2025

- New park west of Lexington & north of Main Street
  - Proposed in 2027; $925,000
- Jim Peterson Wheel Park
  - Proposed in 2027/2028; $400,000
- Blaine Wetland Sanctuary
  - Structure proposed in 2027; $750,000
  - Trail improvements approved for 2024; $1,000,000 – currently delayed
  - Ongoing maintenance costs of $50,000 annually
- Continued replacement of playground structures
  - Typically, three per year



Slide 6

Funding Sources – Property Tax Levy

Neighborhood Parks levy was increased from $350,000 in 2022 to $500,000 in 2023

- Currently replacing park structures every 18-20 years
  - Replacement of three park structures per year on average
  - Significant progress in last five years
    - Focus on condition for equitable experience for all neighborhoods
- Increase in funding was targeted for trails
  - With 71 miles of trail, additional investment would be focused here
  - Trail network continues to expand with additional development
  - Currently anticipating $350,000 of trail maintenance per year
    - Includes reconstruction, overlay, and sealcoating for two-three miles of trail

Funding Sources – Park Dedication Fees

- Current park dedication revenue structure:
  - 100% of commercial ($6,702/acre) & Industrial ($8,704/acre) goes to the Park Development Fund
  - Residential ($4,894/unit) park dedication is split 65%/35% between Park Development and Open Space Funds
- Park dedication is collected when lots are platted – not tied to permitting
- Park dedication can only be used for capital improvements – not maintenance

Funding Sources – Other

- Billboard Revenue
  - Four active leases with Clear Channel
- Wetland Credit Sales
  - Dependent on the release of wetland credits by the Board of Water and Soil Resources
- Donations
  - Miscellaneous donations received from the Blaine Festival and other organizations or individuals
- Investment Earnings
  - Interest earned on investments

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City of Blaine, Minnesota
Neighborhood Park Improvement Fund - 402
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Property Tax Levy	$ 494,914	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Billboard Revenue	182,936	183,000	193,000	199,000	205,000	211,000	217,000
Investment Earnings	7,843	-	5,000	5,000	5,000	5,000	5,000
Total Revenues	685,693	183,000	698,000	704,000	710,000	716,000	722,000
Capital Outlay							
Trail Maintenance	92,797	265,000	350,000	350,000	350,000	350,000	350,000
Carrara East Court Improvements	122,237	-	-	-	-	-	-
Xylite Park Playground	111,963	-	-	-	-	-	-
Sunnyside Park Playground	109,972	-	-	-	-	-	-
Court Replacements	102,182	-	-	-	-	-	-
Oak Creek Park Playground	55,107	-	-	-	-	-	-
Palmer Park Playground	55,000	-	-	-	-	-	-
Blaine Baseball Building Improvements	35,249	-	-	-	-	-	-
Lakeside Park Sport Court	15,450	-	-	-	-	-	-
West Lake Park Playground	-	120,000	-	-	-	-	-
Lakeside Park Playground	-	95,000	-	-	-	-	-
Colony Preserve Park Playground	-	60,000	-	-	-	-	-
London Park Shelter	-	50,000	-	-	-	-	-
Pioneer Park Shelter	-	50,000	-	-	-	-	-
Suzanne Park Playground	-	50,000	-	-	-	-	-
Ivy Hills Park Playground	-	-	115,000	-	-	-	-
Austin Park Playground	-	-	100,000	-	-	-	-
Olympia Park Playground	-	-	100,000	-	-	-	-
Jefferson Park Playground	-	-	-	115,000	-	-	-
Sanctuary South Park Playground	-	-	-	100,000	-	-	-
Little League Playground	-	-	-	60,000	-	-	-
Sanctuary North Park Playground	-	-	-	-	125,000	-	-
Trees Edge Park Playground	-	-	-	-	100,000	-	-
Various parks - Fencing and Backstops	-	-	-	-	75,000	-	40,000
Happy Acres Park Shelter	-	-	-	-	50,000	-	-
Kane Meadows Park Shelter	-	-	-	-	35,000	-	-
Lakeside Commons Park Playground	-	-	-	-	-	150,000	-
Ostmans Park Playground	-	-	-	-	-	110,000	-
Fillmore Playground	-	-	-	-	-	70,000	-
South Lake Playground	-	-	-	-	-	70,000	-
Eastside Park Playground	-	-	-	-	-	-	100,000
Lochness Park Shelter	-	-	-	-	-	-	100,000
Aurelia Park Shelter	-	-	-	-	-	-	50,000
Ostman's Park Shelter	-	-	-	-	-	-	50,000
Quincy Park Shelter	-	-	-	-	-	-	50,000
Total Capital Outlay	699,957	690,000	665,000	625,000	735,000	750,000	740,000
Revenues Over (Under) Expenditures	(14,264)	(507,000)	33,000	79,000	(25,000)	(34,000)	(18,000)
Other Financing Sources (Uses)							
Transfers In from Strategic Priorities	-	500,000	-	-	-	-	-
Transfers Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	500,000	-	-	-	-	-
Net Change in Fund Balance	(14,264)	(7,000)	33,000	79,000	(25,000)	(34,000)	(18,000)
Fund Balance, January 1	267,542	253,278	246,278	279,278	358,278	333,278	299,278
Fund Balance, December 31	253,278	246,278	279,278	358,278	333,278	299,278	281,278
Cash Balance, December 31	$ 347,207	$ 340,207	$ 373,207	$ 452,207	$ 427,207	$ 393,207	$ 375,207

Slide 10

City of Blaine, Minnesota
Park Development Fund - 404
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Park Dedication Fees	$ 821,870	$ 1,021,662	$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 750,000
Investment Earnings	294,978	-	35,000	35,000	35,000	35,000	35,000
Total Revenues	1,116,848	1,021,662	785,000	785,000	785,000	785,000	785,000
Capital Outlay							
Sunrise Pond	868,503	-	-	-	-	-	-
Jim Peterson Park	202,029	-	-	-	-	-	-
Happy Acres Parking Lot	89,708	-	-	-	-	-	-
Lakeside Commons	48,150	-	-	-	-	-	-
Aquatore Park Shelters	24,424	-	-	-	-	-	-
Lexington Athletic Complex	16,852	-	-	-	-	-	-
Trail Pavement Assessment	11,086	-	-	-	-	-	-
Lexington Ave Monument Signage	2,600	-	-	-	-	-	-
Jim Peterson Field and Hockey Lighting	-	475,000	-	-	-	-	-
Sunrise Ponds Park	-	175,000	-	-	-	-	-
Jim Peterson Hockey Rink	-	150,000	-	-	-	-	-
Baseball Complex Site Improvements	-	150,000	400,000	100,000	-	-	-
Jim Peterson Parking Lot Expansion	-	-	-	174,950	-	-	-
New Park West of Lexington/North of Main	-	-	-	75,000	925,000	-	-
Jim Peterson Wheel Park	-	-	-	-	50,000	375,000	-
Total Capital Outlay	1,263,352	950,000	400,000	349,950	975,000	375,000	-
Revenues Over (Under) Expenditures	(146,504)	71,662	385,000	435,050	(190,000)	410,000	785,000
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfers Out to Bandshell Fund	2,932,950	-	-	-	-	-	-
Total Other Financing Sources (Uses)	(2,932,950)	-	-	-	-	-	-
Net Change in Fund Balance	(3,079,454)	71,662	385,000	435,050	(190,000)	410,000	785,000
Fund Balance, January 1	5,753,277	2,673,823	2,745,485	3,130,485	3,565,535	3,375,535	3,785,535
Fund Balance, December 31	2,673,823	2,745,485	3,130,485	3,565,535	3,375,535	3,785,535	4,570,535
Cash Balance, December 31	$ 2,126,812	$ 2,198,474	$ 2,583,474	$ 3,018,524	$ 2,828,524	$ 3,238,524	$ 4,023,524

Slide 11

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City of Blaine, Minnesota
Open Space Fund - 405
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Park Dedication Fees	$ 273,423	$ 523,202	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Wetland Credit Sales	-	200,000	-	250,000	250,000	250,000	250,000
Investment Earnings	267,212	-	35,000	35,000	35,000	35,000	35,000
Total Revenues	540,635	723,202	285,000	535,000	535,000	535,000	535,000
Capital Outlay							
Lexington Ave Monument Signage	8,361	-	-	-	-	-	-
Sunrise Ponds Trail	2,350	-	-	-	-	-	-
Blaine Wetland Sanctuary Trail Development	-	1,000,000	-	-	-	-	-
Trails Development - Open Space	-	150,000	150,000	150,000	200,000	200,000	200,000
Wetland Management - Site 7	-	100,000	100,000	100,000	100,000	100,000	100,000
Ongoing Maintenance of BWS	-	50,000	50,000	50,000	50,000	50,000	50,000
BWS Structure and Restroom	-	-	-	-	750,000	-	-
Total Capital Outlay	10,711	1,300,000	300,000	300,000	1,100,000	350,000	350,000
Revenues Over (Under) Expenditures	529,924	(576,798)	(15,000)	235,000	(565,000)	185,000	185,000
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfer Out To EDA Capital Fund	-	1,524,600	-	-	-	-	-
Total Other Financing Sources (Uses)	-	(1,524,600)	-	-	-	-	-
Net Change in Fund Balance	529,924	(2,101,398)	(15,000)	235,000	(565,000)	185,000	185,000
Fund Balance, January 1	5,151,720	5,681,644	3,580,246	3,565,246	3,800,246	3,235,246	3,420,246
Fund Balance, December 31	5,681,644	3,580,246	3,565,246	3,800,246	3,235,246	3,420,246	3,605,246
Cash Balance, December 31	$ 5,672,733	$ 3,571,335	$ 3,556,335	$ 3,791,335	$ 3,226,335	$ 3,411,335	$ 3,596,335

Questions for Council

- Are there any questions regarding the 2025-2029 Parks and Open Space CIP?
- Is there a consensus on the proposed capital plan?
- Is any further information needed before adopting the 2025-2029 Parks and Open Space CIP in December?

Slide 13

City of Blaine
Staff Report

File Number: 2024-372

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Haley Chapman, Accountant, Jason Zimmerman, Finance Director

Agenda Item # 3.5

2025-2029 Transportation Capital Improvement Plan

Background

Public Works and Engineering staff have collaborated with the Finance Department to prepare the Five-Year Transportation Capital Improvement Program (CIP) for 2025-2029. The transportation program covers road preservation, road construction, and traffic signal preservation.

The program is reevaluated annually and projects are programmed based on staff expertise, data including current pavement conditions, and Council guidance. Projects in the out-years (2026-2029) may be delayed, accelerated, or moved forward in priority based on regular budget and program discussions, emergent conditions, and other factors including economic pressures.

<u>Revenues</u>

Revenue for the Transportation CIP comes from four major funding sources: general obligation (GO) bonds, special assessment (SA) bonds, municipal state aid construction funds (MSA), and the property tax levy.

General obligation bonds serve as the primary funding source for the City's annual Pavement Management Program (PMP) and are repaid via collection of the property tax levy. This funding source is generally determined to be the total project costs, less proposed assessments and MSA. The City traditionally issues GO bonds annually to coincide with approved PMP projects and has amortized/structured the repayment schedule to be 15 years. These GO bonds typically have interest due twice per year (February and August) and principal due once annually (February).

Special Assessment bonds are generally structured similarly to the GO bonds aforementioned, except for the charge is imposed on properties for particular improvements that benefit the owners of those selected properties. The authority to use special assessments originates in the state constitution which allows the state legislature to give cities and other governmental units the authority "*to levy and collect assessments for local improvements upon property benefited thereby*." The legislature confers that authority to cities in Minnesota Statutes Chapter 429. All assessments are subject to the City's Public Improvement Special Assessment Policy.

As a city with a population of greater than 5,000 residents, Blaine is allowed to designate up 20% of its own local street system to the MSA street system per guidelines and eligibility requirements established by state aid standards. By designating local streets to the MSA system, the City is able to collect funding from MnDOT for maintenance and construction on designated roadways. These streets generally act as collectors or are minor arterial streets carrying higher volumes of traffic. The City receives state gasoline revenues to be used to upgrade and maintain these streets to Municipal State Aid standards. According to 2023 Minnesota State Statutes 162.11, nine percent of the net highway user tax distribution fund shall be paid into the municipal state-aid street fund.

The City has also leveraged a property tax levy to provide for crack filling (previously seal coating) activities within the City. While the levy for this activity has remained at $100,000 from 2020-2024, the 2025 preliminary levy as presented includes an increase to $250,000 for this activity. Although technically more of a maintenance task, the City has traditionally included this function under the Capital Improvement umbrella. The increase in proposed funding will enable staff to cycle through the entire City once every five years, which will further address maintenance concerns.

2025-2029 Capital Improvement Plan (CIP)

The 2025-2029 Transportation CIP includes approximately $53.0 million in capital improvements including preservation activities, safety improvements, and major roadway reconstruction. Staff is recommending 17 projects for funding in 2025 with total appropriations of approximately $13.5 million; three of these projects are multi-year projects with recommendations for future year appropriations. These figures do not include utility infrastructure improvements that are coordinated in conjunction with the PMP projects which will be included in the utilities CIP discussion.

Fund	Select Proposed 2025 Projects	Amount
503 - PMP	Southwest Area Street Rehabilitations	$3,200,500
406 - MSA	Zest Street from Lakes Parkway to 125th Avenue Improvements	$2,737,500
503 - PMP	Lakes Parkway from Radisson Rd to Rendova	$1,980,000
503 - PMP	Austin Street Construction	$960,000
406 - MSA	CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave)	$660,000
406 - MSA	CSAH 52/Lakes Pkwy Traffic Signal	$550,000
531 - CSP	2025 Crack Sealing Program	$250,000

With the development and expansion of the City's Pavement Management Program over the last five years, the primary funding source has been the issuance of GO bonds which are repaid through the annual property tax levy. For the 2025-2029 CIP as currently presented, GO bonds are anticipated to range from approximately $5.2 million to $7.5 million annually. For comparison, the amended 2024 CIP contemplates nearly $9.2 million of GO bonds.

As a planning document, the CIP does not bind the City to the anticipated expenditures in the projected years. The CIP is not a budget, nor is it an authorization to expend funds. The authorization of the expenditures occurs through City Council action and in adoption of the annual budget. The projects listed in 2025 will come before the Council in December for formal approval and budget appropriations.

A copy of the presentation will be attached before noon on the day of the meeting.

Attachments:

- *Fund Summaries – include the 2024 budget and the proposed 2025-2029 CIP; with detailed revenue sources, and project expenses/budgets*
- *Detailed Project Listing – summary of each project for the proposed CIP, with descriptions of work to be completed and staff recommendations*
- *2025 Project Map - location of the proposed CIP projects*
- *Five-Year Project Map - location of the proposed CIP projects*

Staff Recommendation

Questions for Council

Are there any questions regarding the 2025-2029 Transportation Capital Improvement Plan?

Is there a consensus on the proposed capital plan?

Is any further information needed before adopting the 2025-2029 Transportation CIP in December?

Attachment List

1. 2025-2029 Project List
2. Transportation CIP Fund Summaries - As of 9.1.24
3. 2025 Road CIP
4. 5 Year Road CIP 2025-2029
5. 2025 Presentation - Transportation CIP

2025-2029 Capital Improvement Plan
Transportation

406 - MSA Street Improvements

CR 49 (North Road) Reconstruction From CSAH 17 (Lexington Ave) To Lakeview Dr - 2029

- Anoka County will be reconstructing North Road from Lexington Avenue to Lakeview Drive.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 12 Reconstruction (125th Ave) From Lexington Ave To Sunset Ave - 2025

- Anoka County will be reconstructing CSAH 12 (125th Ave) from Lexington Avenue to Sunset Drive.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 3 (University Ave) At 86th Lane Signal Replacement – 2024-2025

- Anoka County is reconstructing a traffic signal at the intersection of University Ave and 86th Ln for safety improvements.
- The city will be asked to pay our share based on the county's cost share policy.

MNDOT TH 65 Mill And Overlay – 2024-2025

- MNDOT is going to do a mill and overlay, signal replacements and pedestrian improvements on TH 65.
- The City will be responsible for our portion of the project based on MNDOT's cost share policy

MNDOT TH47 Drainage And Pedestrian Improvements - 2025

- MNDOT will do drainage and pedestrian improvements to TH 47.
- The City will be asked to pay our share based on MNDOT's cost share policy.

MNDOT TH65 Drainage And Pedestrian Improvements - 2025

- MNDOT will do drainage and pedestrian improvements to TH 65.
- The City will be asked to pay our share based on MNDOT's cost share policy.

CSAH 12 Reconstruction (109th Ave) from Lexington Ave to Sunset Ave - 2027

- Anoka County will reconstruct 109th Ave from Radisson Road to Lexington Avenue.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 23 (Lake Drive) from I-35W to CSAH 14 (125th Ave) Rehabilitation - 2027

- Anoka County will be reconstructing/rehabilitating Lexington Ave from I-35W to 109th Avenue.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CR53 (Sunset Ave) Reconstruction - 2027

- Anoka County will be reconstructing CR 53 (Sunset Ave) from 109th Avenue to 125th Avenue.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 12 (109th Ave) Mill & Overlay - 2025

- Anoka County will be performing a mill and overlay on CSAH 12 (109th Ave) from University Avenue to Buchanan Ave.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 51 (University Ave) Mill & Overlay - 2025

- Anoka County will be performing a mill and overlay on CSAH 51 (University Ave) from 92nd Ave to 97th Ave.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave) - 2025

- Anoka County will be reconstructing the traffic signal at Radisson Road and 109th Avenue, including pedestrian improvements.
- The City will be responsible for our portion of the project based on the County's cost share policy.

CSAH 52/Lakes Pkwy Traffic Signal - 2025

- Anoka County will be reconstructing the traffic signal at Radisson Road and Lakes Pkwy.
- The City will be responsible for our portion of the project based on the County's cost share policy.

Zest Street From Lakes Parkway to 125th Avenue Improvements – 2024-2025

- Construct Zest Street from Future Lakes Parkway to 125th Avenue to coincide with development in the area. Improvements will include the signalization of the Zest Street and 125th Avenue intersection.

Polk Street/99th Avenue Signal – 2029

- Install traffic signals at the intersection of Polk Street and 99th Avenue to provide a safer intersection for the driving public.
- The City had an Intersection Control Evaluation completed in 2019. Based on the results, Council asked for this to be placed on the 2025 construction program. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

503 - Pavement Management Plan

Austin Street Construction – 2025

- Complete construction of Austin Street from Pheasant Ridge Drive to 690' north.
- City has an obligation to construct Austin Street in this location.

Belmont Acres Area Street Reconstructions – 2027-2028

- Full reconstruction (R&R ex. curb) of:
  Erskin St from 101st Ln to Frazier St
  Fraizer St from 101st Ln to Ball Rd
  Ghia St from 101st Ln to Ball Rd
  Hupp St from 101st Ln to 60' S of N cul-de-sac
  101st Ln from Erskin St to Hupp St
  Twilite Terr from North Road to 101st Ln
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Clover Leaf Area Street Reconstructions – 2027-2028

- Partial Recon (spot curb) of:
  Madison St from 96th Ln to 97th Ln
  97th Ave from Madison St to east cul-de-sac
  97th Ln from Madison St to Quincy St
  Monroe St from 97th Ln to 98th Ln
  Quincy St from 97th Ave to 99th Ave
  Jackson St from 97th Ave to 98th Ln
  Able St from 97th Ln to 98th Ln
  98th Ave from Able St to Polk St
  97th Ln from Able St to Tyler St
  Tyler St from 97th Ave to 97th Ln
  98th Ln from Monroe St to Quincy St
  97th Ave from Quincy St to Tyler St
  Jackson St from 98th Ln to 99th Ave
  98th Ln from Jackson St to Able St
  Tyler St from 98th Ave to 99th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Fillmore Area Street Reconstructions – 2027-2028

- Full reconstruction (R&R ex curb) of:
  105th Ave from Fillmore St to east dead end
  Fillmore St from 105th Ave to north cul-de-sac

Fillmore St from 107th Ave to 109th Ave
Taylor St from 107th Ave to N cul-de-sac
Pierce St from 105th Ave to 107th Ave
107th Ave from Taylor St to Buchanan St
106th Ave from Fillmore St to Pierce St
105th Ave from Fillmore St to east dead end
106th Ln from Fillmore St to Pierce St
Pierce St from 108th Ave to 109th Ave
108th Ave from Pierce St to Buchanan St
108th Ave from Buchanan St to TH65
Fillmore St from 109th Ave to 175' south of 111th Ave
Partial Recon (spot curb) of:
Fillmore St from 109th Ave to Fillmore St

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Green Ridge Area Street Reconstructions – 2025-2026

- Full Reconstruction (R&R ex. curb) of:
117th Cir from 117th Ave to N cul-de-sac
118th Ave from W cul-de-sac to Madison St
118th Ave from E cul-de-sac to Madison St
118th Ave from Able St to E cul-de-sac
118th Ln from Monroe St to 119th Ave
Monroe St from 117th Ave to Oak Park Blvd
Madison St from Monroe St to 119th Ave
Madison St from Monroe St to E cul-de-sac
Monroe Cir from W cul-de-sac to Monroe St
Able St from 117th Ave to 118th Ln
Van Buren St from 117th Ave to 118th Ln
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Kane Meadows Area Street Reconstructions – 2026-2027

- Partial Reconstruction (spot curb) of:
Alamo Cir from north cul-de-sac to 88th Ave
Coral Sea Ct from south cul-de-sac to 88th Ave
88th Ave from Rice Creek Pkwy to Dunkirk Ct
Dunkirk Ct from 88th Ln to south cul-de-sac
Alamo Ct from south cul-de-sac to Alamo Cir
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Laddie Lake Area Street Reconstructions – 2026-2027

- Full recon (no ex. curb) of:
86th Ave from Tyler St to Polk St
87th Ln from Able St to Polk St
87th Ave from Able St to Taylor Ct
Tyler St from CH 10 front road to 89th Ave
Polk St from south dead end to 89th Ave

Cottagewood Terrace from CH 10 to Polk St
M&O (w/o underseal) Taylor Ct from 87th Ave to north cul-de-sac
Partial Recon w/ spot c&g replacement of:
Tyler St from 91st Ave to 92nd Ave
Jackson Cir from 91st Ave to N cul-de-sac
VanBuren St from 91st Ave to 92nd Ave
92nd Ave from VanBuren St to Tyler St

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Lakes Parkway from Radisson Rd to Rendova – 2024-2025

- Street Rehabilitation:
  Lakes Pkwy from Radisson Rd to east of Rendova St (Mill & Overlay, TU)
  Baltimore St from 94th Ln to 300' s of 99th Ln (Mill & Overlay, TU)
  Baltimore St from 80' n of 93rd Ln to 94th Ln (Partial Recon no curb)
  Baltimore St from 120' s of 99th Ln to 99th Ln (Partial Recon spot curb)
  99th Ln from Baltimore St to Davenport St (Partial Recon spot curb)
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Meadowbrook Area Street Reconstructions – 2025-2026

- Full reconstruction (R&R ex curb) of:
  125th Ln from Jefferson St to Polk St
  126th Ave from Madison St to Polk St
  127th Ave from Madison St to Jackson St
  Madison St from 125th Ln to 127th Ave
  Jackson St from 130' N of 125th Ave to 127th Ave
  Able Cir from 126th Ave to N cul-de-sac
  Tyler Cir from 126th Ave to N cul-de-sac
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Mill & Overlay With Underseal – 2027-2028

- Mill and Overlay w/ Underseal of: West Lake Blvd from Lakes Pkwy to 125th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Northwest Area Street Reconstructions – 2028-2029

- Full reconstruction (R&R ex curb) of:
  Jackson St from 131st Ave to 132nd Ave
  VanBuren St from 131st Ave to 132nd Ln
  Able St from 131st Ave to 132nd Ln
  Tyler St from 131st Ave to 132nd Ln
  132nd Ln from Jackson St to Tyler St
  132nd Ave from 160' W of Jackson St to Jackson St
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Oak Park Area Street Reconstructions – 2026-2027

- Partial reconstruction (spot curb) of:
  3rd St from 117th Ave to north cul-de-sac
  4th St from 117th Ave to 118th Ave
  4th St from W cul-de-sac to 4th St
  4th St from 4th St to east cul-de-sac
  Oak Park Dr from 117th Ave to Jefferson St
  117th Ln from 117th Ave to Oak Park Dr
  117th Ln from south cul-de-sac to 117th Ln
  Terrace Dr from Oak Park Dr to 118th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Quail Creek Area Street Reconstructions – 2028-2029

- Partial reconstruction (spot curb) of:
  129th Ct from west cul-de-sac to Quail Creek Pkwy
  Owatona St from Quail Creek Pkwy to Quail Creek Dr
  130th Ct from W cul-de-sac to Owatonna St
  131st Ct from W cul-de-sac to Owatonna St
  132nd Ct from W cul-de-sac to Owatonna St
  Quail Creek Dr from Quail Creek Pkwy to Radisson Rd
  Palisade Ct from Quail Creek Pkwy to north cul-de-sac
  130th Ct from Quail Creek Pkwy to E cul-de-sac
  129th Ct from Quail Creek Pkwy to E cul-de-sac
  129th Ct from S cul-de-sac to 129th Ct
  Quail Creek Pkwy from 120' west of Quail Creek Dr to 60' east of Taconite Ct
  Taconite Ct from Quail Creek Pkwy to north cul-de-sac
  Partial Recon (no ex. curb) of:
  Central Ave Frontage Rd from 370' north of 129th Ave to 131st Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Quincy Street Area Street Reconstructions – 2025-2026

- Full reconstruction (no ex curb) of:
  105th Ln from Quincy Blvd to E cul-de-sac
  106th Ave from Jefferson St to Quincy Blvd
  Madison St from Territorial Rd to 106th Ave
  Madison St from 106th Ave to 109th Ave
  Quincy Blvd from Territorial Rd to 109th Ave
  Monroe Dr from Madison St to 109th Ave
  Madison St from W cul-de-sac to Madison St
  Madison St from W cul-de-sac to Madison St
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Southwest Area Street Rehabilitation – 2024-2025

- Madison St from 88th Ave to 89th Ave
  Monroe St from 88th Ave to 89th Ave
  Quincy St from 88th Ave to 89th Ave

Jackson St from 87th Ln to 89th Ave
VanBuren St from CH10 frontage Rd to 88 1/2 Ave
88th Ave from Jefferson St to Jackson St
87th Ln from W cul-de-sac to Able St

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Street PCI Update - 2026

- Update street pavement condition ratings for all city streets.
- Data is used to develop the 5-year Pavement Management CIP.

Swan Park Area Street Reconstructions – 2026-2027

- Partial Reconstruction (spot curb replacement) of:
  97th Ave from University Ave to 6th St
  97th Ln from 3rd St to 5th St
  98th Ave from 3rd St to 5th St
  99th Ave from University Ave to 101st Ave
  University Ave Frontage Rd from 97th Ave to 99th Ave
  3rd St from 97th Ave to 99th Ave
  5th St from 97th Ln to 99th Ave6th St from 97th Ave to 99th Ave
  7th St from S cul-de-sac to 99th Ave
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Van Buren Area Street Reconstructions – 2028-2029

- Partial recon (spot C&G) of:
  95th Ave from Able St to Polk St
  95th Ln from Madison St to Able St
  Tyler St from 96th Ave to 96th Ln
  Tyler St from Clover Leaf Pkwy to north cul-de-sac
  Tyler St from 95th Ave to north cul-de-sac
  Able St from 96th Ln to 97th Ave
  VanBuren St from Clover Leaf Pkwy to 95th Ln
  Jackson St from Clover Leaf Pkwy to north cul-de-sac
  Quincy St from Clover Leaf Pkwy to 95th Ln
  Monroe St from Clover Leaf Pkwy to 95th Ln
  Madison St from 95th Ln to 96th Ln
  Madison St from south cul-de-sac to 95th Ln
  96th Ln from Quincy St to Tyler St
  Quincy St from 96th Ave to 96th Ln
  Able St from south cul-de-sac to Clover Leaf Pkwy
  Able St from Clover Leaf Pkwy to 96th Ave
  96th Ave from Quincy St to Able St
  96th Ave from west cul-de-sac to Polk St
  96th Ln from 96th Ln to north cul-de-sac
  96th Ln from Clover Leaf Pkwy to east cul-de-sac
  Clover Leaf Pkwy from Clover Leaf Pkwy to north cul-de-sac
  Clover Leaf Pkwy from Clover Leaf Pkwy to north cul-de-sac

- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

Xylite Area Street Reconstructions – 2028-2029

- Partial Reconstruction (spot curb) of:
  Waconia St from south cul-de-sac to 91st Ave
  91st Ave from Waconia St to Xylite St
  91st Ln from west cul-de-sac to Xylite St
  Yancy St from 91st Ln to 93rd Ave
  91st Ln from Yancy St to Zumbrota St
  92nd Ln from Zumbrota St to Alamo St
  Alamo St from 91st Ave to 92nd Ln
  Coral Sea St from south cul-de-sac to 93rd Ave
  Dunkirk St from 500' north of 91st Ave to 92nd Ln
  91st Ave from Dunkirk St to Flanders St
  92nd Ave from Edison St to Flanders St
  Edison St from south dead end to 92nd Ln
  92nd Ln from Dunkirk St to Edison St
  Zumbrota St from 91st Ln to 92nd Ln
  Mill & Overlay (no underseal) 85th Ct from west dead end to Coral Sea St
  Coral Sea St from 85th Ave to north cul-de-sac
  Dunkirk St from Coral Sea St to north cul-de-sac
- This area was identified in the 2022 PCI rating as poor. This project aligns with the City's strategic plan goal of a safe and well maintained infrastructure.

531 - Pavement Maintenance - Seal Coating

2025 Crack Seal Program

- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well maintained infrastructure by helping to maintain street pavement conditions.

2026 Crack Seal Program

- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well maintained infrastructure by helping to maintain street pavement conditions.

2027 Crack Seal Program

- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well maintained infrastructure by helping to maintain street pavement conditions.

2028 Crack Seal Program

- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well maintained infrastructure by helping to maintain street pavement conditions.

2029 Crack Seal Program

- Crack sealing is a preventative maintenance that places a rubberized material in the thermal cracking of the bituminous pavement to prevent moisture from penetrating into the base of the roadway structure causing deterioration of the pavement and creating potholes.
- To provide for a well maintained infrastructure by helping to maintain street pavement conditions.

City of Blaine, Minnesota
Municipal State Aid (MSA) Fund - 406
Summary of Revenues and Expenditures
2025-2029 Capital Improvement Plan - As of September 1, 2024

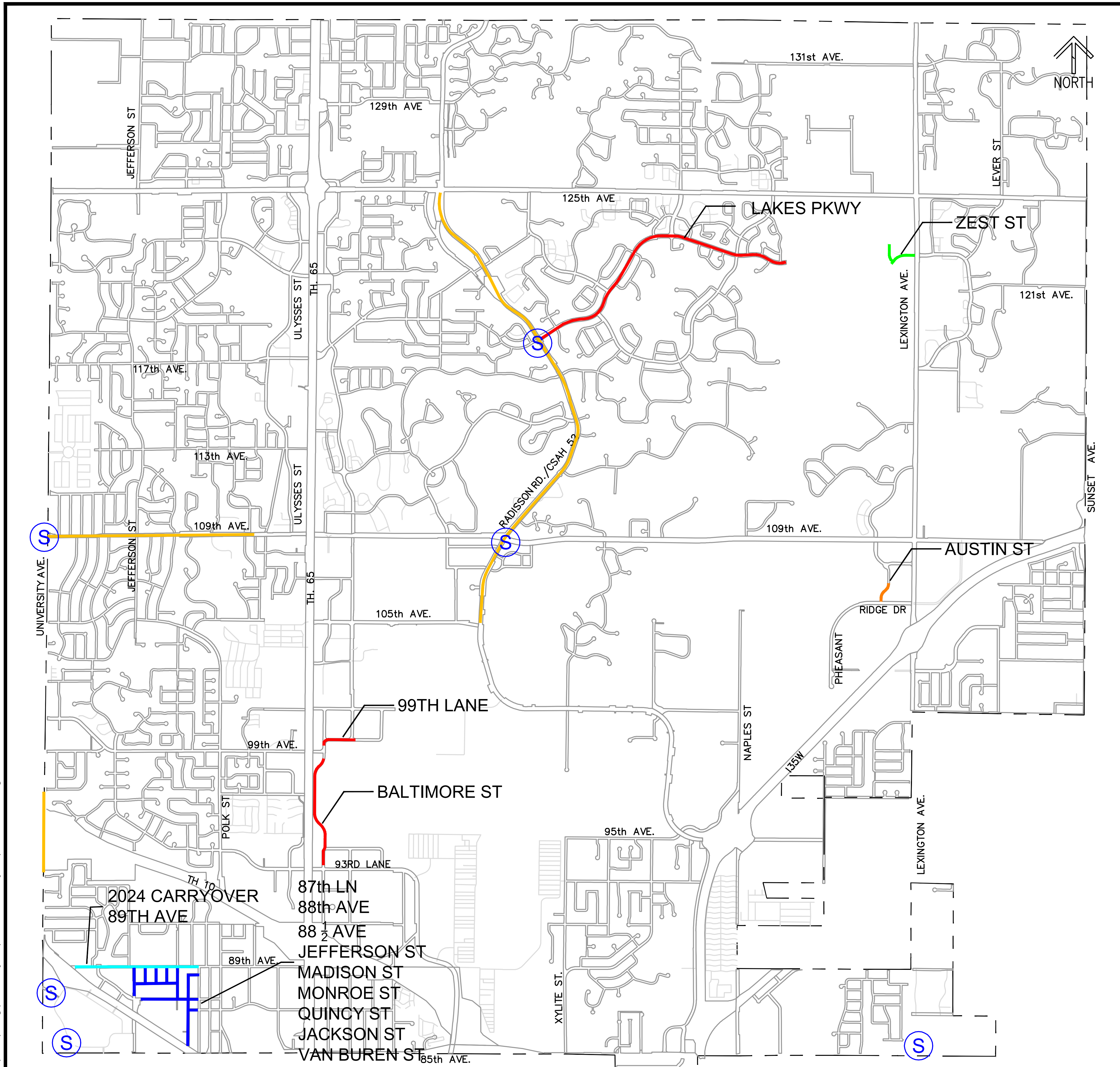
	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues						
Municipal State Aid - Construction	$ 3,422,500	$ 4,145,000	$ -	$ 1,870,000	$ -	$ 1,025,000
Total Revenues	3,422,500	4,145,000	-	1,870,000	-	1,025,000
Capital Outlay						
TH 65 Mill and Overlay - MNDOT	880,000	240,000	-	-	-	-
Ulysses Street/121st Avenue Signal	750,000	-	-	-	-	-
TH 65 and 99th Avenue Intersection Reconstruction	500,000	-	-	-	-	-
Sunset Avenue/125th Avenue Roundabout - ACHD	350,000	-	-	-	-	-
Radisson Road and Tournament Players Parkway Intersection Improvements -ACHD	247,500	-	-	-	-	-
CSAH 17 (Lexington Ave) at 122nd Ave New Traffic Signal	247,500	-	-	-	-	-
2025 Zest Street from Lakes Parkway to 125th Avenue Improvements	225,000	2,737,500	-	-	-	-
CSAH 3 (University Ave) at 86th Lane Signal Replacement	192,500	200,000	-	-	-	-
Polk Street/99th Avenue Signal	30,000	-	-	-	-	750,000
CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave)	-	660,000	-	-	-	-
CSAH 52/Lakes Pkwy Traffic Signal	-	550,000	-	-	-	-
MNDOT TH47 Drainage And Pedestrian Improvements	-	330,000	-	-	-	-
MNDOT TH65 Drainage And Pedestrian Improvements	-	165,000	-	-	-	-
CSAH 12 Reconstruction (125th Ave) From Lexington Ave To Sunset Ave	-	100,000	-	-	-	-
CSAH 12 (109th Ave) Mill & Overlay	-	50,000	-	-	-	-
CSAH 51 (University Ave) Mill & Overlay	-	50,000	-	-	-	-
CSAH 12 Reconstruction (109th Ave) from Lexington Ave to Sunset Ave	-	-	-	990,000	-	-
CR53 (Sunset Ave) Reconstruction	-	-	-	550,000	-	-
CSAH 23 (Lake Drive) from I-35W to CSAH 14 (125th Ave) Rehabilitation	-	-	-	330,000	-	-
CR 49 (North Road) Reconstruction From CSAH 17 (Lexington Ave) To Lakeview Dr	-	-	-	-	-	275,000
Total Capital Outlay	3,422,500	5,082,500	-	1,870,000	-	1,025,000
Revenues Over (Under) Expenditures	-	(937,500)	-	-	-	-
Other Financing Sources (Uses)						
Special Assessment Bond Proceeds	-	937,500	-	-	-	-
Transfers In	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	937,500	-	-	-	-
Net Change in Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

City of Blaine, Minnesota
Pavement Management Plan Fund - 503
Summary of Revenues and Expenditures
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues						
Property Tax Levy	$ -	$ -	$ 125,000	$ -	$ -	$ -
Municipal State Aid - Construction	2,475,000	2,200,000	-	-	750,000	-
Total Revenues	2,475,000	2,200,000	125,000	-	750,000	-
Capital Outlay						
SW Area Street Reconstructions (Area 1)	7,254,800	-	-	-	-	-
Pleasure Creek Area Street Reconstructions (Area 2)	4,731,000	-	-	-	-	-
NW Area Street Reconstructions (Area 3)	2,811,600	-	-	-	-	-
85th Avenue Reconstruct from Univ Ave Service Dr to Elm Dr	640,000	-	-	-	-	-
Lakes Parkway From Radisson Rd To Rendova	399,500	1,980,000	-	-	-	-
Southwest Area Street Rehabilitation	391,000	3,200,500	-	-	-	-
Quincy Street Area Street Reconstructions	-	980,000	2,695,000	-	-	-
Austin Street Construction	-	960,000	-	-	-	-
Green Ridge Area Street Reconstructions	-	555,000	2,035,000	-	-	-
Meadowbrook Area Street Reconstructions	-	510,000	1,870,000	-	-	-
Laddie Lake Area Street Reconstructions	-	-	951,000	3,488,000	-	-
Swan Park Area Street Reconstructions	-	-	458,000	1,677,500	-	-
Kane Meadows Area Street Reconstructions	-	-	375,000	1,375,000	-	-
Oak Park Area Street Reconstructions	-	-	255,000	935,000	-	-
Street PCI Update	-	-	125,000	-	-	-
Fillmore Area Street Reconstructions	-	-	-	780,000	2,860,000	-
Clover Leaf Area Street Reconstructions	-	-	-	547,500	2,007,500	-
Belmont Acres Area Street Reconstructions	-	-	-	390,000	1,430,000	-
Mill & Overlay With Underseal	-	-	-	180,000	660,000	-
Van Buren Area Street Reconstructions	-	-	-	-	741,000	2,717,000
Xylite Area Street Reconstructions	-	-	-	-	606,000	2,222,000
Quail Creek Area Street Reconstructions	-	-	-	-	512,000	1,878,000
Northwest Area Street Reconstructions	-	-	-	-	378,000	1,386,000
Total Capital Outlay	16,227,900	8,185,500	8,764,000	9,373,000	9,194,500	8,203,000
Total Operating & Capital Expenditures	16,227,900	8,185,500	8,764,000	9,373,000	9,194,500	8,203,000
Revenues Over (Under) Expenditures	(13,752,900)	(5,985,500)	(8,639,000)	(9,373,000)	(8,444,500)	(8,203,000)
Other Financing Sources (Uses)						
GO Bond Proceeds	10,147,425	5,156,000	6,803,000	7,499,000	6,507,000	5,785,000
Special Assessment Bond Proceeds	3,605,475	829,500	1,836,000	1,874,000	1,937,500	2,418,000
Transfers In	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	13,752,900	5,985,500	8,639,000	9,373,000	8,444,500	8,203,000
Net Change in Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

City of Blaine, Minnesota
Pavement Maintenance - Seal Coating - 531
Summary of Revenues and Expenditures
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues						
Property Tax Levy	$ 100,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Fund Reserve	150,000	-	-	-	-	-
Total Revenues	250,000	250,000	250,000	250,000	250,000	250,000
Capital Outlay						
Crack Seal Program	250,000	250,000	250,000	250,000	250,000	250,000
Total Capital Outlay	250,000	250,000	250,000	250,000	250,000	250,000
Revenues Over (Under) Expenditures	-	-	-	-	-	-
Other Financing Sources (Uses)						
Transfers In	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -



2025 ROAD C.I.P.

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

CITY OF BLAINE PROJECTS

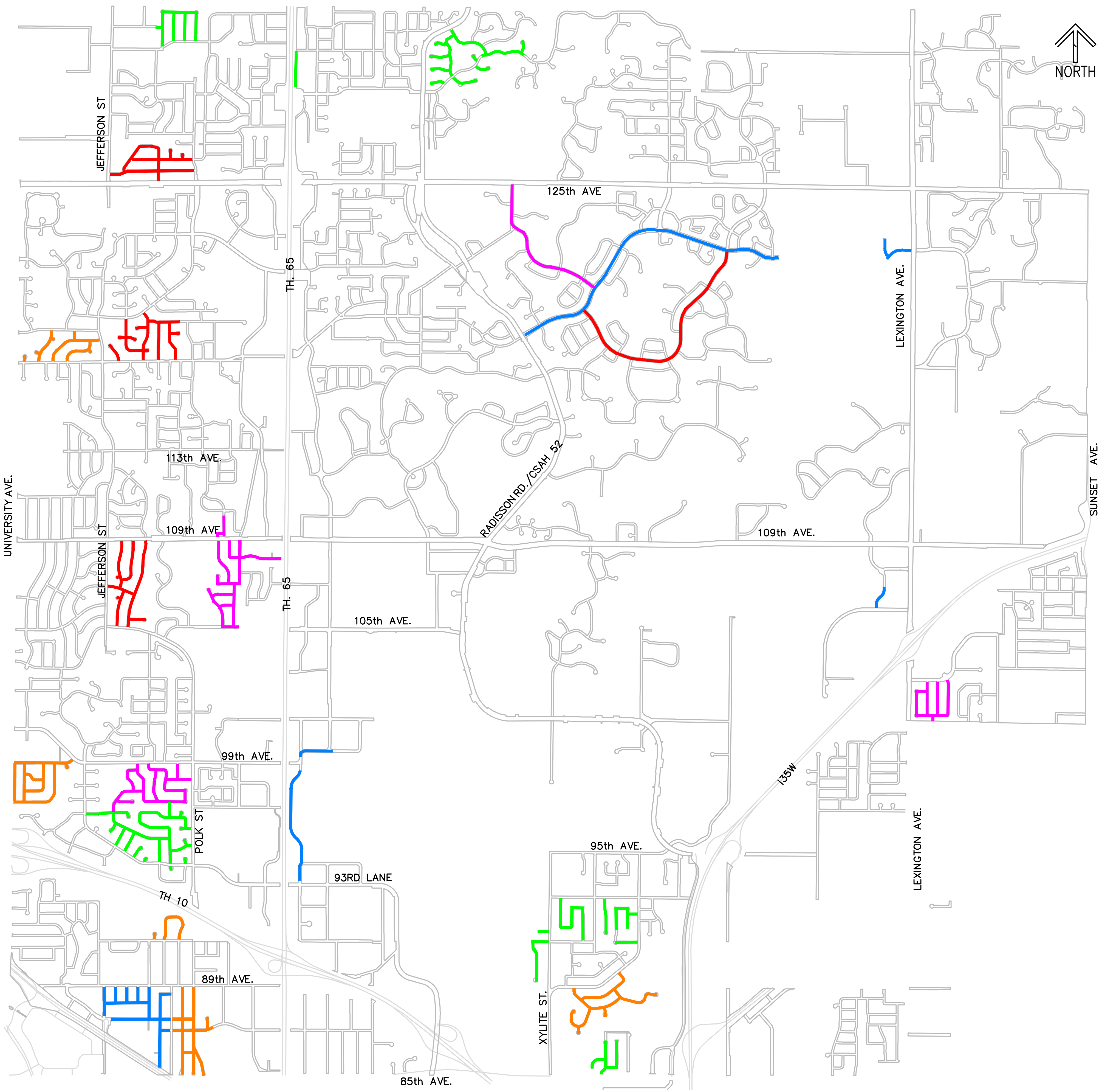
- 2024 C.I.P. CARRY OVER PROJECT
- ZEST ST CONSTRUCTION
- AUSTIN ST CONSTRUCTION
- 2025 STREET REHABILITATIONS
- SW AREA STREET RECONSTRUCTION

ANOKA COUNTY PROJECTS

- MILL & OVERLAY
- S TRAFFIC SIGNAL REPLACEMENT

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

Jul 08, 2024 – 11:10am
H:\Team\GISEng\Public Projects\Future Street Projects\2025 Road CIP.dwg



5 YEAR C.I.P.

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2025 PROJECTS
- 2026 PROJECTS
- 2027 PROJECTS
- 2028 PROJECTS
- 2029 PROJECTS

STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 7/2/2024

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

Jul 02, 2024 – 8:31am
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2025-2029 Capital Improvement Plan

Transportation

09/09/2024

Slide 1

Statistics

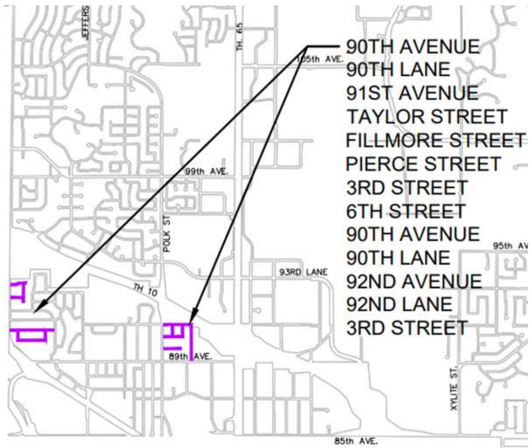
Current Assets Maintained

- 270 miles of roadway
- Reconstruct approx. 5-7miles/year
- Residential Reconstruction costs ~$2M/mile
- Crack sealing 1/12 of city streets each year
- Last PCI rating 2022

Work Completed Since 2010

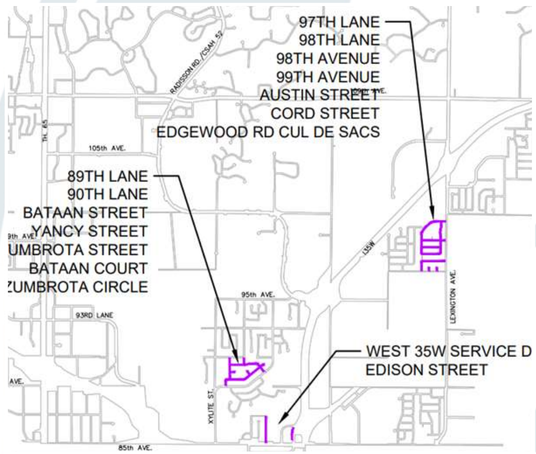
- 88 miles of Roadway Rehabilitation
- 80 miles of Seal Coating
- 22 miles of Crack Sealing

2023 Projects Completed



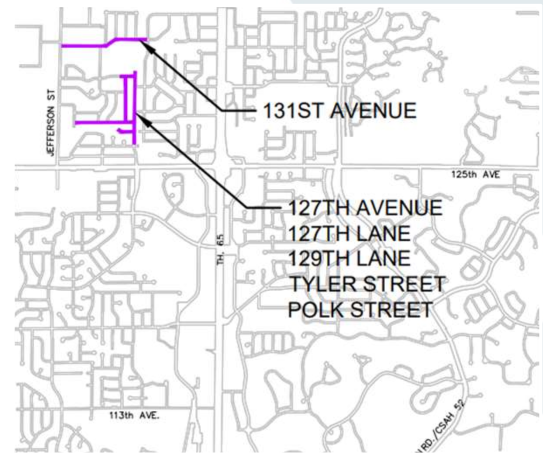
Completed in September

2023 SW Area Reconstruction



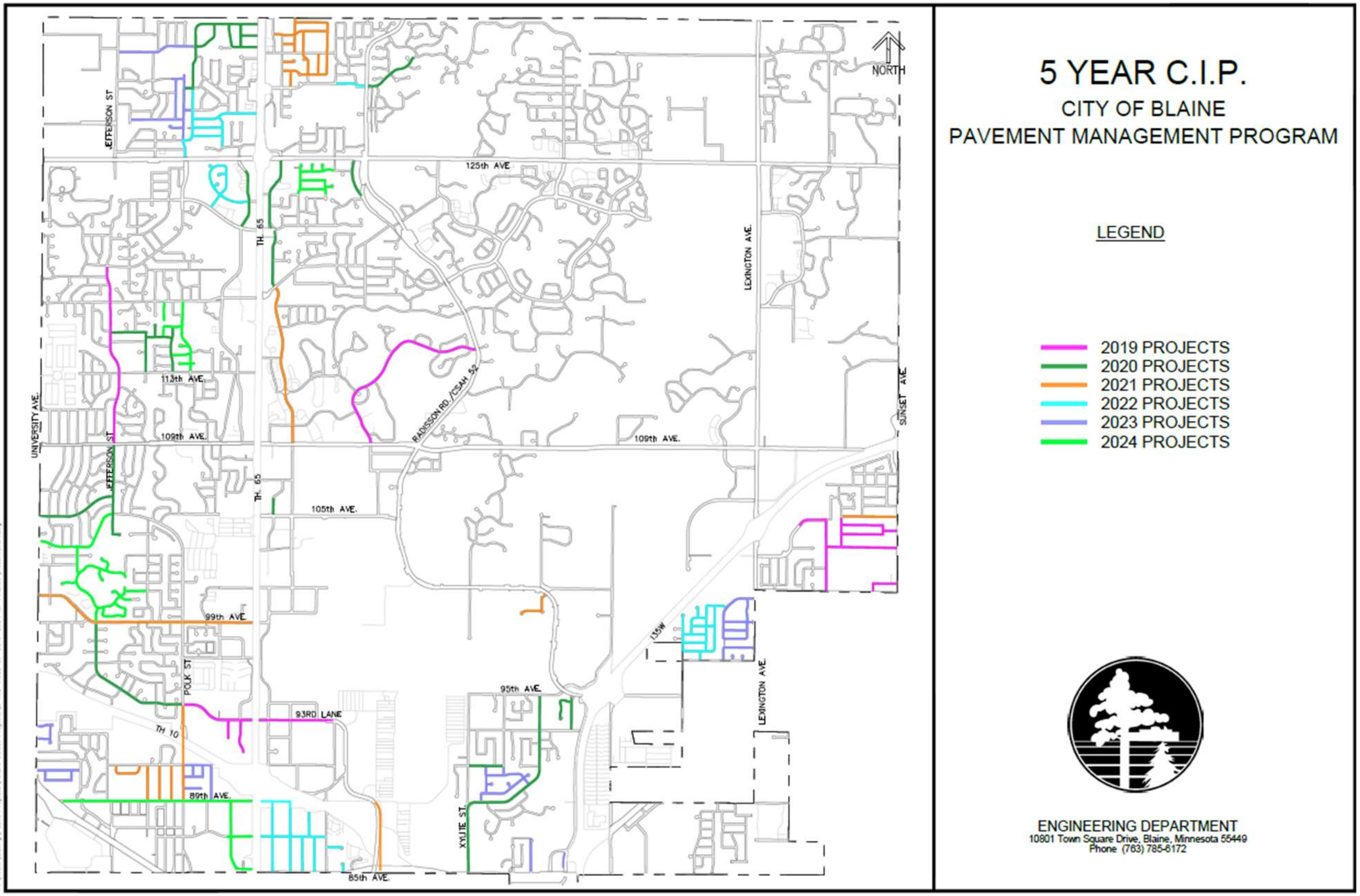
Completed in October

2023 SE Area Reconstruction



Completed in October

2023 NW Area Reconstruction


5 YEAR C.I.P.
CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM
LEGEND
2019 PROJECTS
2020 PROJECTS
2021 PROJECTS
2022 PROJECTS
2023 PROJECTS
2024 PROJECTS
ENGINEERING DEPARTMENT
10801 Town Square Drive, Blaine, Minnesota 55449
Phone (763) 785-6172
NORTH
125th AVE.
113th AVE.
109th AVE.
105th AVE.
99th AVE.
95th AVE.
93RD LANE
89th AVE.
85th AVE.
TH. 65
JEFFERSON ST
UNIVERSITY AVE.
POLK ST
TH 10
RADISSON RD./CSAH 52
LEXINGTON AVE.
SUNSET AVE.
I-35W
XYLITE ST.

Slide 4

2025 Project Highlights

2025 Street Rehabilitation

- Lakes Parkway Overlay
- Requesting $1,980,000

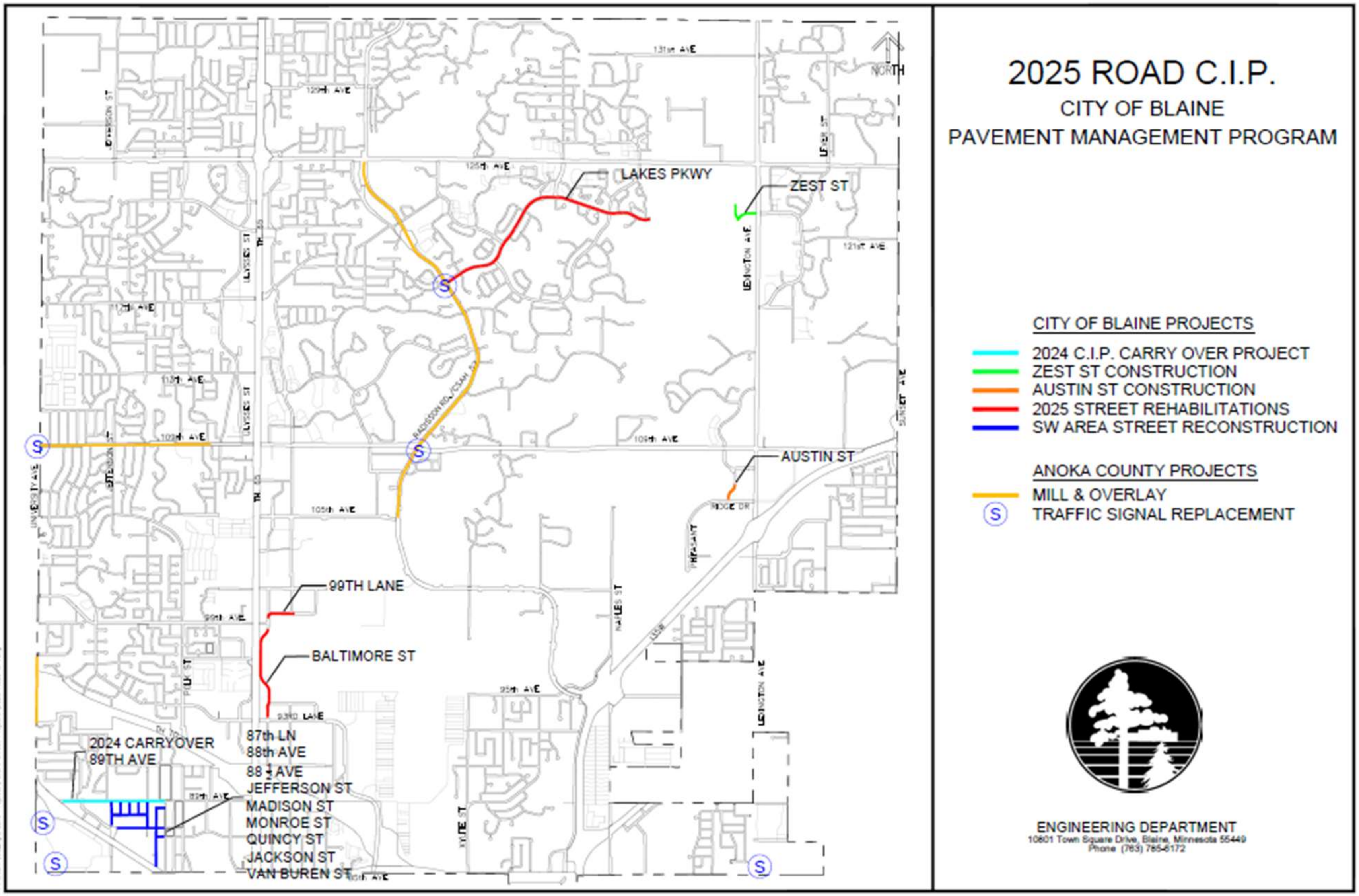
2025 Southwest Area Rehabilitation

- 2025 SW Area
- Requesting $3,200,500

Zest Street Construction

- Lakes Parkway/Zest Street Extension
- Requesting $2,737,500

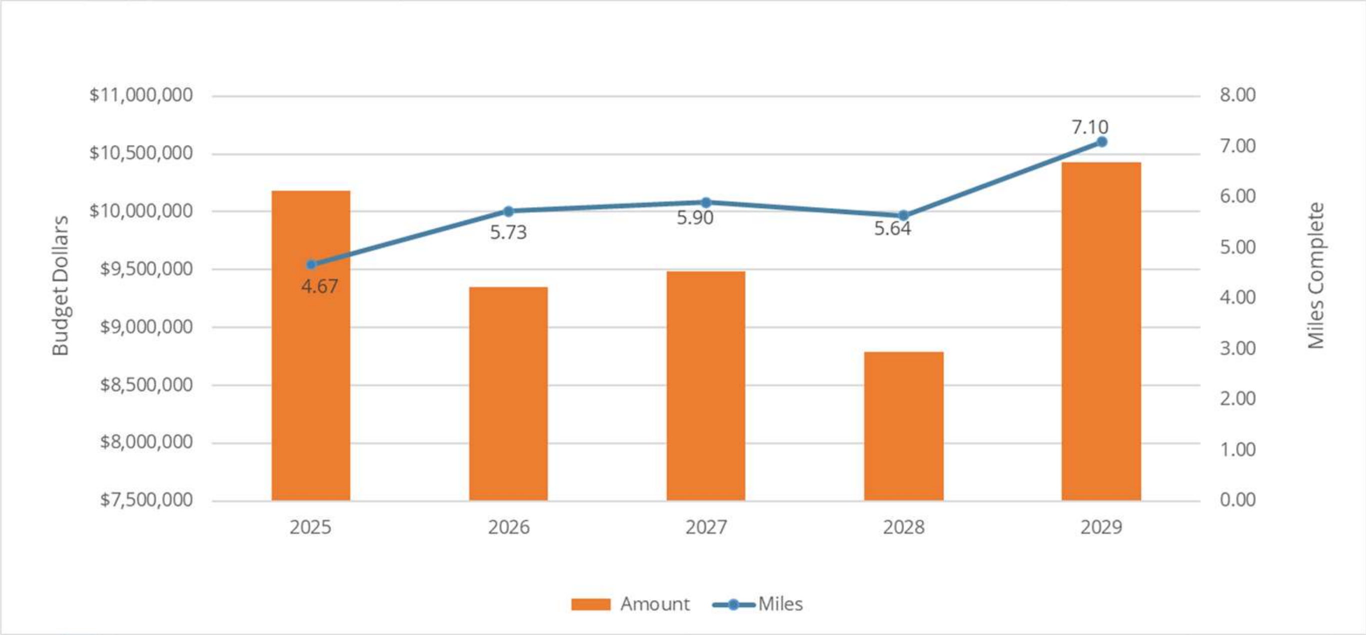
Slide 5


2025 ROAD C.I.P.
CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM
CITY OF BLAINE PROJECTS
2024 C.I.P. CARRY OVER PROJECT
ZEST ST CONSTRUCTION
AUSTIN ST CONSTRUCTION
2025 STREET REHABILITATIONS
SW AREA STREET RECONSTRUCTION
ANOKA COUNTY PROJECTS
MILL & OVERLAY
S
TRAFFIC SIGNAL REPLACEMENT
ENGINEERING DEPARTMENT
LAKES PKWY
ZEST ST
AUSTIN ST
99TH LANE
BALTIMORE ST
2024 CARRYOVER
89TH AVE
87th LN
88th AVE
88 ½ AVE
JEFFERSON ST
MADISON ST
MONROE ST
QUINCY ST
JACKSON ST
VAN BUREN ST
NORTH

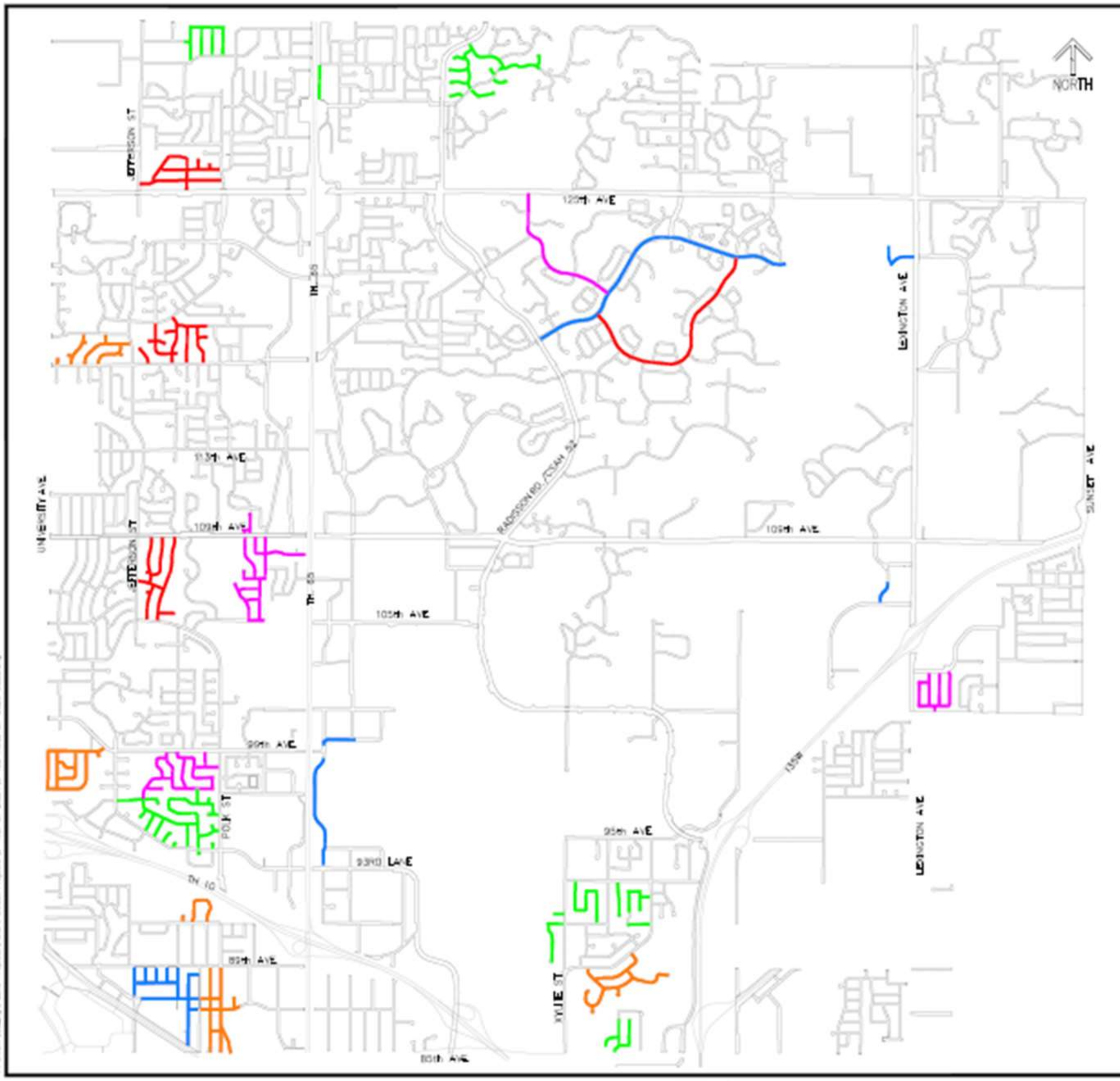
Slide 6

CIP Highlights Beyond 2025

- Quincy Street Area Street Reconstructions
  - Proposed 2025-2026; $3,675,000
- Laddie Lake Area Street Reconstructions
  - Proposed 2026-2027; $4,439,000
- Clover Leaf Area Street Reconstructions
  - Proposed 2027-2028; $2,555,000
- Van Buren Area Street Reconstructions
  - Proposed 2028-2029; $3,458,000
- Crack Sealing
  - Proposed Annual; $250,0000



Slide 7



5 YEAR C.I.P.

CITY OF BLAINE
PAVEMENT MANAGEMENT PROGRAM

LEGEND

- 2025 PROJECTS
- 2026 PROJECTS
- 2027 PROJECTS
- 2028 PROJECTS
- 2029 PROJECTS

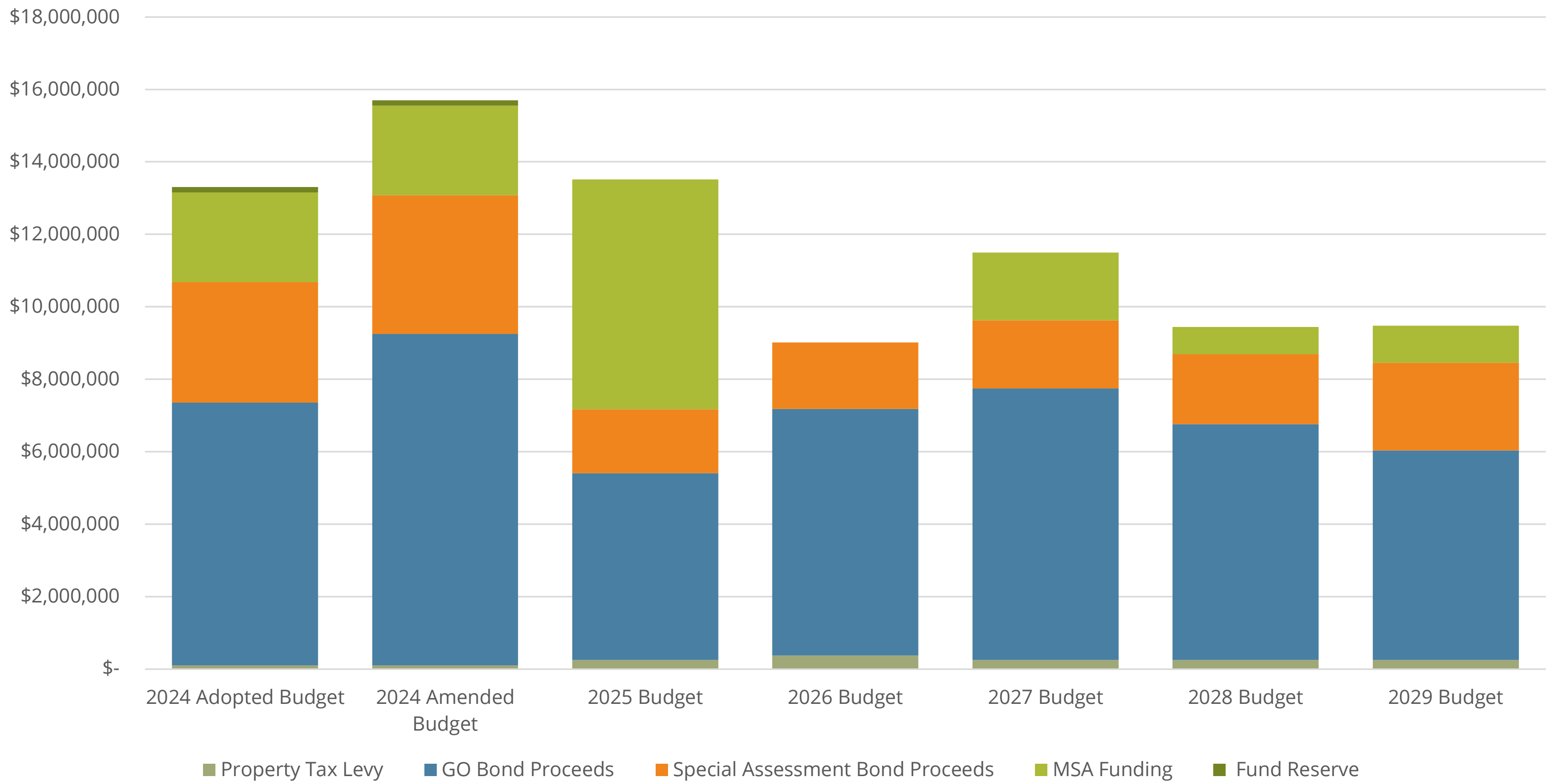
STREET PROJECTS SHOWN ARE SUBJECT TO CHANGE BASED ON YEARLY EVALUATION OF STREET CONDITIONS.

PRINT DATE: 7/2/2024

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

Slide 8

2024-2029 Transportation CIP Funding Sources



**Does not include associated utility improvements*

Slide 9

Funding Sources – Municipal State Aid

- Program components
  - City population over 5,000 to be eligible
  - Intended to identify & fund backbone system of collector & arterial streets
  - Cities must designate specific streets as part of the network (20% of total street miles)
  - Connections to MSAS streets, county roads or highways, and trunk highways

- Funding
  - Varies year over year, based on project locations
  - Used for City, County, and State managed projects
  - For 2024 Blaine was allocated $2,756,866

Funding Sources – Other

- Debt
  - General Obligation – General Property Tax Levy
  - Special Assessment – Benefiting property owners
    - Subject to Council adopted Special Assessment Policy
- Property Tax Levy
  - Crack Sealing Project is funded by the General Fund Levy
  - Proposed increase from $100,00 to $250,000 annually
- Investment Earnings
  - Interest earned on investment balances

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City of Blaine, Minnesota
Municipal State Aid (MSA) Fund - 406
Summary of Revenues and Expenditures
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues						
Municipal State Aid - Construction	$ 3,422,500	$ 4,145,000	$ -	$ 1,870,000	$ -	$ 1,025,000
Total Revenues	3,422,500	4,145,000	-	1,870,000	-	1,025,000
Capital Outlay						
TH 65 Mill and Overlay - MNDOT	880,000	240,000	-	-	-	-
Ulysses Street/121st Avenue Signal	750,000	-	-	-	-	-
TH 65 and 99th Avenue Intersection Reconstruction	500,000	-	-	-	-	-
Sunset Avenue/125th Avenue Roundabout - ACHD	350,000	-	-	-	-	-
Radisson Road and Tournament Players Parkway Intersection Improvements -ACHD	247,500	-	-	-	-	-
CSAH 17 (Lexington Ave) at 122nd Ave New Traffic Signal	247,500	-	-	-	-	-
2025 Zest Street from Lakes Parkway to 125th Avenue Improvements	225,000	2,737,500	-	-	-	-
CSAH 3 (University Ave) at 86th Lane Signal Replacement	192,500	200,000	-	-	-	-
Polk Street/99th Avenue Signal	30,000	-	-	-	-	750,000
CSAH 52/CSAH 12 Traffic Signal (Radisson Rd & 109th Ave)	-	660,000	-	-	-	-
CSAH 52/Lakes Pkwy Traffic Signal	-	550,000	-	-	-	-
MNDOT TH47 Drainage And Pedestrian Improvements	-	330,000	-	-	-	-
MNDOT TH65 Drainage And Pedestrian Improvements	-	165,000	-	-	-	-
CSAH 12 Reconstruction (125th Ave) From Lexington Ave To Sunset Ave	-	100,000	-	-	-	-
CSAH 12 (109th Ave) Mill & Overlay	-	50,000	-	-	-	-
CSAH 51 (University Ave) Mill & Overlay	-	50,000	-	-	-	-
CSAH 12 Reconstruction (109th Ave) from Lexington Ave to Sunset Ave	-	-	-	990,000	-	-
CR53 (Sunset Ave) Reconstruction	-	-	-	550,000	-	-
CSAH 23 (Lake Drive) from I-35W to CSAH 14 (125th Ave) Rehabilitation	-	-	-	330,000	-	-
CR 49 (North Road) Reconstruction From CSAH 17 (Lexington Ave) To Lakeview Dr	-	-	-	-	-	275,000
Total Capital Outlay	3,422,500	5,082,500	-	1,870,000	-	1,025,000
Revenues Over (Under) Expenditures	-	(937,500)	-	-	-	-
Other Financing Sources (Uses)						
Special Assessment Bond Proceeds	-	937,500	-	-	-	-
Transfers In	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	937,500	-	-	-	-
Net Change in Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

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City of Blaine, Minnesota
Pavement Management Plan Fund - 503
Summary of Revenues and Expenditures
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues						
Property Tax Levy	$ -	$ -	$ 125,000	$ -	$ -	$ -
Municipal State Aid - Construction	2,475,000	2,200,000	-	-	750,000	-
Total Revenues	2,475,000	2,200,000	125,000	-	750,000	-
Capital Outlay						
SW Area Street Reconstructions (Area 1)	7,254,800	-	-	-	-	-
Pleasure Creek Area Street Reconstructions (Area 2)	4,731,000	-	-	-	-	-
NW Area Street Reconstructions (Area 3)	2,811,600	-	-	-	-	-
85th Avenue Reconstruct from Univ Ave Service Dr to Elm Dr	640,000	-	-	-	-	-
Lakes Parkway From Radisson Rd To Rendova	399,500	1,980,000	-	-	-	-
Southwest Area Street Rehabilitation	391,000	3,200,500	-	-	-	-
Quincy Street Area Street Reconstructions	-	980,000	2,695,000	-	-	-
Austin Street Construction	-	960,000	-	-	-	-
Green Ridge Area Street Reconstructions	-	555,000	2,035,000	-	-	-
Meadowbrook Area Street Reconstructions	-	510,000	1,870,000	-	-	-
Laddie Lake Area Street Reconstructions	-	-	951,000	3,488,000	-	-
Swan Park Area Street Reconstructions	-	-	458,000	1,677,500	-	-
Kane Meadows Area Street Reconstructions	-	-	375,000	1,375,000	-	-
Oak Park Area Street Reconstructions	-	-	255,000	935,000	-	-
Street PCI Update	-	-	125,000	-	-	-
Fillmore Area Street Reconstructions	-	-	-	780,000	2,860,000	-
Clover Leaf Area Street Reconstructions	-	-	-	547,500	2,007,500	-
Belmont Acres Area Street Reconstructions	-	-	-	390,000	1,430,000	-
Mill & Overlay With Underseal	-	-	-	180,000	660,000	-
Van Buren Area Street Reconstructions	-	-	-	-	741,000	2,717,000
Xylite Area Street Reconstructions	-	-	-	-	606,000	2,222,000
Quail Creek Area Street Reconstructions	-	-	-	-	512,000	1,878,000
Northwest Area Street Reconstructions	-	-	-	-	378,000	1,386,000
Total Capital Outlay	16,227,900	8,185,500	8,764,000	9,373,000	9,194,500	8,203,000
Total Operating & Capital Expenditures	16,227,900	8,185,500	8,764,000	9,373,000	9,194,500	8,203,000
Revenues Over (Under) Expenditures	(13,752,900)	(5,985,500)	(8,639,000)	(9,373,000)	(8,444,500)	(8,203,000)
Other Financing Sources (Uses)						
GO Bond Proceeds	10,147,425	5,156,000	6,803,000	7,499,000	6,507,000	5,785,000
Special Assessment Bond Proceeds	3,605,475	829,500	1,836,000	1,874,000	1,937,500	2,418,000
Transfers In	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	13,752,900	5,985,500	8,639,000	9,373,000	8,444,500	8,203,000
Net Change in Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

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City of Blaine, Minnesota
Pavement Maintenance - Seal Coating - 531
Summary of Revenues and Expenditures
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues						
Property Tax Levy	$ 100,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Fund Reserve	150,000	-	-	-	-	-
Total Revenues	250,000	250,000	250,000	250,000	250,000	250,000
Capital Outlay						
Crack Seal Program	250,000	250,000	250,000	250,000	250,000	250,000
Total Capital Outlay	250,000	250,000	250,000	250,000	250,000	250,000
Revenues Over (Under) Expenditures	-	-	-	-	-	-
Other Financing Sources (Uses)						
Transfers In	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -

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Questions for Council

- Are there any questions regarding the 2025-2029 Transportation Capital Improvement Plan?
- Is there a consensus on the proposed capital plan?
- Is any further information needed before adopting the 2025-2029 Transportation CIP in December?

Slide 15

City of Blaine
Staff Report

File Number: 2024-368

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Jason Zimmerman, Finance Director, Haley Chapman, Accountant

Agenda Item # 3.6

2025 Facilities Operating Budget and 2025-2029 Facilities Capital Improvement Plan

Background

In 2019, as part of the City's efforts to stabilize its general levy and provide a mechanism for ensuring long-term funding for facility improvements, the City Council authorized the creation of an internal service fund to account for facilities management. Internal service funds are used to account for the financing of goods and services provided by one department or activity to other departments or activities of the government on a cost reimbursement basis. To fund the City's facilities, charges are assessed to each department based on the square footage used by each operation.

The facilities accounted for and maintained in this fund are City Hall and attached garages, the Public Works Building, Public Works Cold Storage, the Police Training facility, the Mary Ann Young Center, and Fire Station #5. It's important to note this doesn't include park buildings or utility structures (well houses, treatment plants, lift stations).

As the City facilities have been evaluated, a history of deferred maintenance has been identified. The facilities team is working towards remedying the impacts of deferred maintenance and performing regular preventative maintenance, but is struggling with resource constraints, inflationary costs, and a departmental chargeback system that has not yet caught up to the increased needs of the facilities program.

The facilities fund has received several transfers from the General Fund since 2019 to provide the fund with working capital as outlined in the table below:

Year	Purpose	Amount
2019	Start-up Funding	$250,000
2021	Public Works LED Lighting Project	$75,000

2022	Financial Stability	$1,000,000

The long-term goal is for this fund to be sustained through departmental charges; however, rightsizing the fees is a work in progress and will continue to require adjustments to fund both operating and capital needs.

Revenues

The primary funding source for the internal service fund comes from charges assessed to each of the departments in the City’s General and Utilities Funds. The charges are split between two different categories: maintenance and replacement. The maintenance chargeback is intended to be used for operational expenses and any repairs to the facilities maintained in this fund, while the replacement charge assists in funding capital replacement items. The internal service charge is proposed to increase by 10.3 percent for 2025 and the model as presented includes an 8.5 percent increase annually from 2026-2029.

The fund also receives investment earnings. Each month, investment earnings are allocated to each fund proportionally based on the daily cash position during the earning period. This funding varies greatly and includes adjustments for unrecognized market value changes.

Operating Expenditures

The Facilities Fund accounts for operational costs for facility staff wages and benefits, facility utilities, and contracted services related to facility maintenance. The proposed expenditure budget includes an increase of $81,602 or 5.6 percent from the 2024 adopted budget.

- Personnel services are increasing $24,227 (5.7 percent)
- Supplies are increasing by $7,810 (8.3 percent)
- Contractual services are increasing by $49,565 (5.4 percent)

Included in the list of potential new positions for 2025 is Facility Manager, but at this time that position has not been included in the budget. Should this position be included, chargebacks to the benefiting funds will need to be increased. Contractual services are the largest budgetary line within the operating fund and are used to account for utility expenses (gas, electic, water), custodial services, maintenance contracts, and building services. It's important to note that the City canceled its contract with Gaughan for building maintenance in 2024, resulting in a $45,300 budgetary reduction as staff assumed the associated tasks.

At year-end 2029 under current projections, the operating fund is anticipated to have a fund balance of approximately $150,000 with expenditures of $1,850,000. Generally, it is recommended that Internal Service Funds have at least six months, if not 12 months, of funds available should unforeseen budgetary constraints occur in a particular year.

While the operating fund accumulates chargebacks from benefiting departments, for accounting purposes, facilities capital is recorded in the Facilities Capital Fund (411) financed by transfers from the Facilities Operating Fund (711).

2025-2029 Capital Improvement Plan (CIP)
The 2025-2029 capital requests from facilities total approximately $3,300,000 with $550,000 of requests for the 2025 budget. The plan as presented, while economically feasible based on current funding assumptions, leaves the fund strained at the conclusion of the plan.

Projects of note include several that were presented in the 2024-2028 CIP but deferred based on general Council direction. These include:

Proposed CIP Year	Project	Amount
2026	Council Chambers Remodel	$345,000
2027	Cloverleaf Furniture Replacement	$75,000
2027	City Hall Interior Painting	$45,000

As a planning document, the CIP does not bind the City to the anticipated expenditures in the projected years. The CIP is not a budget, nor is it an authorization to expend funds. The authorization of the expenditures occurs through City Council action and in adoption of the annual budget. The projects listed in 2025 will come before the Council in December for formal approval and budget appropriations.

A copy of the presentation will be attached before noon on the day of the meeting.

Attachments:

- *Fund Summaries – include 2023 actuals, the 2024 budget, and the proposed 2025-2029 CIP; with detailed revenue sources, project expenses/budgets, and projected cash balances*
- *Detailed Project Listing – summary of each project for the proposed CIP, with descriptions of work to be completed and staff recommendations*

Staff Recommendation

Questions for Council

Are there any questions regarding the 2025 Facilities Operating Budget?

Are there any questions regarding the 2025-2029 Facilities CIP?

Is there a consensus on the proposed capital plan?

Is any further information needed before adopting the 2025 Facilities Operating Budget and the 2025-2029 Facilities CIP in December?

Attachment List

1. 2025-2029 Project List
2. Facilities Operating & CIP Fund Summaries - As of 9.1.24
3. 2025 Presentation - Facilities Operating & CIP

2025-2029 Capital Improvement Plan
Facilities Fund

416 - Facilities Capital Fund

3rd Floor Window Tinting City Hall - 2025

- Adding window tinting to 3rd floor windows at City Hall.
- Adding the window tinting will help with energy reduction, keep offices cooler, and reducing how often the air conditioning runs.

ADA Compliance Updates - Ongoing

- ADA compliance.
- The City hired a company to evaluate ADA compliance since the remodel. The evaluation will assist with safety needs for employees within the buildings and the parking lots, including handicap parking options. The company will evaluate compliance and provide a list of items, rating them by color (red, yellow and green) in the order they should be corrected. They will also provide a letter to prove we are diligently working towards ADA compliance.

Carpet Replacement City Hall – 2027/2029

- Carpet replacement at City Hall.
- The City Hall is 20 years old; Carpet has only been changed once in each area of the building. Commercial carpet should last 8-15 years. This is the start of a carpet replacement program.

Carpet Replacement Public Works - 2028

- Replace carpet at Public Works.
- The Public Works addition is 16 years old; the carpet has not been changed. Commercial carpet should last 8-15 years. This is the start of a carpet replacement program.

Cold Garage Floor Repair City Hall - 2028

- City Hall cold garage floor needs to be refurbished.
- The refurbish is a result of when the City Hall cold garage was built in 2001. Trench drains were not installed for water runoff. The concrete was never coated with sealant of any kind after the install and the garage was never heated to help evaporate the water, making the salt stagnant on the floor eating away at the concrete.

Council Chambers Remodel City Hall - 2026

- Update the City of Blaine Council Chambers on the 2nd floor of City Hall.
- Currently, the chambers are 20 years old and interior assets are over 30 years old, including the dais. The needs of all meetings have changed considerably since the original construction. The recommended changes include space for additional staff, boards, and commissions; technology to support all users; modernize the look and feel of the space; increase safety and accessibility. The current space is not conducive to any cost-effective retrofits; all requests and alternative designs would not produce the intended outcomes or would be substantively more expensive than a full redesign and reconstruct.

Fence Around AC Units MAYC - 2025

- Adding a fence around the air conditioning units at MAYC.
- Adding this fence will prevent citizens from walking on the air conditioning lines that go into the building.

Fuel Island Repair Public Works - 2025

- Repair the fuel island at the Public Works building.
- Hire a company to make the necessary repair work to fix the issue of water runoff from the Public Works building. The risk of water getting into the fuel tanks can cause a hazmat issue or undermine the soil in and around the fuel island causing a collapse of the fuel island area.

2025-2029 Capital Improvement Plan
Facilities Fund

Furniture Cloverleaf Room City Hall - 2027

- New tables and chairs in the Cloverleaf room at City Hall.
- The tables and chairs in the Cloverleaf room came from the old City Hall and the edges are starting to chip. The chipped edges have given staff and visitors slivers as well as snagged clothing. The weight of the tables create a safety concern when employees need to move them.

Gas Hanging Heater Public Works - 2027

- Replace hanging gas heater at Public Works.
- Gas heaters are prone to failing and need to be replaced every 5 years. There are several of them located at Public Works, they have started to fail and need to be replaced since this is a non-rebuildable unit. This is the start of the replacement of all gas heaters located at Public Works.

Hot Water Heater Public Works - 2026

- Install new hot water heater at Public Works.
- The end of the life cycle of the water heaters is approaching. One recently failed. This is to replace the remaining hot water heater. If it were to fail like the first it could cause more damage to the building and work tools.

Hot Water Heaters MAYC - 2029

- Replace hot water heaters at the Mary Ann Young Center.
- Hot water heaters typical lifespan is 10 - 15 years. This will be the start of getting hot water heaters in a life cycle plan for replacement before they have a catastrophic failure and cause damage to the facility.

New Roof Original Building Public Works - 2029

- Install new roof for the original portion of the Public Works building.
- The original roof is older than 20 years; commercial roofing, such as what is installed at Public Works typically have a life span of 20-25 years. We are approaching the end of our maintenance program for the roof repairs at Public Works, which are starting to cost more to repair than what has been budgeted.

New Security Gate Public Works - 2028

- Additional new security gate at Public Works.
- This was a recommended security addition in the presentation to Council. This gate would add security for Public Works by eliminating the cut through road while Public Works is closed.

Overhead Garage Doors Replacement Public Works – 2024-2026

- Replace existing overhead doors.
- Install new insulated doors with high-speed operators. There are a total of five doors that need to be replaced. Proposing to replace two doors in 2024, two doors in 2025, and the remaining door in 2026. The new doors are more energy efficient by opening and closing faster and they have a higher R value. They would be safer than the old doors with newer safety features and are less likely to get hit by a vehicle coming in/out. There is less maintenance on these doors. We currently replace springs on two garage doors every year at a cost of $2,500 per door. The best springs available are rated for 20,000 cycles, or about a year's worth of use. Broken springs, typically cause the door to be out of commission for 1-2 weeks, if we have an extra set on hand, otherwise it can be upwards of 6 weeks or more to get new springs. The new doors do not have springs. A light curtain comes standard in these doors as an added safety feature. The public works garage doors open and close approximately 80 + times per day. Typically, $35,000/year is spent on garage door maintenance and repairs.

Paint Common Areas & Stairwells City Hall - 2027

- Paint common area and stairwells at City Hall.
- The area of concern has not been painted since City Hall was built.

2025-2029 Capital Improvement Plan
Facilities Fund

Parking Lot Rehabilitation City Hall - 2029

- Remove and replace parking lots at City Hall.
- The parking lots at City Hall are 20 years old. There are areas that undermining has and is occurring; this work would fix that problem and restore our parking lots. ADA accommodations will need to be met with this project.

Replace Secure Police Gate City Hall - 2026

- Replace the gate leading into the secure police parking area at City Hall.
- The gate leading into the police parking area is four years old and has 280,000 cycles remaining. There are approximately 70,000 cycles a year on the gate. The gate has been hit and repaired several times. The gate is showing signs of wear and welds are cracking. Our gate contractor is recommending replacement of the gate.

Roof Top A/C Unit For Fire Garage/Armory - 2025

- Air conditioning unit for the Fire Garage at City Hall.
- This roof top unit provides climate control to the rear portion of the Fire Garage, which houses the Police Department Armory, Fire Responders CAD/Office and Mobile Field Force and Emergency Management equipment. All of which are required to be within a climate-controlled space. It was damaged in the 2017 hailstorm and was never repaired and/or replaced. The unit sustained damage to more than 40% of the cooling fins and no longer starts on start-up.

Ventilation System Evidence Area City Hall Police Department - 2025

- Design of a drug storage area should include a “negative pressure” ventilation system.
- Evidence rooms can become contaminated over time by fumes, odors or airborne particulates/pathogens from confiscated substances, particularly when drug evidence is stored in stacked boxes and bags located in musty basements with poor ventilation. Police department employees face possible health effects from exposure to the fumes from drugs such as, but not limited to marijuana and fentanyl.

Water Softener City Hall - 2029

- Replace water softener at City Hall.
- The City Hall water softener was installed with the building in 2001 and has a life cycle of 20 years. We had the unit rebuilt in 2023 and it was recommended by Commers Water that in the next few years a replacement should be in order since our medium is starting to run out and medium is non-replaceable.

Water Softener Public Works - 2028

- Replace water softener at Public Works
- The Public Works water softener was installed with the building in 2008 and has a life cycle of 20 years. We had a recommendation from Commers Water that in the next few years replacement should be in order since our medium is starting to run out and medium is non-replaceable.

City of Blaine, Minnesota
Facilities Operating Fund - 711
Summary of Revenues, Expenditures, and Change in Fund Balance
2025 Budget - As of September 1, 2024

	2023 Actual	2024 Adopted	2025 Budget	2026 Projection	2027 Projection	2028 Projection	2029 Projection
Revenues							
Charges for Services*	$ 1,322,620	$ 1,696,330	$ 1,870,939	$ 2,029,969	$ 2,202,516	$ 2,389,730	$ 2,592,857
Investment Earnings	57,062	500	12,500	12,500	12,500	12,500	12,500
Total Revenues	1,379,682	1,696,830	1,883,439	2,042,469	2,215,016	2,402,230	2,605,357
Operating Expenditures**							
Personal Services	327,346	426,208	450,437	472,959	496,607	521,437	547,509
Supplies	83,545	93,790	101,600	106,680	112,014	117,615	123,496
Contractual Services	739,762	922,720	972,285	1,020,899	1,071,944	1,125,541	1,181,818
Other Services & Charges	-	-	-	-	-	-	-
Capital Outlay	95,717	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Expenditures	1,246,370	1,442,718	1,524,322	1,600,538	1,680,565	1,764,593	1,852,823
Revenues Over (Under) Expenditures	133,312	254,112	359,117	441,931	534,451	637,637	752,534
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfer Out to Facilities Capital	(105,682)	(195,045)	(844,580)	(642,800)	(389,000)	(589,000)	(1,250,000)
Total Other Financing Sources (Uses)	(105,682)	(195,045)	(844,580)	(642,800)	(389,000)	(589,000)	(1,250,000)
Net Change in Fund Balance	27,630	59,067	(485,463)	(200,869)	145,451	48,637	(497,466)
Fund Balance, January 1	1,063,459	1,091,089	1,150,156	664,693	463,824	609,275	657,912
Fund Balance, December 31	1,091,089	1,150,156	664,693	463,824	609,275	657,912	160,446
Cash Balance, December 31	$ 1,141,459	$ 1,200,526	$ 715,063	$ 514,194	$ 659,645	$ 708,282	$ 210,816

* Assumes an annual increase of 8.5% for 2026-2029

** Assumes an annual increase of 5.0% for 2026-2029

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City of Blaine, Minnesota
Facilities Capital Fund - 416
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Intergovernmental	$ -	$ 126,550	$ -	$ -	$ -	$ -	$ -
Investment Earnings	-	-	1,000	1,000	1,000	1,000	1,000
Total Revenues	-	126,550	1,000	1,000	1,000	1,000	1,000
Capital Outlay							
Bobcat	53,572	-	-	-	-	-	-
Public Works Boilers (2)	40,415	-	-	-	-	-	-
Public Works Light Poles	11,695	-	-	-	-	-	-
Overhead Garage Doors Replacement PW	-	107,600	140,000	53,800	-	-	-
Public Works 7 Year Pavement Management Plan	-	61,700	-	-	-	-	-
Boiler Replacement - Public Works	-	55,670	-	-	-	-	-
Interior LED Lighting City Hall	-	32,385	-	-	-	-	-
Building Automation (HVAC) at PW		31,000					
PD Cold Storage Proposed 7 Year Pavement Management Plan	-	26,850	-	-	-	-	-
Building Automation (HVAC) at MAYC		22,300					
Public Works Roof Repair & Maintenance Program	-	10,000	-	-	-	-	-
Replacement of Condensation Pumps for Boilers - Public Works	-	5,800	-	-	-	-	-
Unit Heater Replacement - Public Works	-	5,055	-	-	-	-	-
City Hall Proposed 7 Year Pavement Management Plan	-	3,200	-	-	-	-	-
Fuel Island Repair PW	-	-	250,000	-	-	-	-
Ventilation System Evidence Area PD	-	-	100,000	-	-	-	-
3rd Floor Window Tinting City Hall	-	-	30,000	-	-	-	-
Fence Around AC Units MAYC	-	-	15,000	-	-	-	-
Roof Top A/C Unit For Fire Garage/Armory	-	-	10,580	-	-	-	-
Council Chambers Remodel City Hall	-	-	-	345,000	-	-	-
Replace Secure Police Gate City Hall	-	-	-	50,000	-	-	-
ADA Compliance Updates	-	-	-	25,000	25,000	25,000	25,000
Hot Water Heater PW	-	-	-	20,000	-	-	-
Furniture Cloverleaf Room City Hall	-	-	-	-	75,000	-	-
Carpet Replacement City Hall	-	-	-	-	75,000	-	75,000
Paint Common Areas & Stairwells At City Hall	-	-	-	-	45,000	-	-
Gas Hanging Heater PW	-	-	-	-	20,000	-	-
Cold Garage Floor Repair City Hall	-	-	-	-	-	200,000	-
New Security Gate PW	-	-	-	-	-	90,000	-
Carpet Replacement PW	-	-	-	-	-	75,000	-
Water Softener PW	-	-	-	-	-	50,000	-
New Roof Original Building PW	-	-	-	-	-	-	900,000
Parking Lot Rehabilitation City Hall	-	-	-	-	-	-	500,000
Hot Water Heaters MAYC	-	-	-	-	-	-	50,000
Water Softener City Hall	-	-	-	-	-	-	25,000
Total Capital Outlay	105,682	361,560	545,580	493,800	240,000	440,000	1,575,000
Revenues Over (Under) Expenditures	(105,682)	(235,010)	(544,580)	(492,800)	(239,000)	(439,000)	(1,574,000)
Other Financing Sources (Uses)							
Transfers In From Facilities Operating	105,682	195,045	844,580	642,800	389,000	589,000	1,250,000
Transfers In From Communications Fund	-	-	-	50,000	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	105,682	195,045	844,580	692,800	389,000	589,000	1,250,000
Net Change in Fund Balance	-	(39,965)	300,000	200,000	150,000	150,000	(324,000)
Fund Balance, January 1	-	-	(39,965)	260,035	460,035	610,035	760,035
Fund Balance, December 31	-	(39,965)	260,035	460,035	610,035	760,035	436,035
Cash Balance, December 31	$ -	$ (39,965)	$ 260,035	$ 460,035	$ 610,035	$ 760,035	$ 436,035

2025 Facilities Operating Budget & 2025-2029 Facilities Capital Improvement Plan

09/09/2024

Slide 1

Facilities Fund Background

- Created in 2019 to stabilize the general levy and promote sustainable funding
  - Previously funded in the General Fund
- Structured as an Internal Service Fund
  - Centralized service funded by other departments on a reimbursement basis based
    - General Fund
    - Economic Development Authority
    - Water
    - Sewer
    - Storm Drainage
- Replacement cost of facilities-maintained buildings is estimated at $65 million

Facilities Fund Structure

- For accounting purposes operating and capital accounts are required
  - Facilities Internal Service Operating Fund (711)
  - Facilities Capital Fund (416)
- All departmental chargebacks (revenues) are directed to the operating fund
  - The operating fund then makes annual transfers to the capital fund
- Presented separately; both funds operate to manage and improve city facilities

Facilities Fund Transfers

- The facilities fund has received several transfers from the General Fund since 2019 to provide the fund with working capital:

Year	Purpose	Amount
2019	Start-up Funding	$250,000
2021	Public Works LED Lighting Project	$75,000
2022	Financial Stability	$1,000,000

Facilities Operating Fund

- Accounts for operational costs including facility staff wages and benefits, facility utilities, and contracted services related to facility maintenance

2025 Positions funded*:

- Facilities Worker
- Senior Facilities Worker
- Facilities Technician
- Facilities Coordinator

2025 Budgetary Changes

- Personnel Services ↑ $24,000 or 5.7%
- Supplies ↑ $7,800 or 8.3%
- Contractual Service ↑ $49,500 or 5.4%

- In 2024 the contract with Gaughan was cancelled resulting in ≈ $45,300 savings

*Supervision provided by Safety Services Division

Facilities Managed

Included

City Hall and attached garages

Built: 2002/2008 Addition/2023 Renovation

Sq. Footage: 114,754

Public Works Building

Built: 1982/2008 Addition

Sq. Footage: 125,672

PW Cold Storage Building

Built: 2010

Sq. Footage: 11,485

Police Training Building

Built: 2010

Sq. Footage: 1,998

Mary Ann Young Center (MAYC)

Built: 2019

Sq. Footage: 14,594

Old Fire Station #5

Built: 1980

Sq. Footage: 3,994

Not Included

Utility buildings
- Treatment plants
- Well houses
- Lift stations

Parks buildings
- Blaine Baseball Complex
- Lexington Athletic Complex
- Warming Houses and Shelters

Slide 6

Accomplishments

Work Completed Since 2022

- 4 Boilers replaced at Public Works
- Installed Building Automation System at Public Works and MAYC
- Upgraded LED Lights in City Hall Atrium
- Updated Security Cameras at City Hall, Bandshell, Public Works, and MAYC
- Updated Fire Alarm Panels at City Hall, Public Works, Cold Storage, Old Fire Station 5, and MAYC
- Replaced Parking Lot Lighting at City Hall
- Added Parking Lot Lighting at Public Works
- Created Drop Off & Exchange Area with Added Security Cameras at City Hall
- Insulated Third Floor Rim Joist at City Hall
- Completed Brick and Metal Work at the Cold Storage Building

2024 Projects Completed

Completed in April

Public Works Boiler Replacement

Completed in May

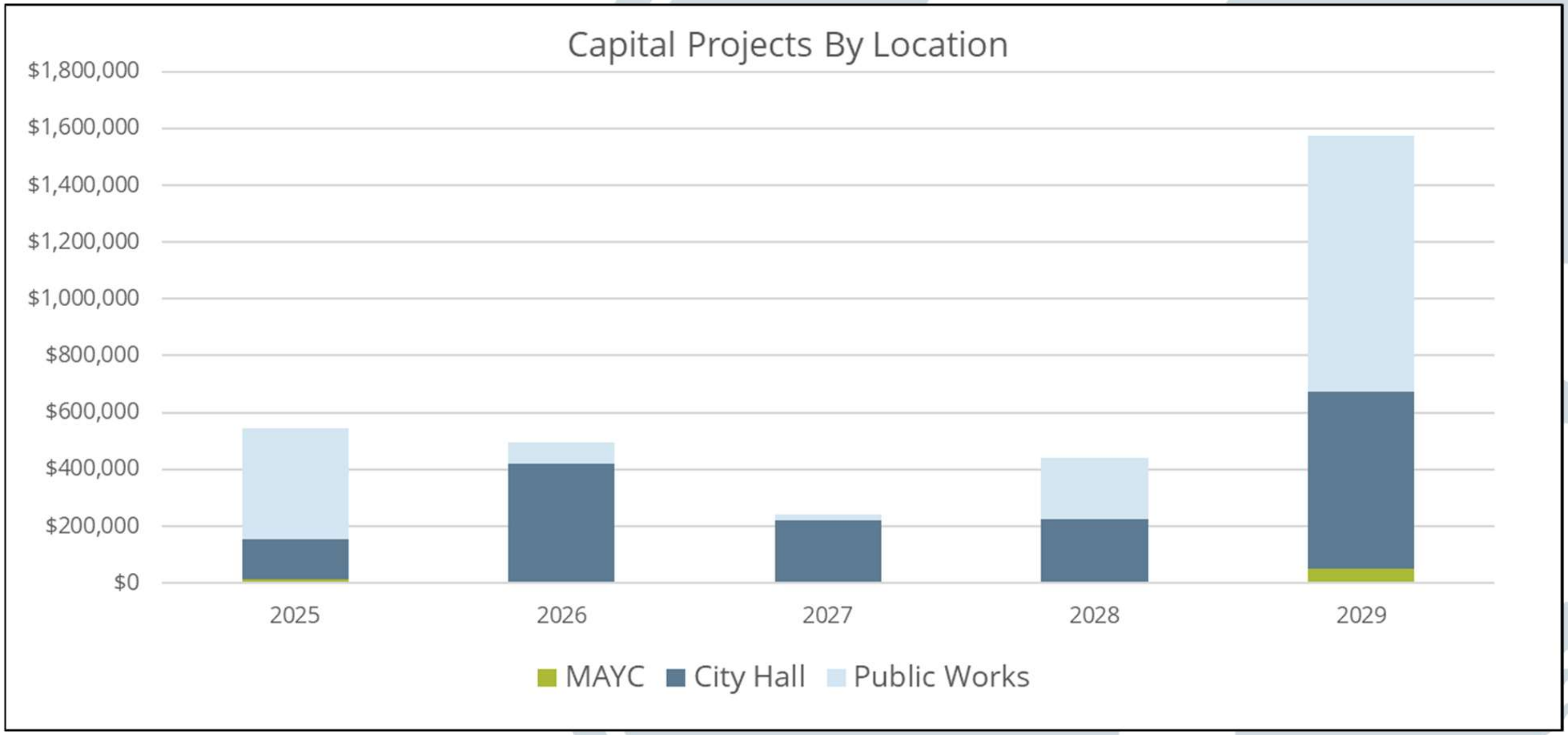
Public Works Overhead Door Replacement (Doors 1 & 2)

Completed in September

HVAC Automation Software

Slide 8

Facilities 2025-2029 Capital Comparison



Slide 9

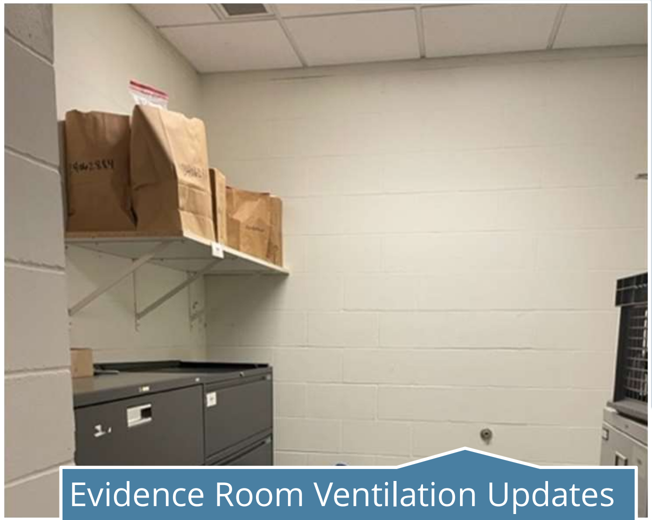
2025 Project Highlight

Fuel Island Repair

- Regrade pavement around fuel island to address water runoff issues
- Requesting $250,000

PW Garage Door Replacement

- Remove and replace old garage doors with more efficient & safe models (Doors 3 & 4).
- Requesting $140,000



Evidence Room Ventilation Updates

- Install improved ventilation in police evidence processing room
- Requesting $100,000

Slide 10

CIP Highlights Beyond 2025

- Council Chambers Remodel
  - Proposed 2026; $345,000
- Cloverleaf Furniture Replacement
  - Proposed 2027; $75,000
- Paint Common Areas & Stairwells at City Hall
  - Proposed 2027; $45,000
- New Roof on Public Works Building (Original Portion)
  - Proposed 2029; $900,000
- City Hall Parking Lot Rehabilitation
  - Proposed 2029; $500,000

Funding Sources – Department Contributions

- Department Contributions/Chargebacks
  - Consistent with operation of Internal Service Funds
  - Funded by benefiting departments
  - Reside in Facilities Operating Fund with transfers to Facilities Capital Fund
  - Current model includes 8.5% increase annually for 2025-2029
- Investment Earnings
  - Interest received based on investment performance

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City of Blaine, Minnesota
Facilities Operating Fund - 711
Summary of Revenues, Expenditures, and Change in Fund Balance
2025 Budget - As of September 1, 2024

	2023 Actual	2024 Adopted	2025 Budget	2026 Projection	2027 Projection	2028 Projection	2029 Projection
Revenues							
Charges for Services*	$ 1,322,620	$ 1,696,330	$ 1,870,939	$ 2,029,969	$ 2,202,516	$ 2,389,730	$ 2,592,857
Investment Earnings	57,062	500	12,500	12,500	12,500	12,500	12,500
Total Revenues	1,379,682	1,696,830	1,883,439	2,042,469	2,215,016	2,402,230	2,605,357
Operating Expenditures**							
Personal Services	327,346	426,208	450,437	472,959	496,607	521,437	547,509
Supplies	83,545	93,790	101,600	106,680	112,014	117,615	123,496
Contractual Services	739,762	922,720	972,285	1,020,899	1,071,944	1,125,541	1,181,818
Other Services & Charges	105,682	-	-	-	-	-	-
Capital Outlay	95,717	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Total Operating Expenditures	1,352,052	1,442,718	1,524,322	1,600,538	1,680,565	1,764,593	1,852,823
Revenues Over (Under) Expenditures	27,630	254,112	359,117	441,931	534,451	637,637	752,534
Other Financing Sources (Uses)							
Transfers In	-	-	-	-	-	-	-
Transfer Out to Facilities Capital	(105,682)	(195,045)	(844,580)	(642,800)	(389,000)	(589,000)	(1,250,000)
Total Other Financing Sources (Uses)	105,682	195,045	844,580	642,800	389,000	589,000	1,250,000
Net Change in Fund Balance	(78,052)	59,067	(485,463)	(200,869)	145,451	48,637	(497,466)
Fund Balance, January 1	1,063,459	985,407	1,044,474	559,011	358,142	503,593	552,230
Fund Balance, December 31	985,407	1,044,474	559,011	358,142	503,593	552,230	54,764
Cash Balance, December 31	$ 1,141,459	$ 1,200,526	$ 715,063	$ 514,194	$ 659,645	$ 708,282	$ 210,816

* Assumes an annual increase of 8.5% for 2026-2029

** Assumes an annual increase of 5.0% for 2026-2029

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City of Blaine, Minnesota
Facilities Capital Fund - 416
Summary of Revenues, Expenditures, and Change in Fund Balance
2025-2029 Capital Improvement Plan - As of September 1, 2024

	2023 Actual	2024 Budget	2025 CIP	2026 CIP	2027 CIP	2028 CIP	2029 CIP
Revenues							
Intergovernmental	$ -	$ 126,550	$ -	$ -	$ -	$ -	$ -
Investment Earnings	-	-	1,000	1,000	1,000	1,000	1,000
Total Revenues	-	126,550	1,000	1,000	1,000	1,000	1,000
Capital Outlay							
Bobcat	53,572	-	-	-	-	-	-
Public Works Boilers (2)	40,415	-	-	-	-	-	-
Public Works Light Poles	11,695	-	-	-	-	-	-
Overhead Garage Doors Replacement PW	-	107,600	140,000	53,800	-	-	-
Public Works 7 Year Pavement Management Plan	-	61,700	-	-	-	-	-
Boiler Replacement - Public Works	-	55,670	-	-	-	-	-
Interior LED Lighting City Hall	-	32,385	-	-	-	-	-
Building Automation (HVAC) at PW		31,000					
PD Cold Storage Proposed 7 Year Pavement Management Plan	-	26,850	-	-	-	-	-
Building Automation (HVAC) at MAYC		22,300					
Public Works Roof Repair & Maintenance Program	-	10,000	-	-	-	-	-
Replacement of Condensation Pumps for Boilers - Public Works	-	5,800	-	-	-	-	-
Unit Heater Replacement - Public Works	-	5,055	-	-	-	-	-
City Hall Proposed 7 Year Pavement Management Plan	-	3,200	-	-	-	-	-
Fuel Island Repair PW	-	-	250,000	-	-	-	-
Ventilation System Evidence Area PD	-	-	100,000	-	-	-	-
3rd Floor Window Tinting City Hall	-	-	30,000	-	-	-	-
Fence Around AC Units MAYC	-	-	15,000	-	-	-	-
Roof Top A/C Unit For Fire Garage/Armory	-	-	10,580	-	-	-	-
Council Chambers Remodel City Hall	-	-	-	345,000	-	-	-
Replace Secure Police Gate City Hall	-	-	-	50,000	-	-	-
ADA Compliance Updates	-	-	-	25,000	25,000	25,000	25,000
Hot Water Heater PW	-	-	-	20,000	-	-	-
Furniture Cloverleaf Room City Hall	-	-	-	-	75,000	-	-
Carpet Replacement City Hall	-	-	-	-	75,000	-	75,000
Paint Common Areas & Stairwells At City Hall	-	-	-	-	45,000	-	-
Gas Hanging Heater PW	-	-	-	-	20,000	-	-
Cold Garage Floor Repair City Hall	-	-	-	-	-	200,000	-
New Security Gate PW	-	-	-	-	-	90,000	-
Carpet Replacement PW	-	-	-	-	-	75,000	-
Water Softener PW	-	-	-	-	-	50,000	-
New Roof Original Building PW	-	-	-	-	-	-	900,000
Parking Lot Rehabilitation City Hall	-	-	-	-	-	-	500,000
Hot Water Heaters MAYC	-	-	-	-	-	-	50,000
Water Softener City Hall	-	-	-	-	-	-	25,000
Total Capital Outlay	105,682	361,560	545,580	493,800	240,000	440,000	1,575,000
Revenues Over (Under) Expenditures	(105,682)	(235,010)	(544,580)	(492,800)	(239,000)	(439,000)	(1,574,000)
Other Financing Sources (Uses)							
Transfers In From Facilities Operating	105,682	195,045	844,580	642,800	389,000	589,000	1,250,000
Transfers In From Communications Fund	-	-	-	50,000	-	-	-
Transfer Out	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	105,682	195,045	844,580	692,800	389,000	589,000	1,250,000
Net Change in Fund Balance	-	(39,965)	300,000	200,000	150,000	150,000	(324,000)
Fund Balance, January 1	-	-	(39,965)	260,035	460,035	610,035	760,035
Fund Balance, December 31	-	(39,965)	260,035	460,035	610,035	760,035	436,035
Cash Balance, December 31	$ -	$ (39,965)	$ 260,035	$ 460,035	$ 610,035	$ 760,035	$ 436,035

Slide 14

Questions for Council

- Are there any questions regarding the 2025 Facilities Operating Budget?
- Are there any questions regarding the 2025-2029 Facilities CIP?
- Is there a consensus on the proposed capital plan?
- Is any further information needed before adopting the 2025 Facilities Operating Budget and the 2025-2029 Facilities CIP in December?

City of Blaine
Staff Report

File Number: 2024-418

Agenda Date	Status
September 9, 2024	
In Control	**File Type**
City Council	Workshop Item

Other Business - Jason Zimmerman, Finance Director

Agenda Item # 4.1

Preliminary Tax Levy Follow-up

Background

Staff Recommendation

Questions for Council

Attachment List

None